

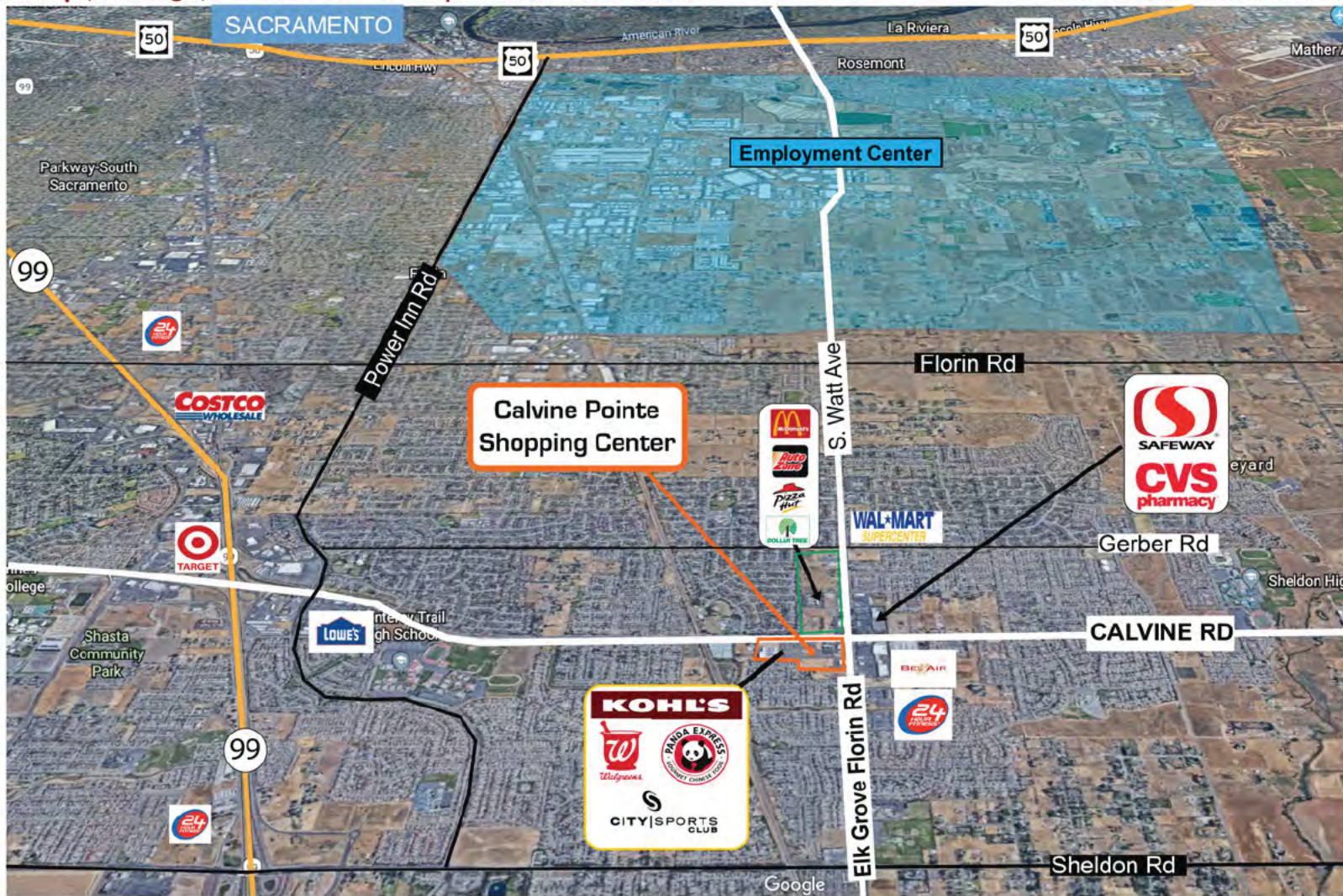
ELK GROVE, CA

# CALVINE POINTE

SHOPPING CENTER

NOW LEASING | 1,200 - 50,000 SF AVAILABLE | FULL COMMISSION

SWC Calvin & Elk Grove Florin Roads



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# Intersection Overview



# Site Plan Overview



## Project Highlights

- 300,000 SF shopping center located the most dominant retail intersection just east of Highway 99
- Anchored by Kohl's, City Sports and Walgreen's in Elk Grove, CA on Sacramento boarder
- Under-served area on east side of Elk Grove
- Highest volume intersection in entire south Sacramento region
- Highest population in entire south Sacramento region
- Elk Grove Florin/Watt Ave is the longest north/south arterial in the entire Sacramento region
- Calvine serves as the by pass from interstate 99 to Highway 50



## Delivering 2022

## Shops 2 & 3



## Demographics



### RESIDENTIAL POPULATION

1.5 MILE  
8,922  
3 MILE  
127,158  
5 MILES  
284,017



### AVG. HOUSEHOLD INCOME

1.5 MILE  
\$87,930  
3 MILE  
\$85,479  
5 MILES  
\$84,237

## Traffic Counts

Calvine Rd	52,830 CPD
Elk Grove Florin Rd	32,670 CPD
Combined	85,500 CPD



## Pad 4 with Drive-Thru