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

SWC Calvine & Elk Grove Florin Roads

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**Project Highlights**

- 270,000 SF shopping center located at a dominant retail intersection just east of Highway 99
- Anchored by City Sports and a high volume Kohl’s
- Under-served area on east side of Elk Grove
- 40,000 new homes in Vineyard Specific Plan
- Monument signage available
- $500 Million Casino and multi-million dollar communities developing south of site
- Join the following retailers:

  - Walgreens
  - City Sports
  - KOHL’S
  - O’Reilly
  - Papa Murphy’s
  - T-Mobile
  - Bank of America

**Demographics**

<table>
<thead>
<tr>
<th>RESIDENTIAL POPULATION</th>
<th>AVG. HOUSEHOLD INCOME</th>
<th>DAYTIME POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 MILE 8,922</td>
<td>1.5 MILE $87,930</td>
<td>1 MILE 2,365</td>
</tr>
<tr>
<td>3 MILE 127,158</td>
<td>3 MILE $85,479</td>
<td>3 MILE 33,748</td>
</tr>
<tr>
<td>5 MILES 284,017</td>
<td>5 MILES $84,237</td>
<td>5 MILES 67,977</td>
</tr>
</tbody>
</table>

**Traffic Counts**

- Calvine Rd 52,830 CPD
- Elk Grove Florin Rd 32,670 CPD

**Now Available**

- 2,100 SF

**Delivering 2021**

- Shops 2 & 3

**Site Key**

- SHOPS 2 11,575 SF
- SHOPS 3 7,667 SF
Site Plan Overview

Pre Leasing Now
COMING 2021

CALVINE ROAD - 52,830 CPD

AVAILABLE 44,955 SF

ELK GROVE FLORIN ROAD - 32,670 CPD

COMBINED TRAFFIC CPD = 85,500
Surrounding Area Overview
NOW LEASING

1,200 - 50,000 SF AVAILABLE

FULL COMMISSION

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