

● FULLY LEASED



ELK GROVE COMMONS
ELK GROVE, CA

ACADIA Realty. Trust.

Elk Grove Commons is the dominant retail center in the region and is anchored by a high performing Trader Joe's, HomeGoods, and Kohl's. The Property serves an affluent and dense trade area with average household incomes of approximately \$100,000 and a population of more than 160,000. Strategically located on the hard corner of Elk Grove Boulevard and Bruceville Road, Elk Grove Commons benefits from excellent curb appeal and visibility to more than 71,000 cars passing by the Property daily. The Property provides customers the complete shopping experience featuring a dominant anchor lineup.

ADDRESS

9624 Bruceville Rd
Elk Grove, CA 95757

GLA

241,911 ± SF

ANCHORS

Kohls, Trader Joe's, HomeGoods,
Ace Hardware

DANNY ANNIBALE

Vice President, Leasing

T 914-288-8173

dannibale@acadiarealty.com

Realty. Trust.

ACADIA

411 Theodore Fremd Ave, Suite 300 | Rye, NY 10580



MARKET AERIAL



ELK GROVE COMMONS

KOHL'S + SEPHORA

HomeGoods

ACE
The helpful place.

Orangetheory
FITNESS

T.J. Maxx

DAISO
JAPAN

SKECHERS

DAPPER DOUGHNUT
Fresh Treats & Coffee

TRADER JOE'S

TARGET **Michael's** **BEST BUY** **OLD NAVY** **ROSS** **Burlington**
Total Wine & More **ROSS** **HOBBY LOBBY** **FAMOUS** **Footwear**
five BELOW **DSW** **Staples** **GROCERY OUTLET**
macy's **BOB'S Discount FURNITURE** **ULTA** **SPROUTS** **TJ-MAXX** **SPORTSMANS LABOY** **PETSMART**

CHIPOTLE **Seco's CANTINA** **Habit**
FedEx Office **MATTRESS FIRM**

LAGUNA PROMENADE
Nugget **RITE AID**
MATTRESS FIRM
T-Mobile
pure barre
Peets Coffee

23K
CARS DAILY

26K
CARS DAILY

100K
CARS DAILY

18K
CARS DAILY

Raley's

COSTCO
amazon fresh
rack **CLUB STUDIO**

THE VILLAGE
OPENING 2026
WHOLE FOODS

ROUTE 99

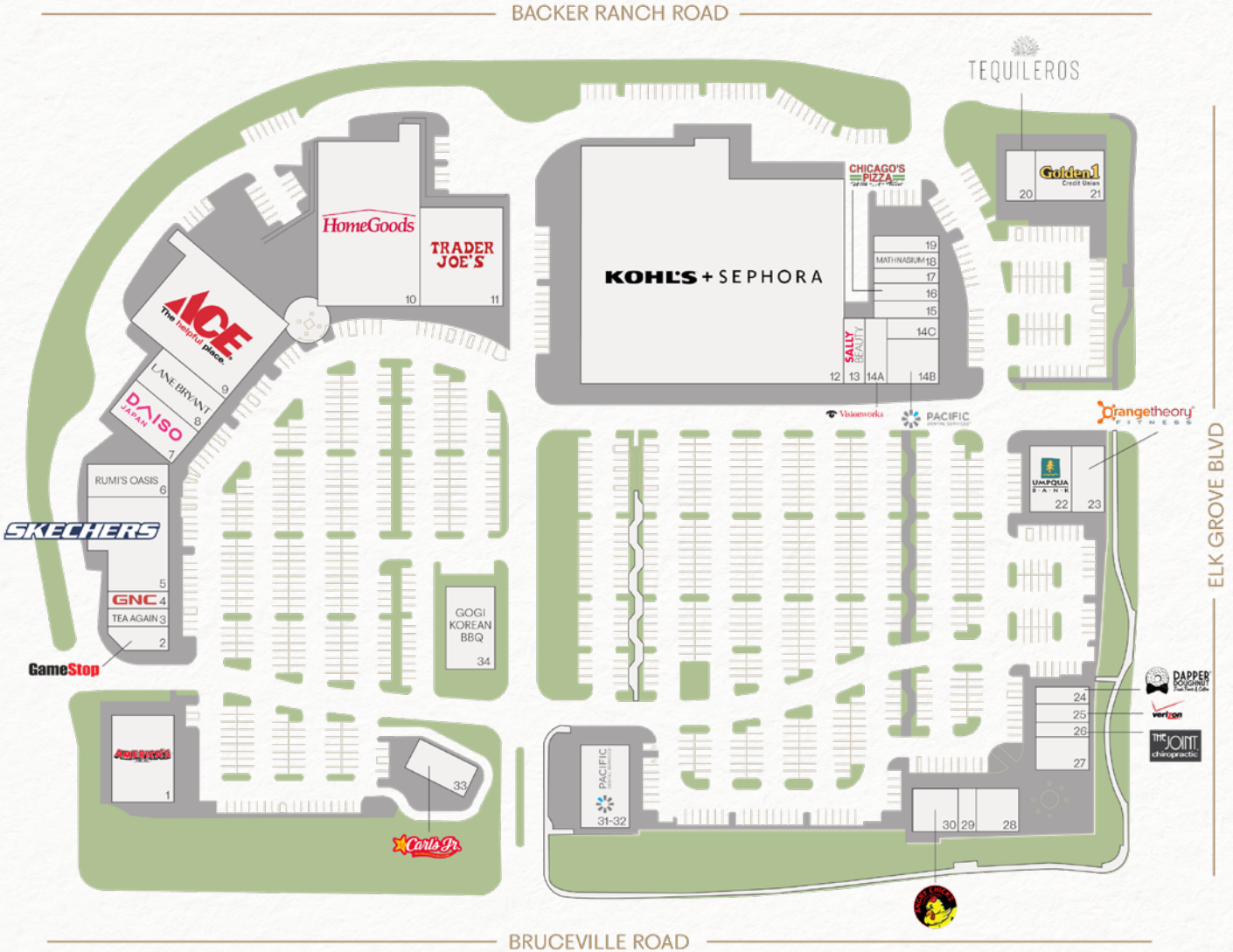
Chick-fil-A **SHERRON WILLIAMS**

BRUCEVILLE RD

BIG HORN BLVD



SITE PLAN

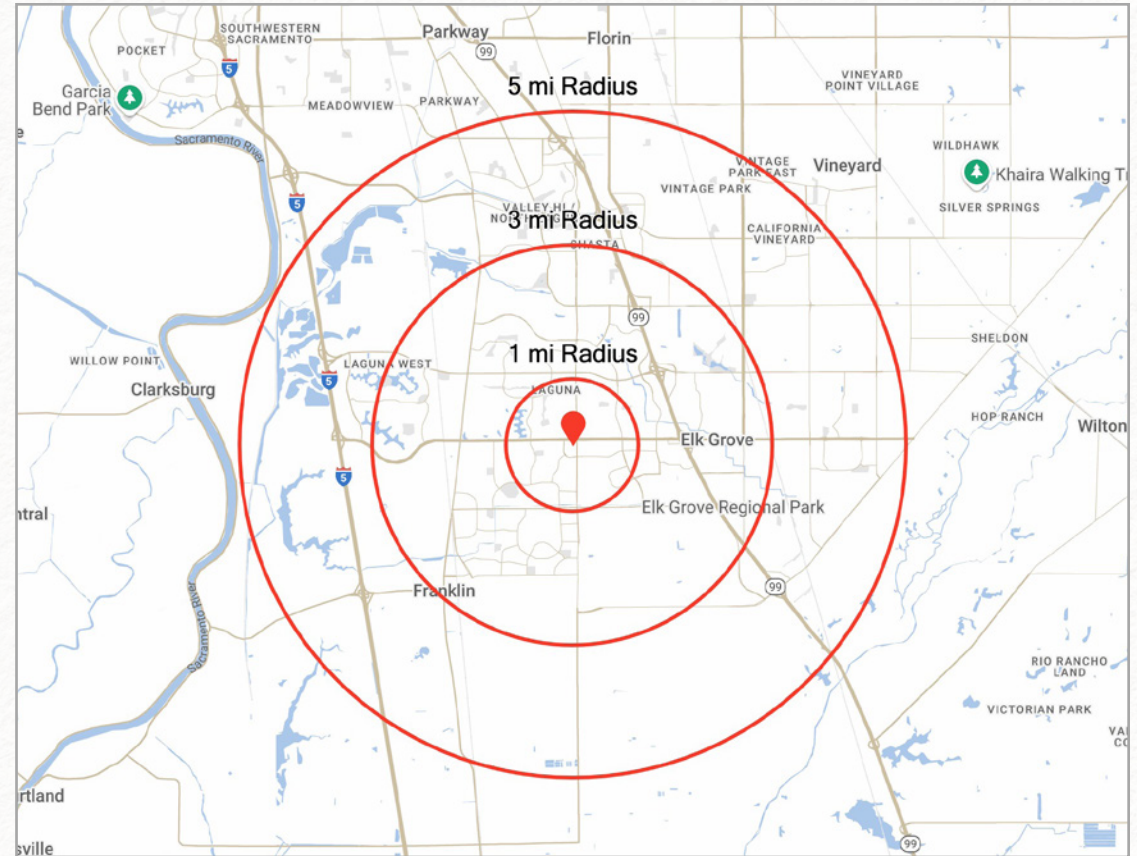


TENANT ROSTER

1. American's Tire Co.....	8,000 SF
2. GameStop.....	1,919 SF
3. Tea Again.....	1,650 SF
4. GNC.....	1,500 SF
5. Skechers.....	10,250 SF
6. Rumi's Oasis.....	4,000 SF
7. Daiso.....	5,000 SF
8. Lane Bryant.....	5,000 SF
9. Ace Hardware.....	18,300 SF
10. HomeGoods.....	25,607 SF
11. Trader Joe's.....	12,000 SF
12. Kohl's + Sephora.....	88,408 SF
13. Sally Beauty.....	2,000 SF
14A. Visionworks.....	2,195 SF
14B. Pacific Dental Services.....	3,421 SF
14C. Sprinkles on Top.....	1,562 SF
15. Savvy House Coffee Bar.....	1,715 SF
16. Chicago Pizza w/a Twist.....	1,700 SF
17. The UPS Store.....	1,400 SF
18. Mathnasium.....	1,600 SF
19. First Organic Nails.....	1,600 SF
20. Tequileros Taqueria.....	2,200 SF
21. Golden 1 Credit Union.....	5,000 SF
22. Umpqua Bank.....	4,000 SF
23. OrangeTheory Fitness.....	3,200 SF
24. Dapper Doughnut.....	1,300 SF
25. Verizon Wireless.....	1,430 SF
26. The Joint Chiropractic.....	1,170 SF
27. Kabob Palace.....	2,600 SF
28. Sushimono.....	2,800 SF
29. The Cookie Jar.....	1,200 SF
30. Angry Chickz.....	3,000 SF
31-32. Pacific Dental Services.....	6,000 SF
33. Carl's Jr.....	3,177 SF
34. Gogi Korean BBQ & Hotpot.....	6,000 SF

KEY
 LEASED N AVAILABLE

DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
POPULATION	23,015	142,598	260,938
HOUSEHOLDS	7,633	45,702	81,584
AVERAGE HHI	\$145,546	\$146,941	\$139,070