



THE
EDWARDS
COMPANY
commercial real estate services

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CALVINE POINTE

**Calvine & Elk Grove-Florin Rd
Elk Grove, CA**

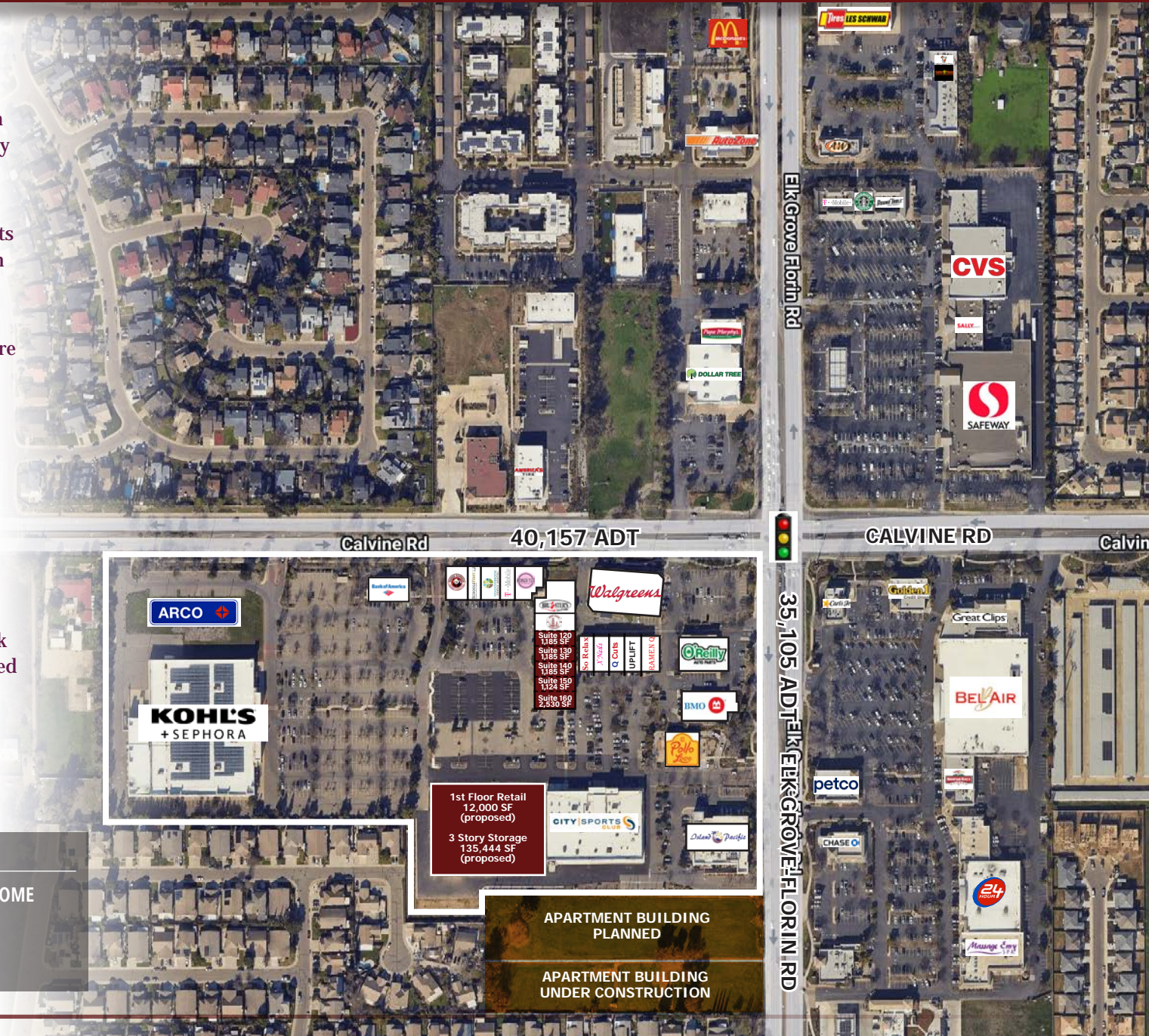
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PROPERTY HIGHLIGHTS



ELK GROVE, CA

- ±300,000 SF shopping center located at the most dominant retail intersection just east of Highway 99 and anchored by Kohl's, City Sports and Walgreens.
- Elk Grove is one the highest submarkets for both residential and income growth in the greater Sacramento area.
- Highest-volume intersection in the entire South Sacramento region.
- Contemporary design with great patio opportunities.
- Up to 50,000 SF BTS - Divisible.
- Calvin Pointe serves the high-income residential communities of Pleasant Grove Estate, The Shires, Country Creek Estates and Sheldon Heights with limited to no competing commercial retail developments.



POPULATION	AVERAGE HOUSEHOLD INCOME
1-Mile: 24,259	1-Mile: \$129,985
3-Mile: 129,591	3-Mile: \$127,531
5-Mile: 295,513	5-Mile: \$129,003

SITE PLAN

ELK GROVE, CA

1,124 - 12,000 SF AVAILABLE



SUITE	TENANT	SF
100	Panda Express	2,000
110	Schools First Credit Union	2,830
120	Meadowbrook Dental	2,200
130	The Joint Chiropractic	1,510
160	Bober Tea & Coffee	2,804
SHOPS SPACE		
100	Bruster's Ice Cream	2,000
110	West Coast Sourdough	1,500
120	AVAILABLE	1,185
130	AVAILABLE	1,185
140	AVAILABLE	1,185
150	AVAILABLE	1,124
160	AVAILABLE	2,530
PAD SPACE		
	AVAILABLE Proposed 1st Floor Retail	12,000
	AVAILABLE Proposed 3 Story Storage	135,444



MONUMENT SIGNAGE

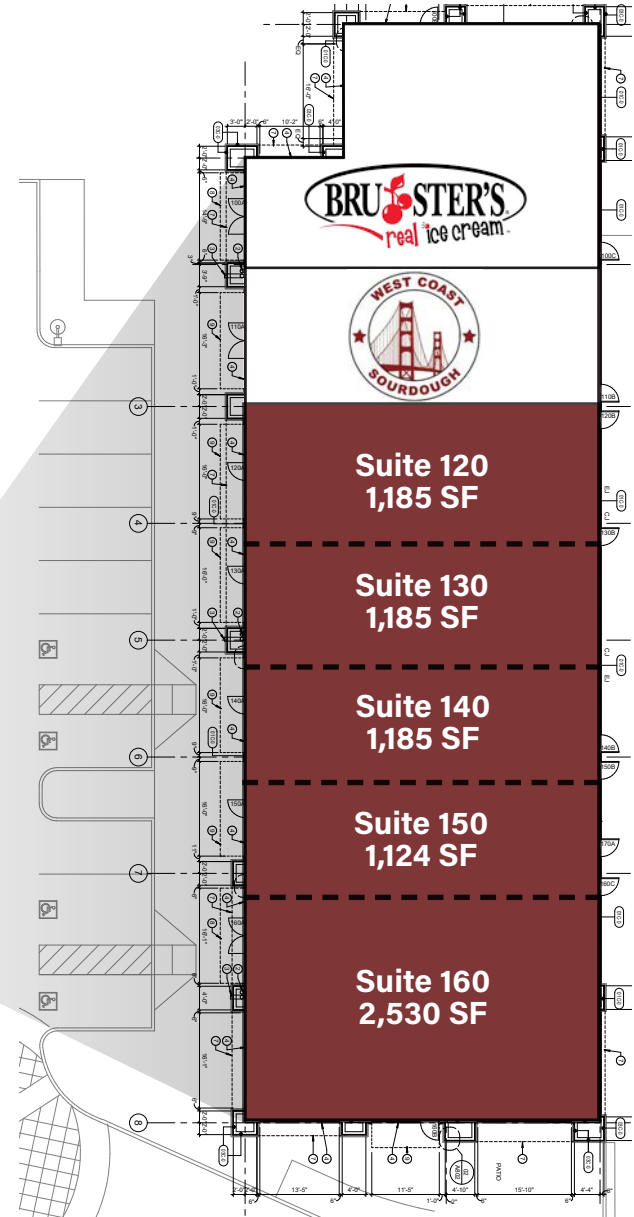
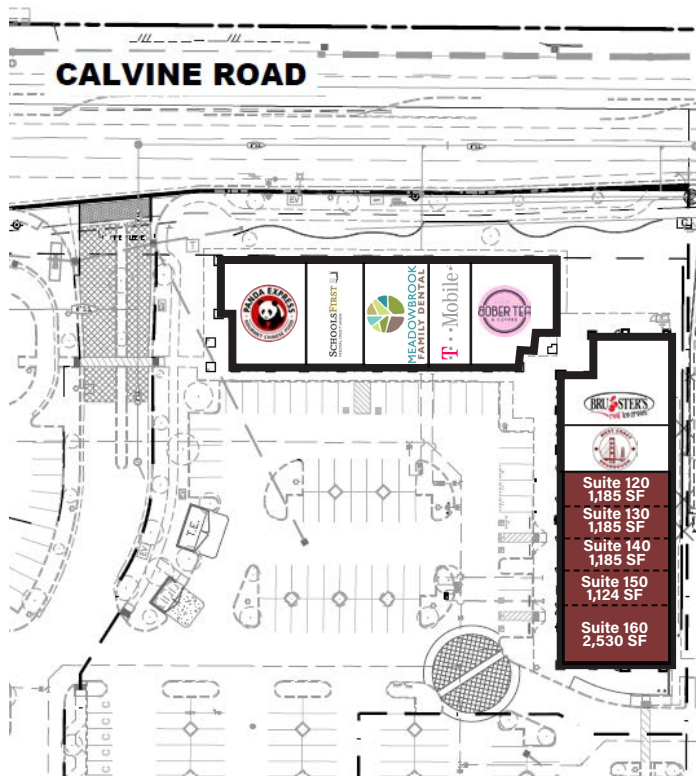
ELK GROVE, CA



SITE PLAN

ELK GROVE, CA

1,124 - 7,209 SF AVAILABLE

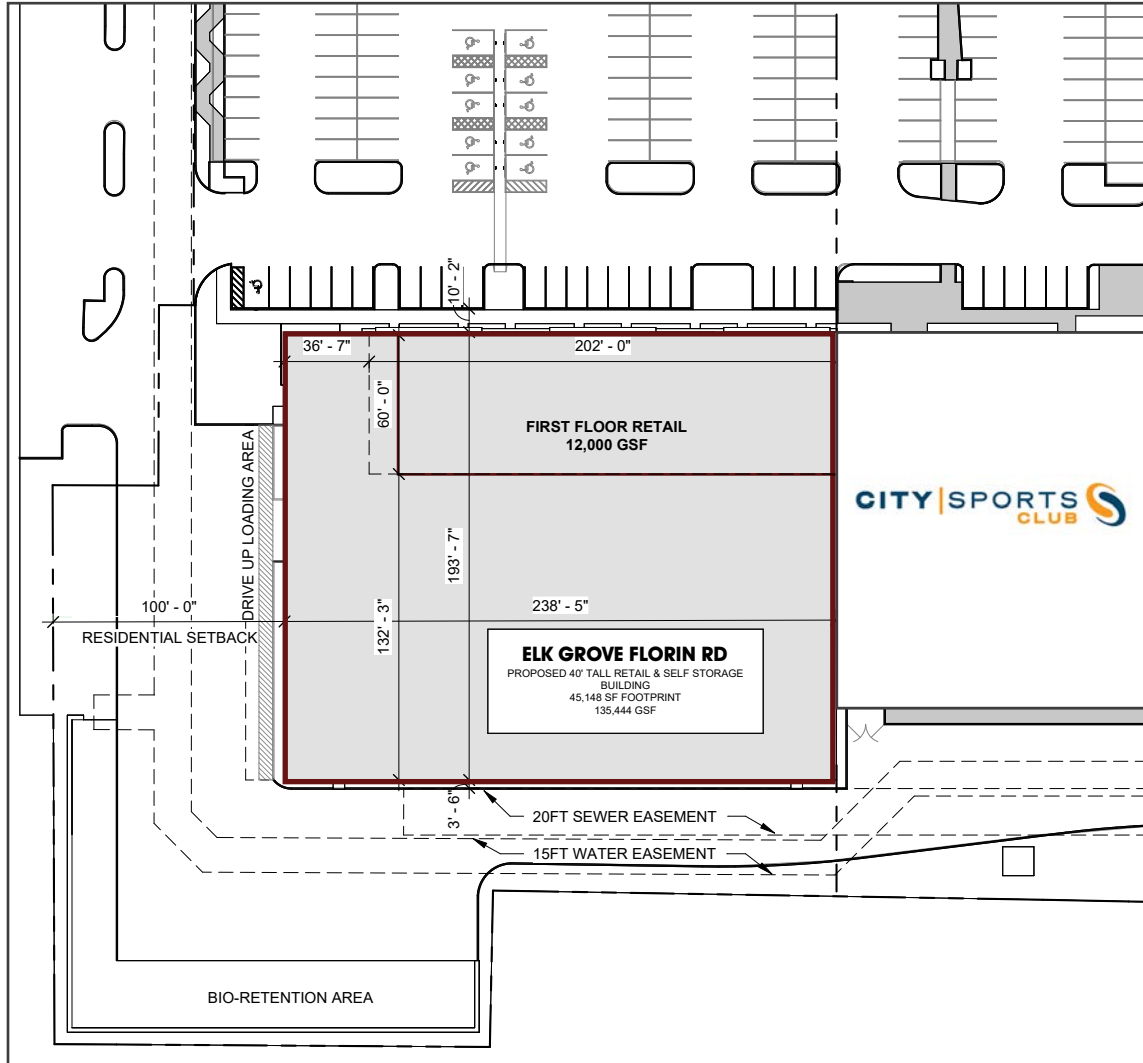


SITE PLAN

ELK GROVE, CA



1st FLOOR RETAIL | 12,000 SF
3-STORY STORAGE | 135,444 SF



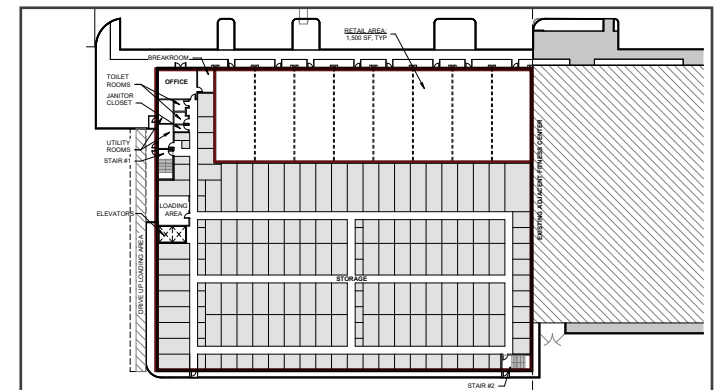
*Proposed



*Rendering



*North Elevation Rendering



*Ground Floor Plan

NEARBY RETAIL

ELK GROVE, CA



NEARBY HOUSING DEVELOPMENTS

ELK GROVE, CA



**CALVINE
POINTE**
ELK GROVE | CA

FLORIN-VINEYARD
COMMUNITY PLAN
9,919

NORTH VINEYARD
STATION SPECIFIC PLAN
5,732
(About 15% Complete)

VINEYARD SPRINGS
COMPREHENSIVE PLAN
5,942
(About 50% Complete)



COMMUNITY DEMOGRAPHICS

ELK GROVE, CA

3 Mile Radius

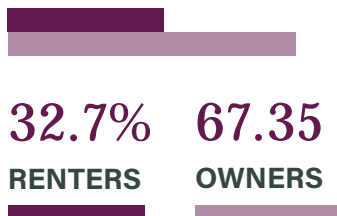
162,608
POPULATION

3.7
AVE HH SIZE

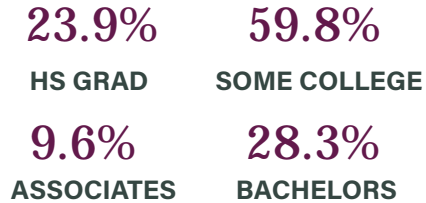
\$127,957
AVE HH INCOME

36.5
MEDIAN AGE

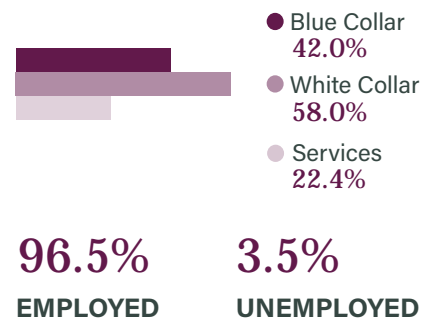
HOME OWNERSHIP



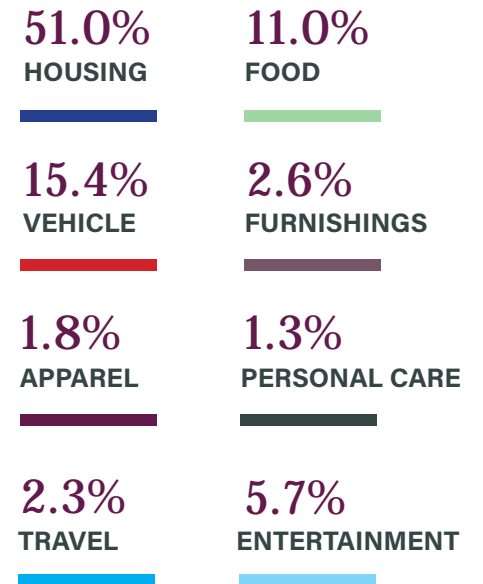
EDUCATION



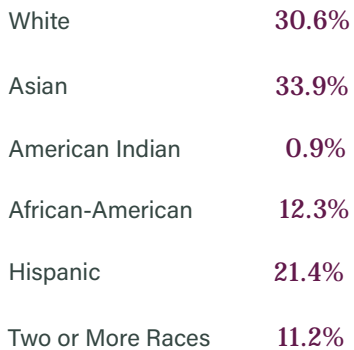
EMPLOYMENT



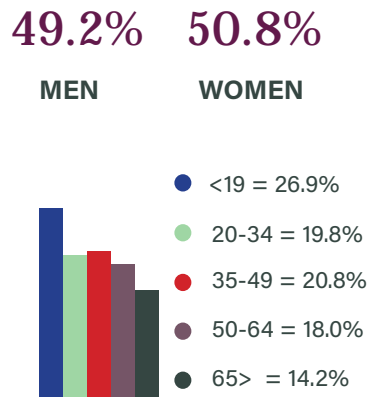
AVERAGE MONTHLY HOUSEHOLD SPENDING



RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD

