FOR LEASE

2733-2745 ELK GROVE BLVD, ELK GROVE, CA

±2,280 - 2,820 SF RETAIL SPACE AVAILABLE



3D Tour
Click Here

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

HARBOUR COVE

SUITE	SIZE	PRICING	SPACE NOTES
250	±2,820 SF	Contact Broker	Former Restaurant
270	±2,280 SF	Contact Broker	Former Barber Shop

01 **Strategic Location:**

High visibility and accessibility at the off-ramp of Interstate 5 at Elk Grove Boulevard, a significant artery connecting Highway 99 and Interstate 5, ensuring high traffic and excellent exposure.

02 **National Brands:**

Anchored by McDonald's, with other national tenants like Holiday Inn Express, Chevron, Arco, Shell, Carl's Jr., and AutoZone, enhancing its appeal and customer draw.

03 **Rapidly Growing Area:**

Approximately 6,000 new homes are proposed or under construction around the site, expanding the trade area and increasing the potential customer base.

04 **Diverse Leasing Opportunities:**

Ideal for various uses to service the affluent communities of Laguna West, Lakeside, and Stonelake, with shop space available.

05 **Gateway to Elk Grove:**

Positioned as the "Gateway to Elk Grove," capitalizing on the growing residential and commercial developments in the area.

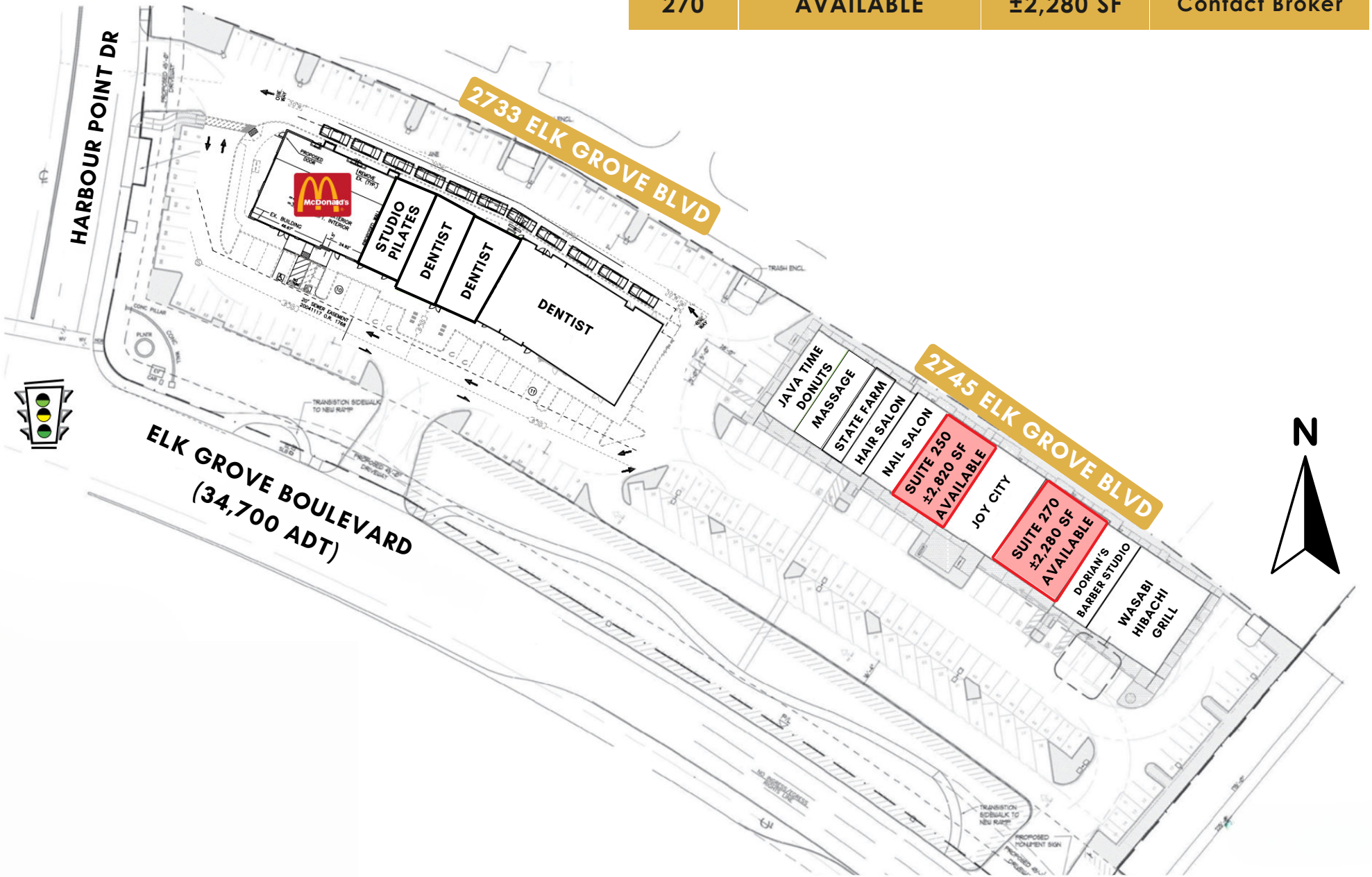
06 **Upscale Demographics:**

The surrounding area boasts higher than average household incomes within a 3-mile radius, ensuring a stable and affluent customer base.

SITE PLAN

2745 BUILDING

SUITE	BUSINESS NAME	SIZE	LEASE RATE
250	AVAILABLE	±2,820 SF	Contact Broker
270	AVAILABLE	±2,280 SF	Contact Broker



FLOOR PLAN

SUITE 270:

±2,280 SF

LEASE RATE: CONTACT BROKER

3D TOUR
Click Here

- Former Barber Shop

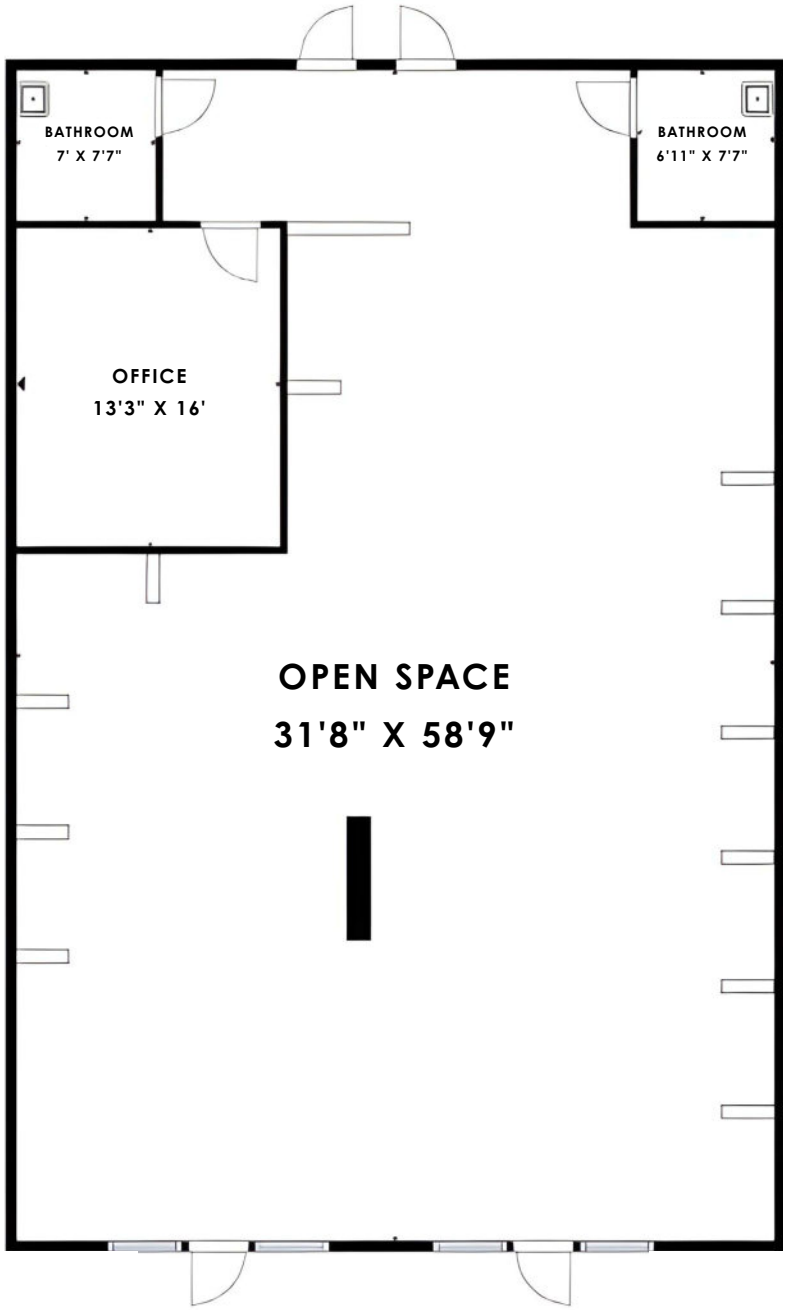
INTERIOR PHOTOS











EXTERIOR PHOTOS

2733-2745 ELK GROVE BLVD
ELK GROVE, CA 95758









IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

2733-2745 ELK GROVE BLVD · ELK GROVE, CA 95758



POPULATION
2023 ESTIMATE

1 MILE	11,033
3 MILES	58,812
5 MILES	184,559

POPULATION
2028 PROJECTION

1 MILE	11,296
3 MILES	60,391
5 MILES	190,403

HOUSEHOLD INCOME
2023 AVERAGE

1 MILE	$131,408
3 MILES	$127,560
5 MILES	$107,272

HOUSEHOLD INCOME
2023 MEDIAN

1 MILE	$113,628
3 MILES	$109,742
5 MILES	$88,231

2023 POPULATION BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,592	26,014	75,544
BLACK	1,308	7,093	30,287
HISPANIC ORIGIN	2,046	12,660	47,898
AM. INDIAN & ALASKAN	86	546	2,090
ASIAN	3,986	19,249	57,296
HAWAIIAN & PACIFIC ISLAND	105	839	4,533
OTHER	956	5,070	14,809

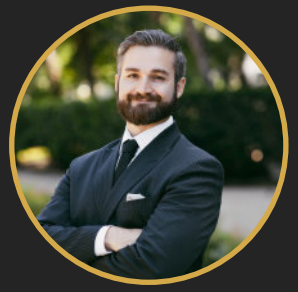
FOR LEASE

2733-2745 ELK GROVE BLVD

ELK GROVE, CA 95758

CONTACT US

For more information about these retail suites



CHASE BURKE

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE 01879336



ANDY JONSSON

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE 02076108

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

SCAN FOR MORE INFORMATION