

RETAIL 365

DANIEL MUELLER
Executive Director
916 704 9341
dmueller@muellercommercial.com
Cal DRE# 01829919

Century 21
COMMERCIAL
M & M AND ASSOCIATES

M MUELLER
COMMERCIAL
TEAM

AVAILABLE FOR **SALE OR LEASE**

8881 CALVINE RD, SACRAMENTO CA 95828
+ 1,200 SF - 9,118 SF AVAILABLE





8881 CALVINE RD,
SACRAMENTO CA 95828



Zoning LC



+ 1,200 SF -
9,118 SF Available

(\$) SALE PRICE

NEGOTIABLE

(\$) LEASE PRICE

\$3.50 NNN

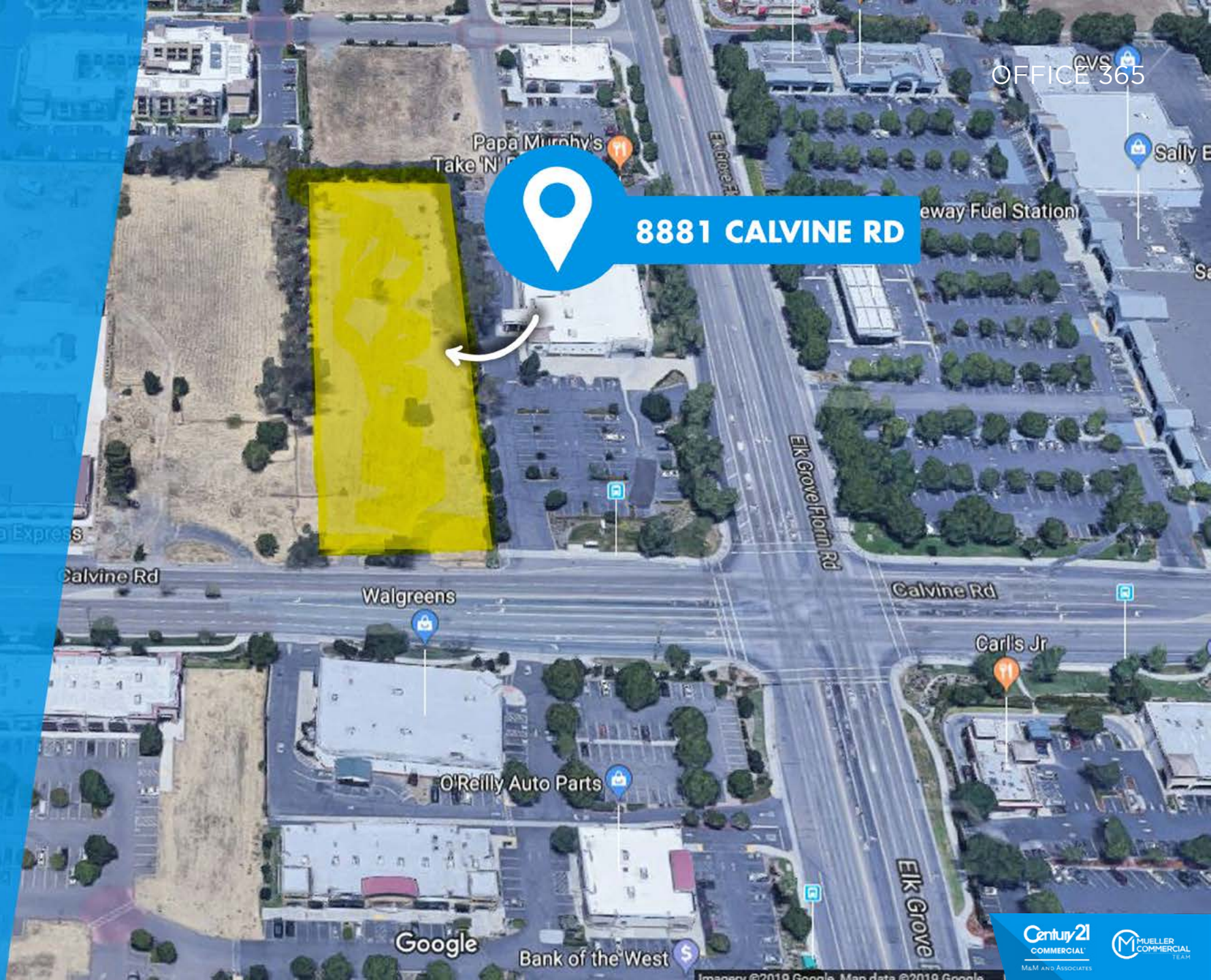
(📍) HIGHLIGHTS

- Lease Rate \$3.50/SF NNN
- Excellent Curb Appeal & High Traffic Location
- Shop Space Opportunities

THE PROPERTY

This newly constructed property is set to be located near the corner of Calvine Rd and Elk Grove Florin Rd, placed in the center of one of Sacramento's fastest growing retail trade areas. This area includes a Safeway and Bel Air Shopping Center which also include some of the most well-known retail such as CVS, Rite Aid, Sprint, H&R Block, Sally Beauty Supply, Great Clips, Petco, Walgreens and so much more. Not only is this property surrounded by some of the most well established retail stores, but you can also find some of the most popular restaurants as well such as Panda Express, Starbucks, Togos, Carls Jr, Mountain Mikes, Wingstop, Sizzler just to name a few.

 **8881 CALVINE RD**



LOCATION

- This prime development opportunity is approximately 14 miles south of downtown/midtown Sacramento
 - Downtown Sacramento is attracting National attention with its development activity and ever changing landscape.
 - Elk Grove has a master planned 800 acre mixed use development project that will be the premier Power Center in Sacramento; Delta Shores is one of the region's largest new retail developments
- Since 2000 the city's population has more than doubled to approximately 170,000 people.
- The diverse, thriving economy in Sacramento is experiencing exponential growth ranking it among one of the fastest growing cities in California.
- The city of Sacramento is linked to major population and business centers throughout the Western United States via two interstate freeways, a port and air service.
- The lower costs in Sacramento, compared to other nearby metro areas are driving job creations and attracting businesses into the area.



RETAIL 365





RETAIL 365

CONCEPTUAL SITE PLAN

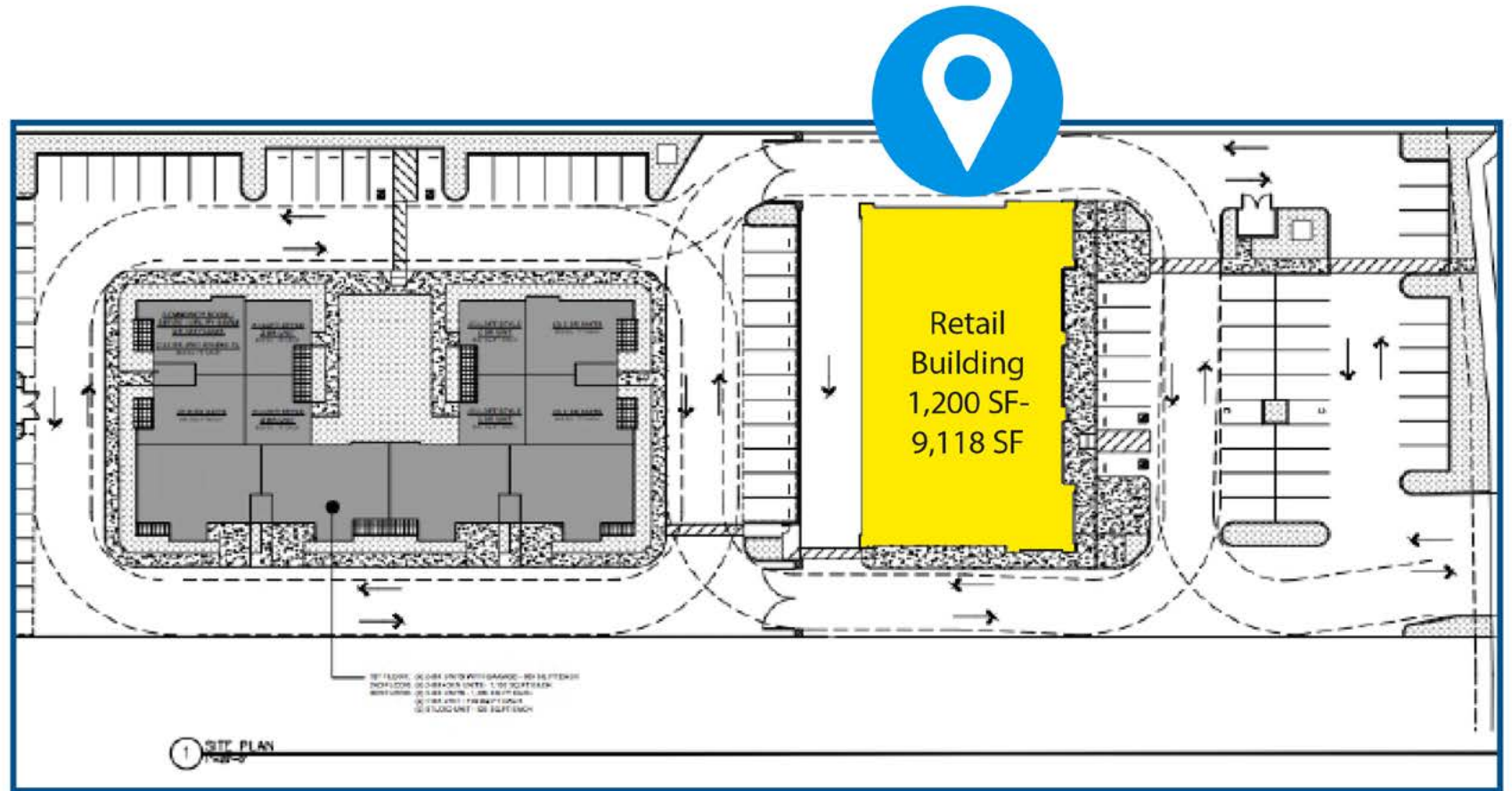
GREAT SHOP SPACE OPPORTUNITY

LEASE RATE
\$3.50 NNN

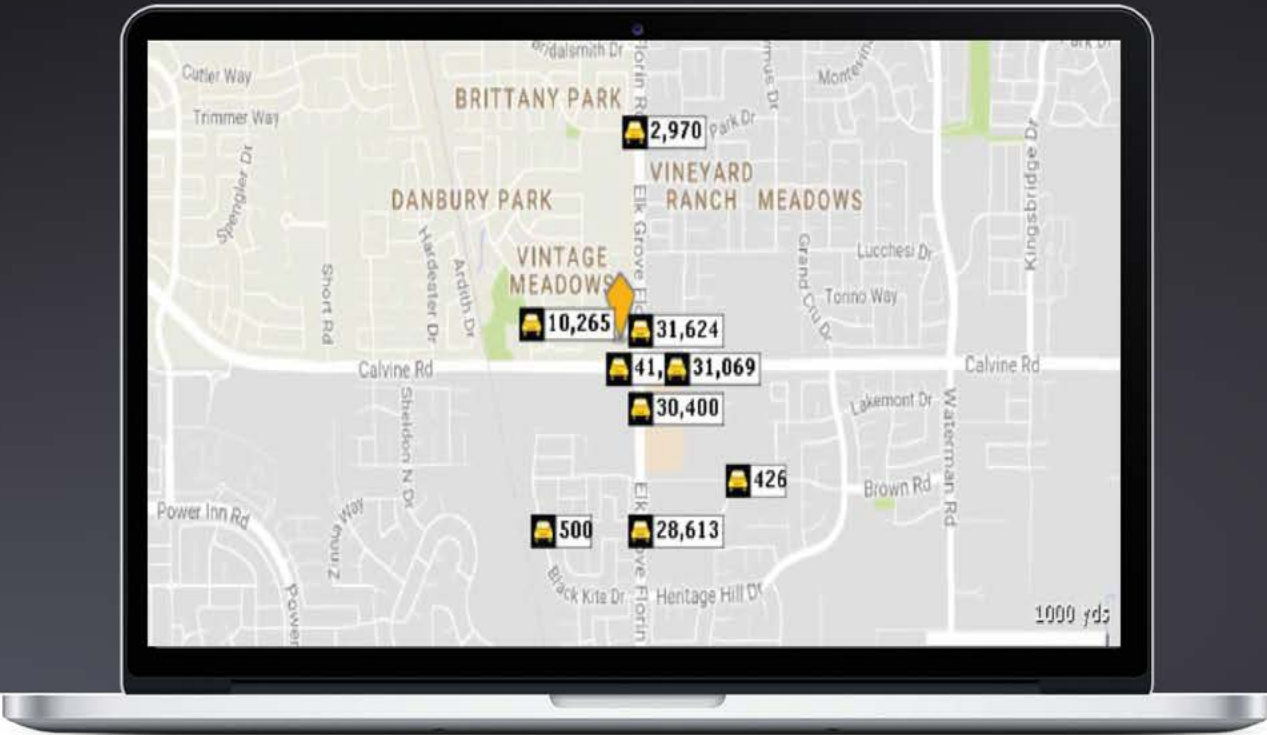
SALE PRICE
NEGOTIABLE

LOT SIZE
2.4 Acres

Zoning LC



RETAIL 365



DEMOGRAPHICS

POPULATION DEMOGRAPHICS

TOTAL POPULATION	61,490
FEMALE POPULATION	50.3%
MALE POPULATION	47.7%
MEDIAN AGE	32.9
MALE MEDIAN AGE	31.2
FEMALE MEDIAN AGE	34.4

HOUSING

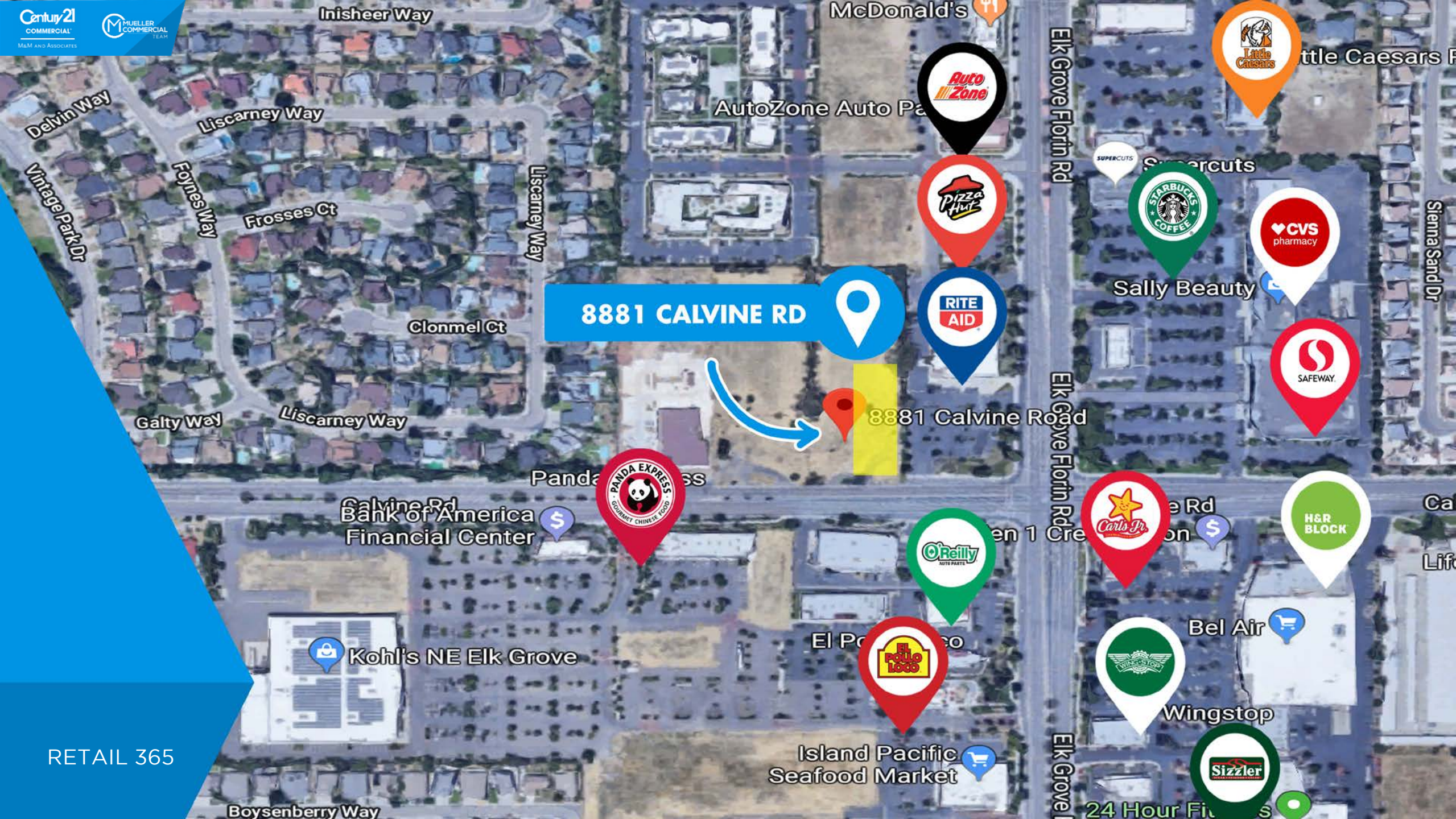
FAMILY HOUSEHOLDS	76.0%
HOUSEHOLDS WITH KIDS	45.8%
HOUSING UNITS	18,898
OCCUPIED HOUSING UNITS	17,734
OWNER OCCUPIED UNITS	58.5%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	3.44
MEDIAN YEAR STRUCTURE BUILT	1983
HOUSES WITH MORTGAGES	70.4%

ECONOMIC / EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$58,074
WHITE COLLAR	74.4%
BLUE COLLAR	25.6%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Calvine Rd	Elk Grove Florin Rd	0.07 E	41,484	2015	0.05 mi
Elk Grove Florin Rd	Calvine Rd	0.08 S	31,624	2016	0.07 mi
Elk Grove Florin Rd	Calvine Rd	0.09 N	30,400	2016	0.16 mi
Calvine Rd	Elk Grove Florin Rd	0.12 W	16,916	2015	0.19 mi
Calvine Rd	Night Sail Dr	0.08 E	31,069	2016	0.19 mi
Vintage Park Dr	Galty Way	0.06 S	10,265	2016	0.28 mi
Elk Grove Florin Rd	Brown Rd	0.11 N	28,613	2012	0.41 mi
Brittany Park Dr	Elk Grove Florin Rd	0.02 E	2,970	2016	0.47 mi
Black Kite Dr	Apricot Woods Way	0.03 S	500	2016	0.48 mi
Brown Rd	Four Seasons Dr	0.03 W	426	2016	0.48 mi



8881 CALVINE RD



8881 Calvin Road

RETAIL 365

Delvin Way
Vintage Park Dr
Foyes Way

Liscarney Way

Frosses Ct

Liscarney Way

Clonmel Ct

Galty Way

Liscarney Way

Panda Express

Bank of America Financial Center

Kohl's NE Elk Grove

Boysenberry Way

AutoZone Auto Pa

El P...

Island Pacific Seafood Market

McDonald's

Elk Grove Florin Rd

Elk Grove Florin Rd

Elk Grove I

Little Caesars P

Starbucks

Sally Beauty

Carls Jr

Bel Air

Wingstop

24 Hour Fi

Sienna Sandl Dr

Ca
Lif

An aerial photograph of a suburban neighborhood. In the foreground, a large rectangular lot is highlighted with a yellow border. This lot contains a dense cluster of green trees. To the left of the lot is a multi-lane road with traffic. To the right is a modern multi-story residential building. In the background, there are more houses, a swimming pool, and a golf course.

DANIEL MUELLER

Executive Director

916 704 9341

915 Howe Ave Sacramento, Ca 95825

dmueller@muellercommercial.com

Cal DRE# 01829919

RETAIL 365

BUY

LEASE

Century 21
COMMERCIAL

M&M AND ASSOCIATES

M MUELLER
COMMERCIAL
TEAM

2019 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01183865