

7530 Elk Grove Blvd, Elk Grove, CA 95757



Former grocery store
space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 41,760 SF

Master lease expires: 2/28/2038

Former grocery store

Ceiling sensor and camera system
infrastructure

FF&E included

Building Details



A part of "The Ridge" shopping center



Excellent tenant mix including Costco, Stanton Optical, Nordstrom Rack, Marshalls, Olive Garden and many more



Easy ingress/egress with convenient access to both Interstate 5 and Highway 99

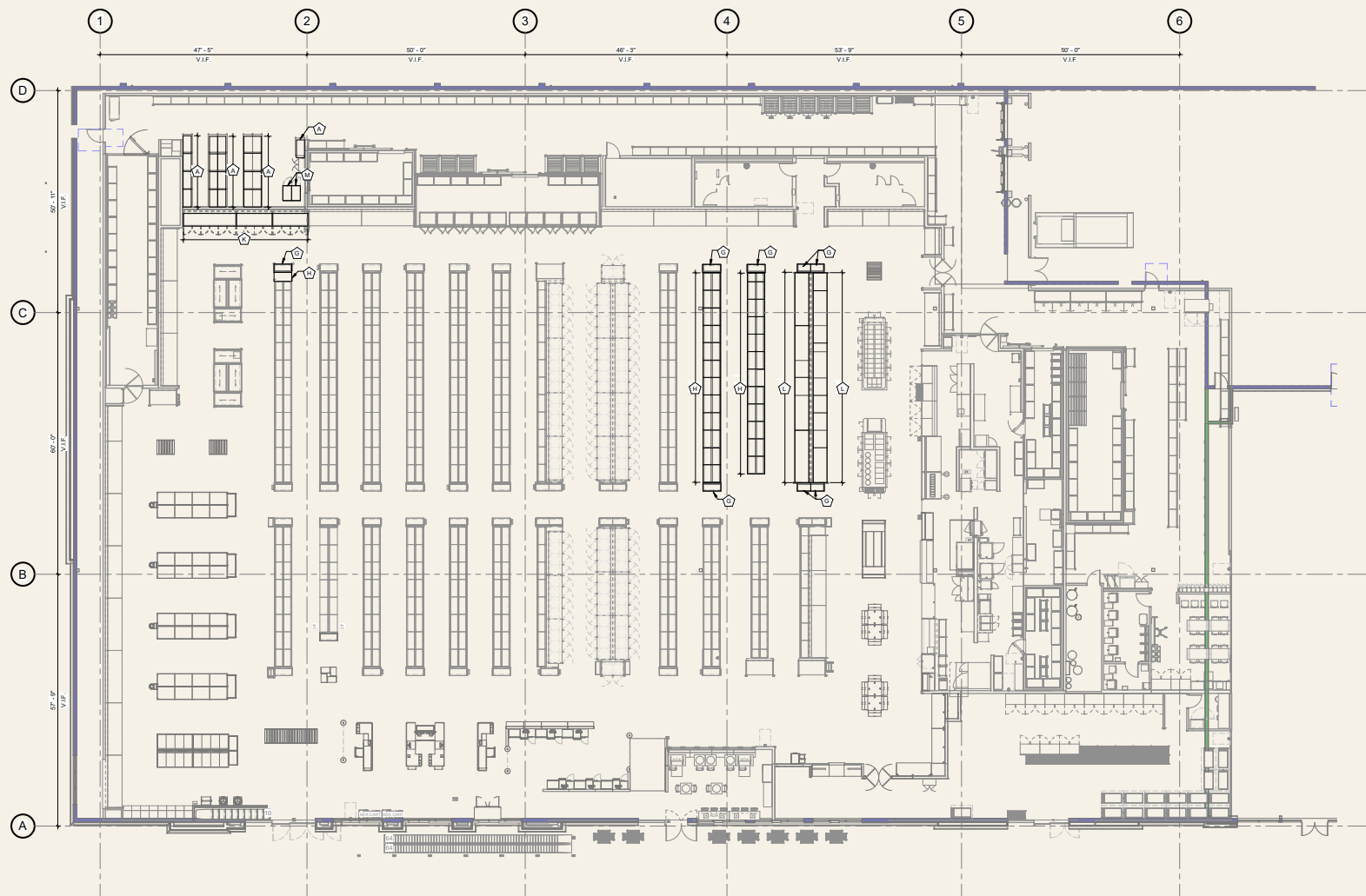


High population density with large residential growth, south of The Ridge shopping center

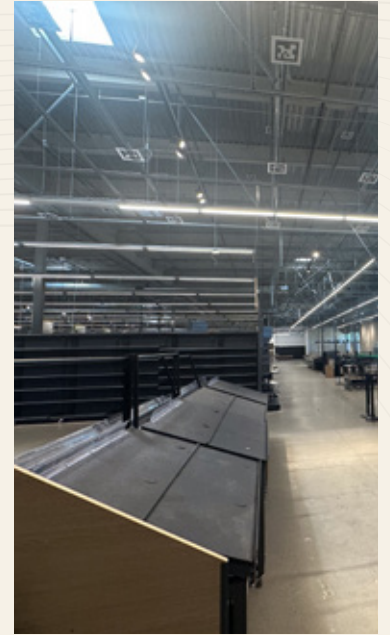
FLOOR PLAN & SPACE CONDITION

41,760 SF

- Former grocery store space

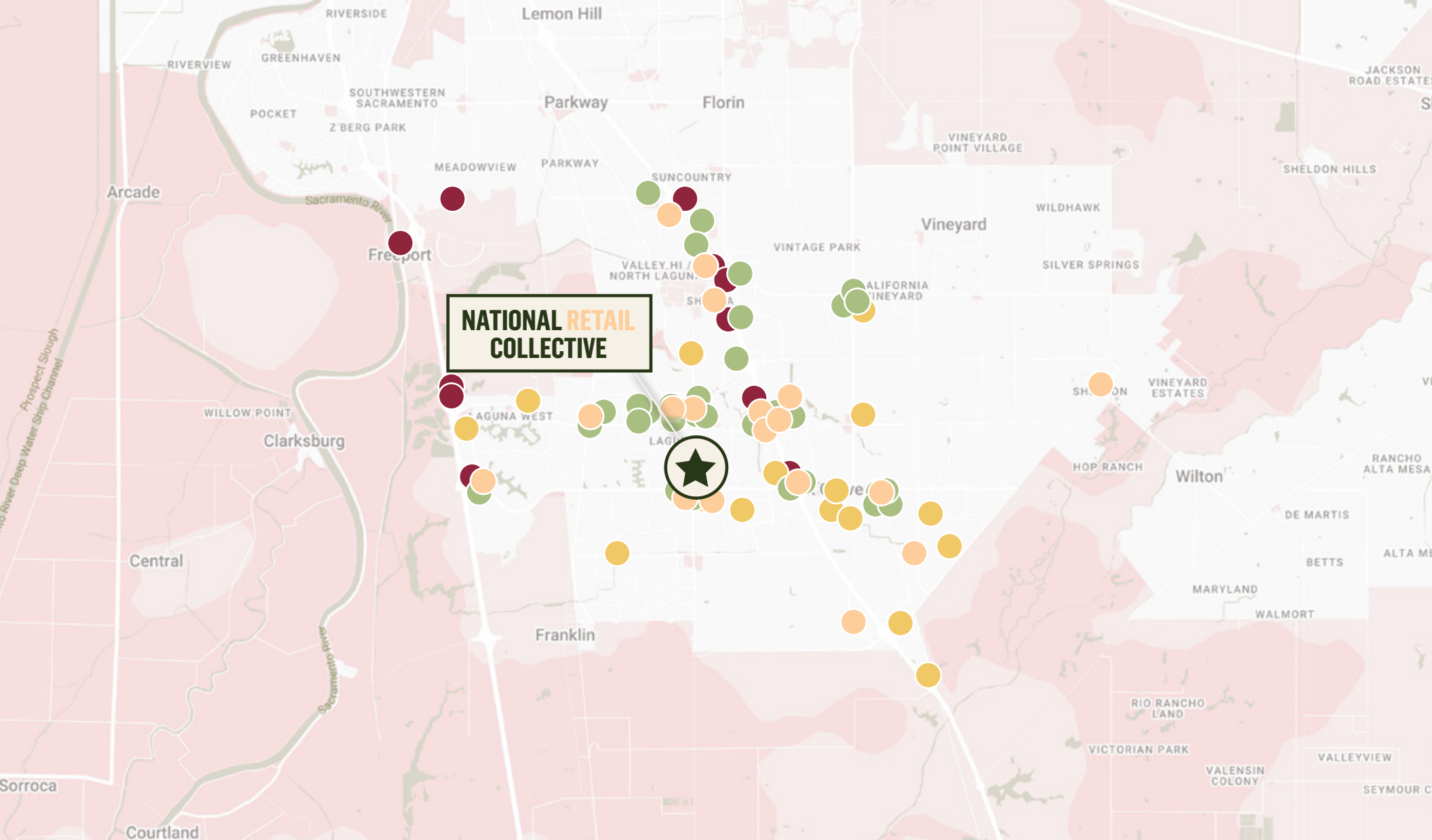


SPACE PHOTOS



BUILDING PHOTOS





AREA AMENITIES

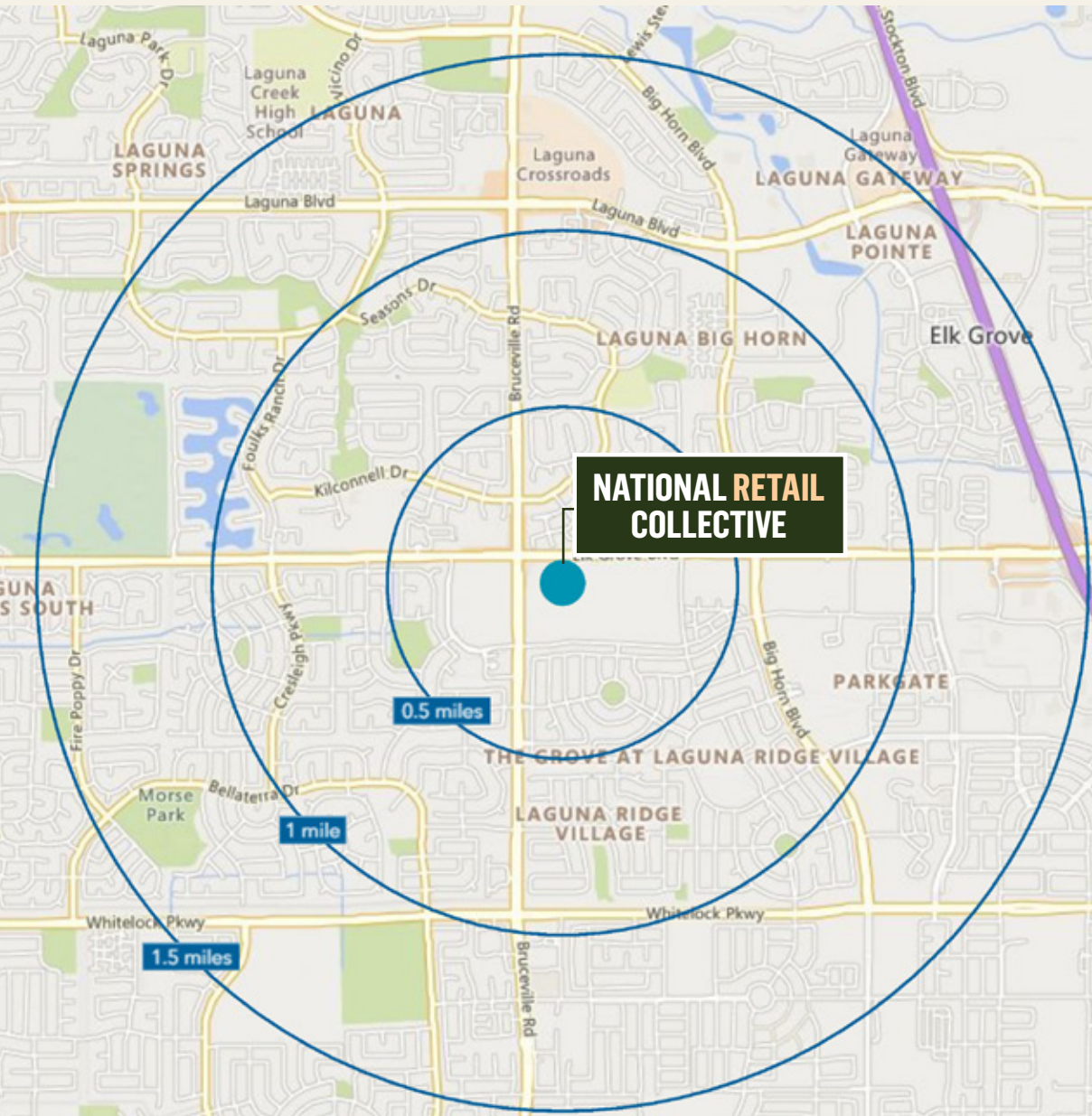
200+
Dining

100+
Retail

10+
Hotels

15+
Fitness

MARKET COVERAGE



Demographics

2026	0.5 Miles	1 Mile	1.5 Miles
Total Population	5,852	22,834	42,030
Projected Population (2031)	5,896	22,866	42,551
Total Daytime Population	5,497	18,043	40,981
Median HH Income	\$122,006	\$115,435	\$125,059
Median Age	38.1	39.6	39.5

Annual Avg. Consumer Spending

 Apparel & Services	0.5	\$3,079
	1	\$2,991
	1.5	\$3,135
← miles →		
 Food at Home	0.5	\$9,027
	1	\$8,844
	1.5	\$9,272
← miles →		
 Food Away from Home	0.5	\$5,585
	1	\$5,337
	1.5	\$5,582
← miles →		
 Personal Care	0.5	\$1,410
	1	\$1,382
	1.5	\$1,425
← miles →		

NATIONAL RETAIL COLLECTIVE



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