

**FOR  
LEASE**

**2475 ELK GROVE BLVD,  
ELK GROVE, CA**

**±2,235 SF RETAIL SPACE AVAILABLE**



**3D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# THE HARBOURS

SUITE	SIZE	LEASE RATE	SPACE NOTES
120 & 130	±2,235 SF	CONTACT BROKER	FORMER BARBER STUDIO

## PROPERTY HIGHLIGHTS:

- **I-5 On-Ramp Visibility:** Positioned directly at the Elk Grove Blvd interchange on Interstate 5 — one of California's highest-volume freight and commuter corridors — with ±93,000 vehicles per day passing the site.
- **Gateway Between Two Freeways:** Elk Grove Blvd serves as the primary east-west connector between Hwy 99 and I-5 — making this center a natural stop for commuters and residents moving between both corridors daily.
- **High-Income Trade Area:** Average household income of \$155,798 within a 1-mile radius — with over 60% of residents earning \$100K or more annually. Laguna West, Lakeside, and Stonelake are among Elk Grove's most affluent communities.
- **National Tenant Synergy:** Immediately surrounded by nationally recognized brands — Holiday Inn Express, McDonald's, Carl's Jr, Chevron, Shell, AutoZone, and Arco. Built-in cross-traffic from proven retail draws.
- **±16,860 SF Multi-Tenant Retail Center:** High-identity building with flexible suite configurations. Strong co-tenancy with established local operators including Friends Brewhouse, Rescate Coffee, and Dorian's Barber Studio.
- **±70 Parking Spaces:** Generous surface parking with direct, easy access — critical for retail and service tenants depending on high customer turnover and convenience.
- **Explosive Residential Growth Nearby:** Approximately 6,000 new homes proposed or under construction within the Laguna Ridge Specific Plan — bringing thousands of new households into an already strong consumer base.
- **Elk Grove's Strongest Retail Node:** One of Sacramento's fastest-growing cities with a well-established retail infrastructure — serving a captive suburban market that consistently supports local and regional operators.



### STRONG TRAFFIC COUNTS

INTERSTATE 5: ±93,000 ADT  
ELK GROVE BLVD: ±24,801 ADT



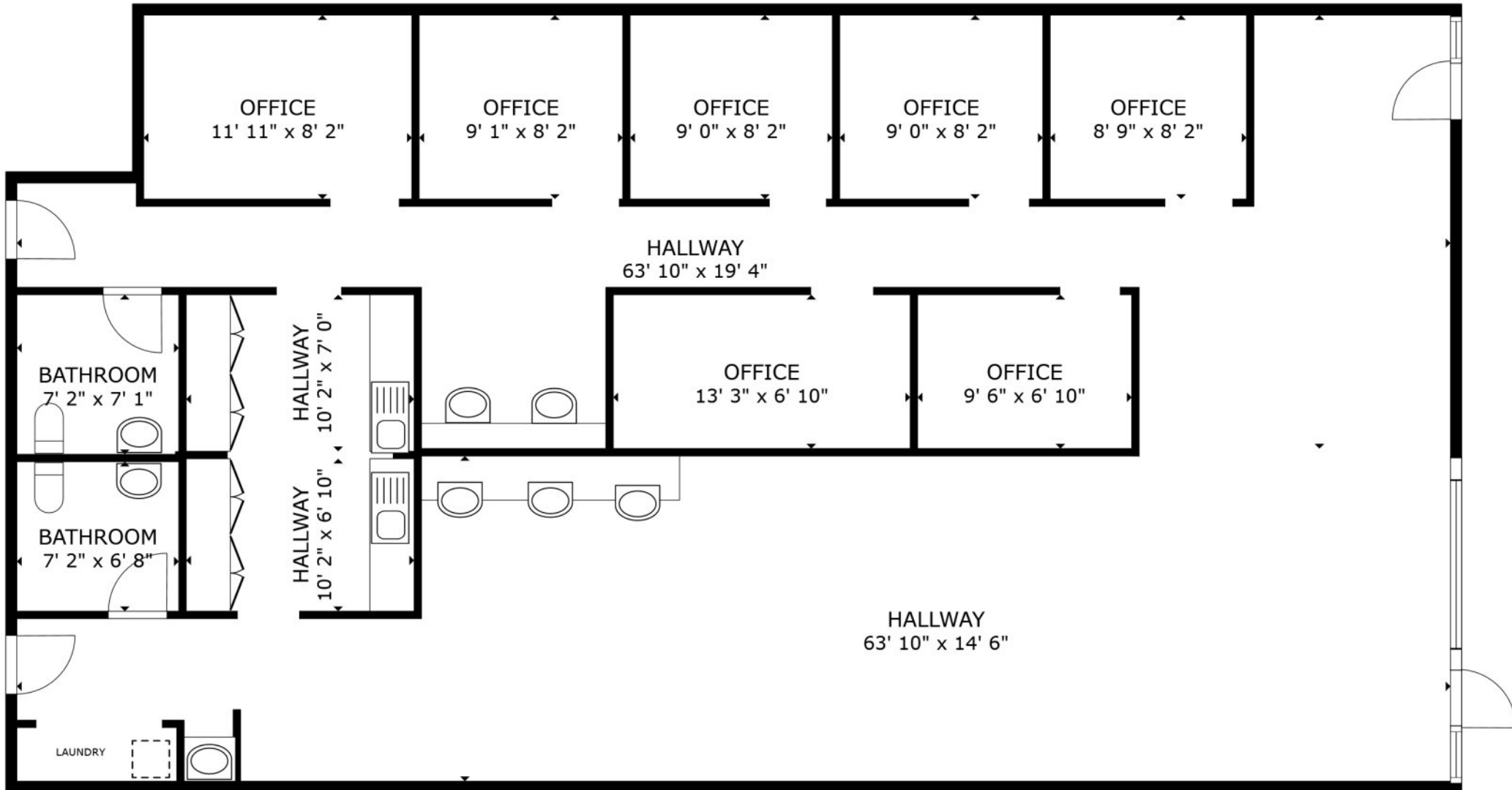
AVERAGE  
**\$155,798**  
WITHIN 1 MILE  
HOUSEHOLD INCOME



**70**  
SPACES

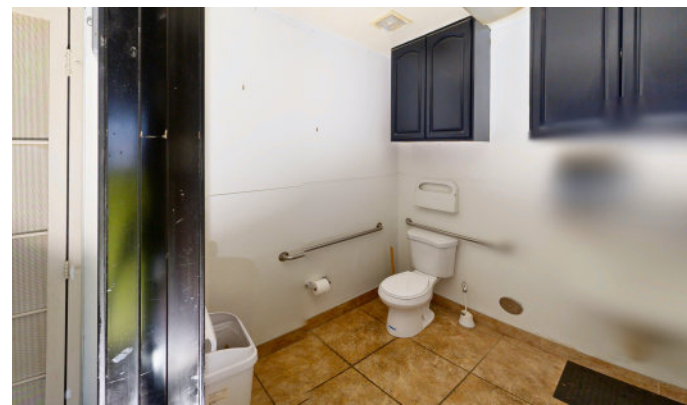
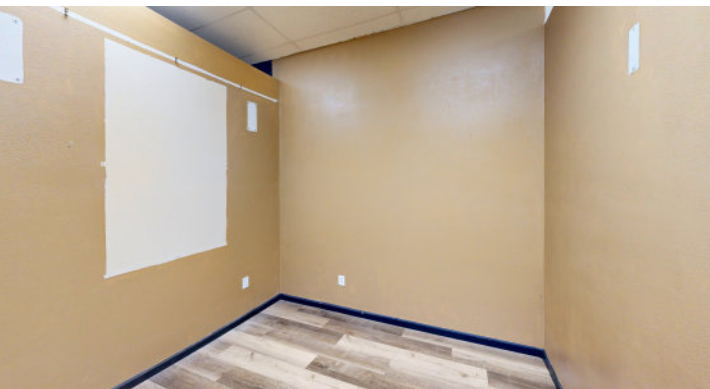
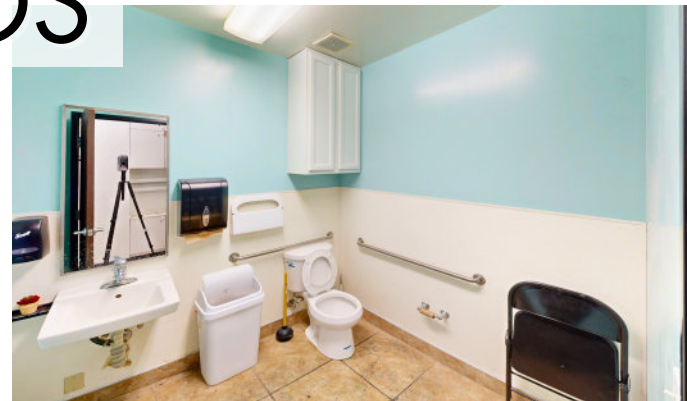
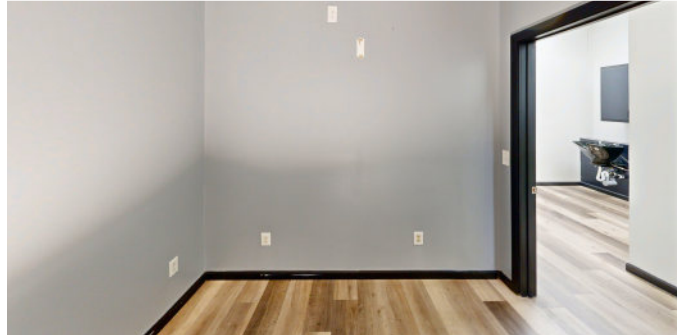
# FLOOR PLAN

3D Tour  
Click Here





# INTERIOR PHOTOS





# EXTERIOR PHOTOS



**ROUND TABLE PIZZA ROYALTY** **W**

**SAFEWAY** **BEL AIR**

**AutoZone**

**Bank of America**

**Jack in the box** **CVS pharmacy**

**Starbucks** **PANDA EXPRESS CHINESE KITCHEN** **Raley's** **Chase**

**CHIPOTLE MEXICAN GRILL** **SUPERCUTS**

**jamba** **Peet's Coffee**

**LAGUNA WEST - LAKESIDE COMMUNITY**

**PROPERTY LOCATION**

**STONELAKE COMMUNITY**

**Planned Residential**

**Rescate coffee** **ARCO**

**Smog'N go** **FRENDS BREWHOUSE**

HARBOUR POINT DR

ELK GROVE BLVD

**Holiday Inn Express**



**ALLDATA** AUTOMOTIVE INTELLIGENCE

**CALIFORNIA NORTHSTATE UNIVERSITY**

**COLLEGE of HEALTH SCIENCES**



**14 MILES TO DOWNTOWN SACRAMENTO**



# DEMOGRAPHIC SUMMARY REPORT

2475 ELK GROVE BLVD, ELK GROVE, CA 95758



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	14,467
3-MILE RADIUS	172,449
10-MILE RADIUS	558,976

## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	14,503
3-MILE RADIUS	173,614
10-MILE RADIUS	562,635



## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$155,798.00
3-MILE RADIUS	\$115,743.00
10-MILE RADIUS	\$104,512.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$129,394.00
3-MILE RADIUS	\$97,108.00
10-MILE RADIUS	\$83,313.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	10-MILE RADIUS
WHITE	4,369	40,098	151,854
BLACK	1,657	23,387	67,515
HISPANIC ORIGIN	2,661	40,882	153,222
AM. INDIAN & ALASKAN	79	1,660	7,051
ASIAN	5,042	58,445	160,190
HAWAIIAN & PACIFIC ISLAND	116	3,532	10,219
OTHER	3,204	45,327	162,147



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