

FOR LEASE

THE RIDGE

SEC, ELK GROVE BLVD & BRUCEVILLE ROAD

382,000 SF NEWLY DEVELOPED

Costco-anchored power center with space available for lease



+ MORE

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PROJECT HIGHLIGHTS

- Affluent demographic with a strong daytime and evening population
- The shopping center features an excellent tenant mix with a newly opened Costco
- The Ridge has high visibility with strong traffic counts at the busy intersection of Elk Grove Blvd and Bruceville Rd with over 70,000 CPD
- Easy ingress/egress with convenient access to both Interstate 5 and Highway 99
- Signalized hard corner of Bruceville Road & Elk Grove Boulevard
- High population density with large residential growth immediately to the south of The Ridge
- Shared intersection with Trader Joe's, Kohl's, Nugget Market, and many more

DEMOGRAPHICS

	1.5 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION	43,220	142,505	266,218
AVG. HOUSEHOLD INCOME	\$148,494	\$139,743	\$133,295
DAYTIME POPULATION	8,744	22,442	40,538

TRAFFIC COUNTS

ELK GROVE BLVD.	43,600 CPD
BRUCEVILLE RD.	30,806 CPD

SITE PLAN OVERVIEW



SUITE	TENANT	SF
PAD 1	Chipotle	2,400
	Nekter	1,200
PAD 2	Nick the Greek	1,868
	Fleet Feet	2,540
PAD 3	Ahipoki Bowl	1,410
	Kajiken Ramen	1,620
	Next Health	2,500
PAD 4	Pending Lease	1,700
	Olive Garden	7,757
PAD 5	Buffalo Wild Wings	5,928
PAD 6	Bank of the West	2,300
	Noah's NY Bagels	1,200
PAD 7	Great Clips	1,000
	Luxe Nails	2,500
	N-Joy	2,320
PAD 8	Stanton Optical	4,447
	Elite Shutters & Shades	1,244
PAD 9	Crumbl Cookie	1,200
	PT Solutions	2,000
PAD 10	Starbucks	2,000
	European Wax	1,300
PAD 11	Jollibee	2,400
PAD 12	Aspen Dental	3,575
PAD 13	AT&T	1,700
	Color Me Mine	1,920
	West Coast Sourdough	1,380
	Pieology	2,400
PAD 14	In-N-Out	4,600
JM1	Available Soon	41,760
JM2	Sephora	4,500
M1	LA Fitness	35,000
M2	Nordstrom Rack	18,000
M3	Marshall's (Coming Soon)	20,000
M4	Pending	12,000

ELK GROVE CALIFORNIA

Elk Grove is located just south of the state capital of Sacramento, and approximately halfway between San Francisco and Lake Tahoe.

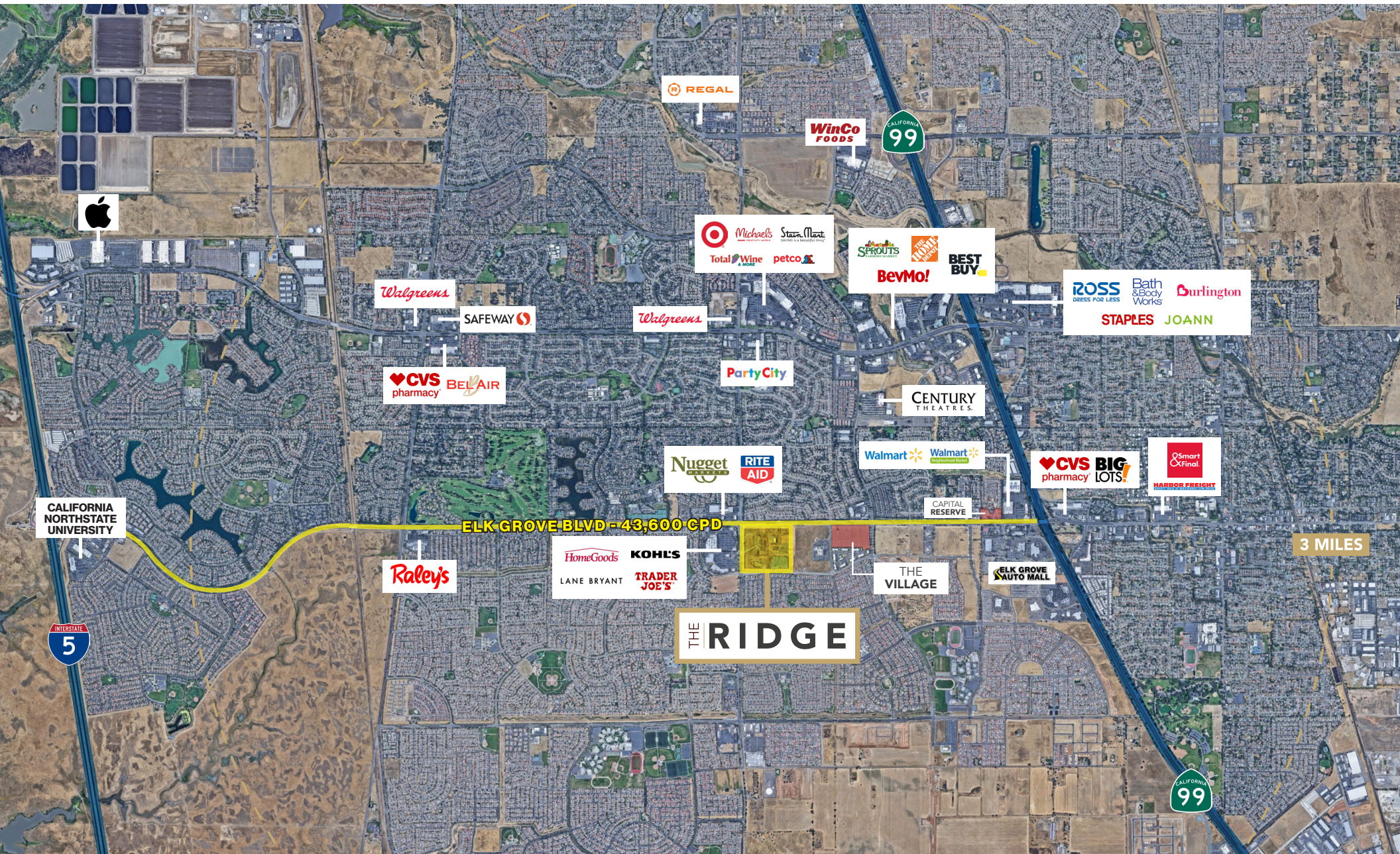
Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport, rail lines and two ports. The City of Elk Grove is known for an award winning school district, a variety of outstanding restaurants, a historical district, first-rate parks, and much more. Elk Grove has a prosperous business community that boasts a diversity of shops, services and promising careers.

Elk Grove is a family-oriented, diverse community with a population over 181,000—with one of the largest growth markets in the country due to its affordable housing and strong employment base.

There is a large amount of residential growth planned to the immediate south of Elk Grove Boulevard.



AREA OVERVIEW





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