

● AVAILABLE



**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

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# MARKET AERIAL



**ELK GROVE COMMONS**

**KOHL'S + SEPHORA**

**HomeGoods**

**Orangetheory FITNESS**

**DAISO JAPAN**

**DAPPER DOUGHNUT**  
Fresh Treats & Coffee

**ACE**  
The helpful place.

**T.J. MAXX**

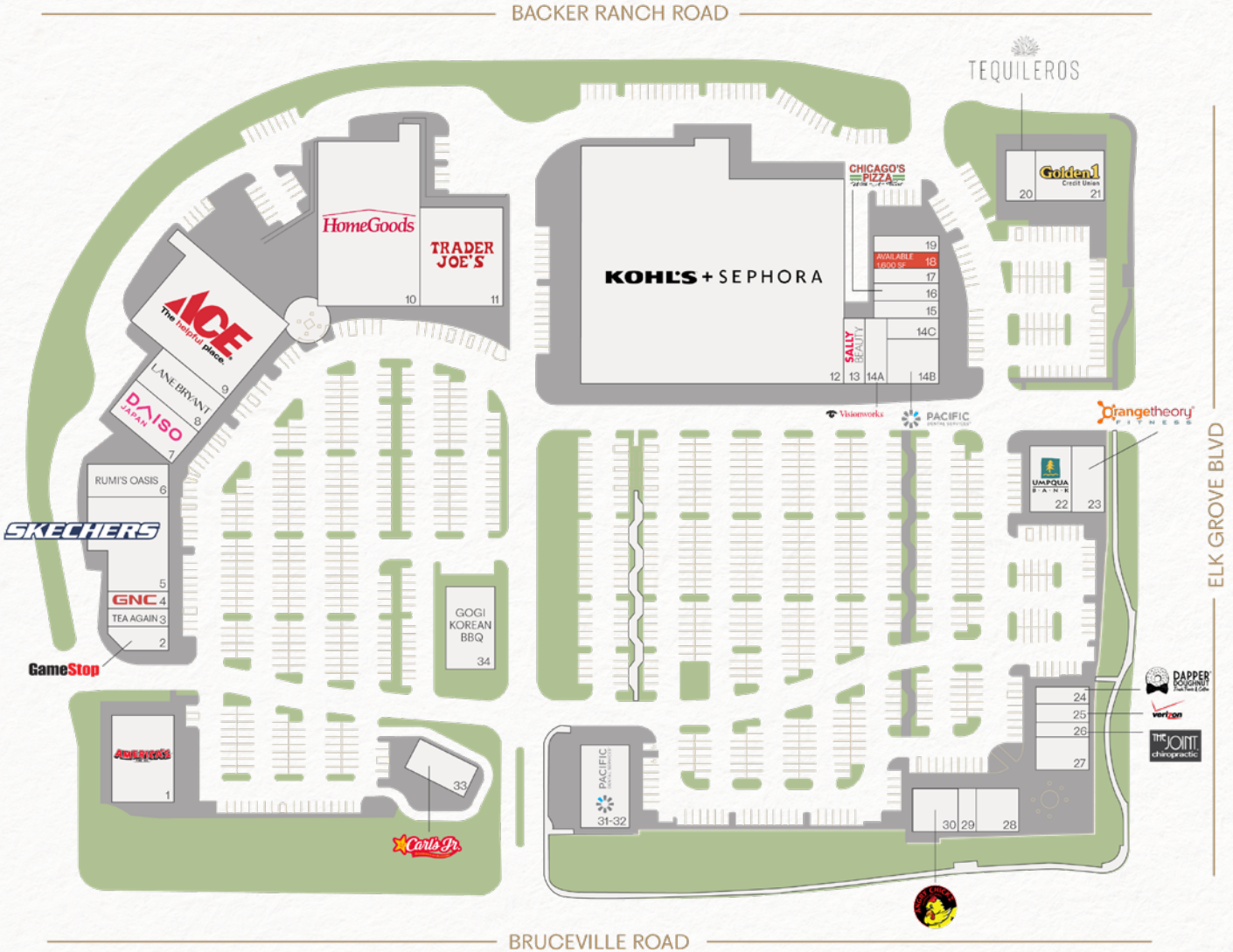
**SKECHERS**

**TRADER JOE'S**

**ANGRY CHICKEN**

- TARGET
- Total Wine & More
- five BELOW
- petco
- macy's
- BOB'S Discount FURNITURE
- Michael's
- ROSS DRESS FOR LESS
- DSW
- ULTA
- BEST BUY
- OLD NAVY
- Staples
- ROSS DRESS FOR LESS
- HOBBY LOBBY
- FAMOUS Footwear
- GROCERY OUTLET Bargain Market
- SPROUTS
- SPORTSMANS LABOY
- PETSMART
- TJ-MAXX
- Chipotle
- Sec's CANDLED
- Habit BROS & BOUTIQUE
- FedEx Office
- MATTRESS FIRM
- Walmart Save money. Live better.
- CVS
- Costco
- amazon fresh
- rack CLUB STUDIO
- THE VILLAGE OPENING 2026
- WHOLE FOODS
- Walmart
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# SITE PLAN

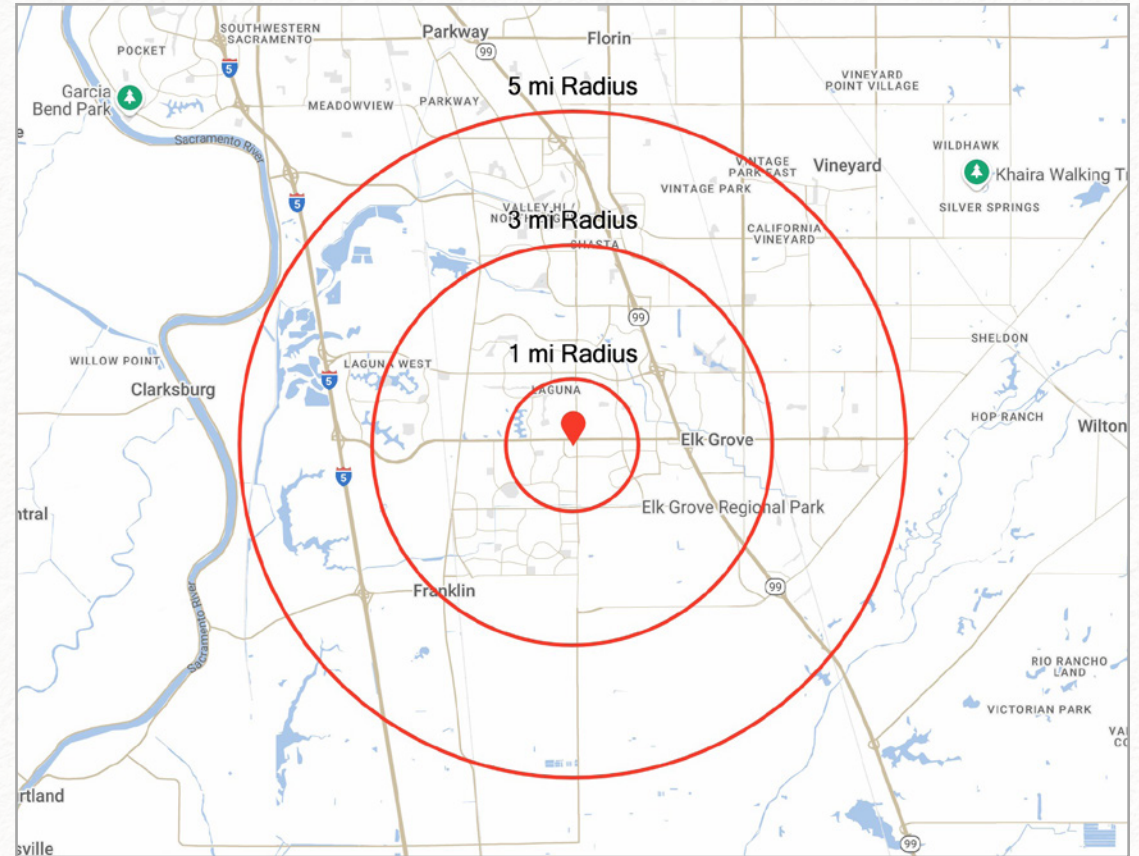


## TENANT ROSTER

|                                     |                 |
|-------------------------------------|-----------------|
| 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        |
| <b>18. Available.....</b>           | <b>1,600 SF</b> |
| 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 |