

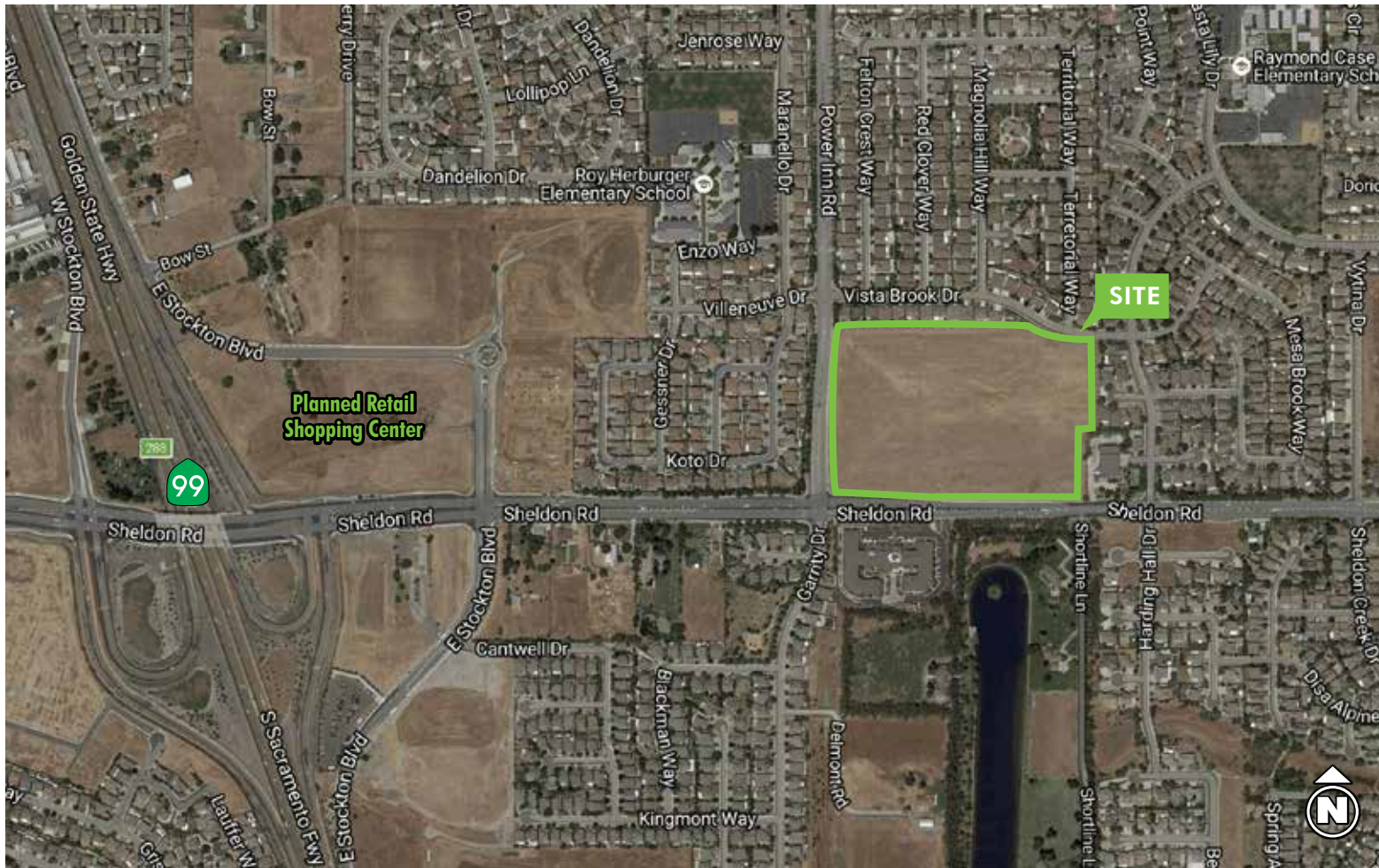
LAND FOR SALE, LEASE, OR GROUND LEASE

# Commercial Land

NORTHEAST CORNER SHELDON AND POWER INN ROADS, ELK GROVE, CA 95624

±19.71 ACRE COMMERCIAL LAND AVAILABLE

RETAIL



## CONTACT US

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## DEMOGRAPHICS (2017 est.)

### Population

3-mile radius	157,864
5-mile radius	313,734

### Average Household Income

3-mile radius	\$86,290
5-mile radius	\$86,157

### Median Household Income

3-mile radius	\$70,908
5-mile radius	\$67,343

### Daytime Employment (3-mile radius)

Employees	33,989
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### Significant Employers (3-mile radius)

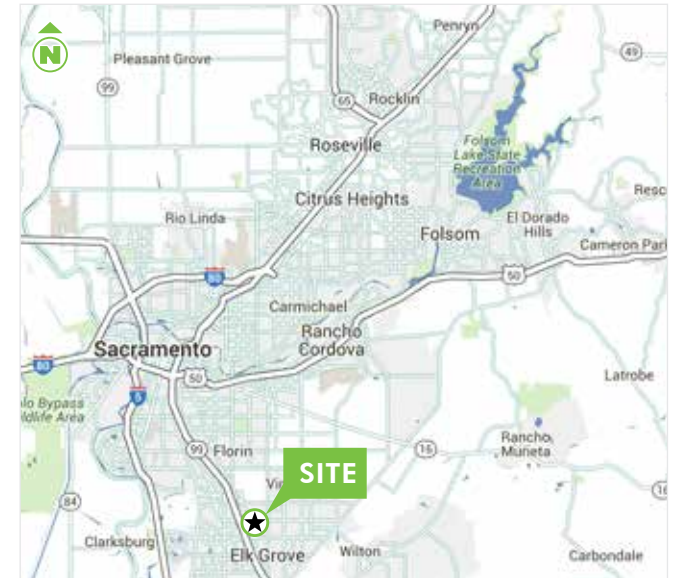
Employers	# Employees
Methodist Hospital	1,001
Kaiser Foundation Hospitals	300
Weststar Pacific Mortgage	300
Ingram Micro Inc	275
Royal Electric Co	250
Valley High School	230
Sierra Vista Hospital	230

Source: Nielsen

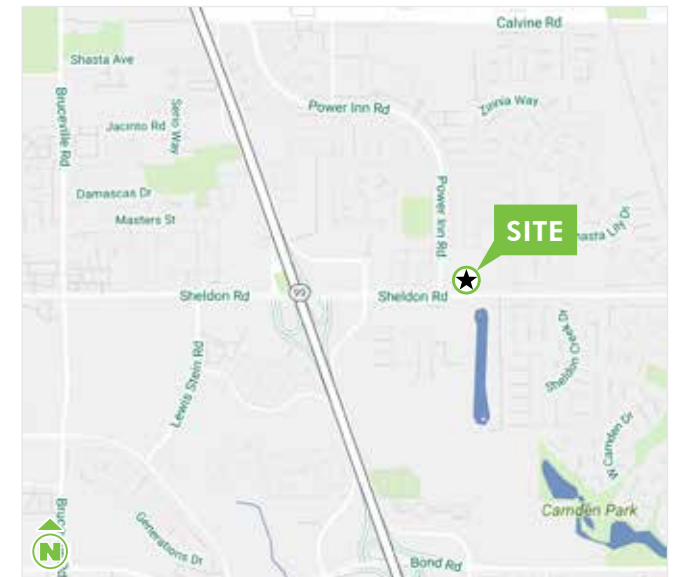
### Traffic Counts (2014)

Sheldon Rd	23,100 ADT
Power Inn Rd	10,000 ADT
Highway 99 (2016)	141,000 ADT

Source: City of Elk Grove; Caltrans



MAPS NOT TO SCALE.



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## PROPERTY FEATURES

- + ±19.71 Acres total
- + For Sale, Lease, or Ground Lease
- + All or Part available
- + Retail / Commercial Zoning
- + All utilities are stubbed to the site
- + Can accommodate large users
- + Outstanding in-fill neighborhood / community center site
- + One block off Highway 99
- + Affluent east Elk Grove submarket
- + Densely populated
- + Signalized intersection

LAND FOR SALE, LEASE, OR GROUND LEASE

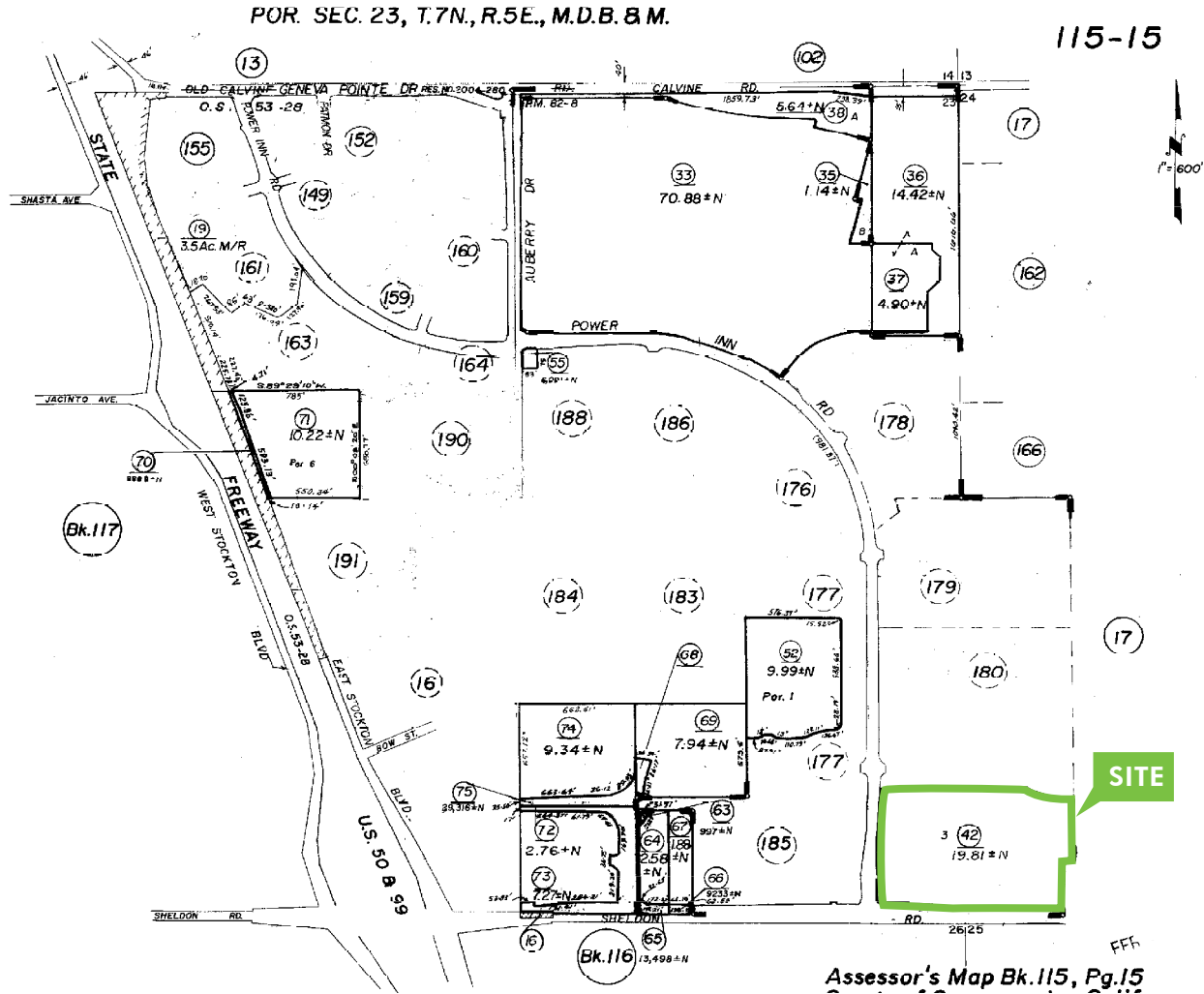
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## PARCEL MAP



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MAP NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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