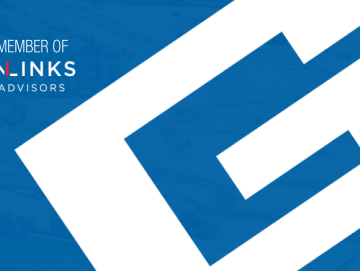


8180 SHELDON ROAD

SWQ Highway 99 & Sheldon Road - Elk Grove, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



ft
Developments, LLC

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8180 SHELDON ROAD

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWQ Sheldon Road and Highway 99
Elk Grove, CA

notable anchor tenants in close proximity: Winco, Dollar Tree, 24 Hour Fitness, Regal Theaters

availability: ±1,100 SF Retail Space



2022 total population

1-mile	20,852
3-mile	173,850
5-mile	349,244



2022 daytime population

1-mile	17,654
3-mile	151,298
5-mile	291,479



2022 total employees

1-mile	5,287
3-mile	48,381
5-mile	83,253



2022 total households

1-mile	5,997
3-mile	53,466
5-mile	106,483



2022 average HH income

1-mile	\$105,764
3-mile	\$108,088
5-mile	\$108,999

traffic counts

Sheldon Road (from Bruceville Rd to Hwy 99)	24,100
Highway 99 (north of Sheldon Road)	142,000
Highway 99 (south of Sheldon Road)	133,000



Notable Tenants in Close Proximity Include:



Signet
NAIL SPA

WinCo
FOODS



cft
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8180 SHELDON ROAD

PROPERTY OVERVIEW

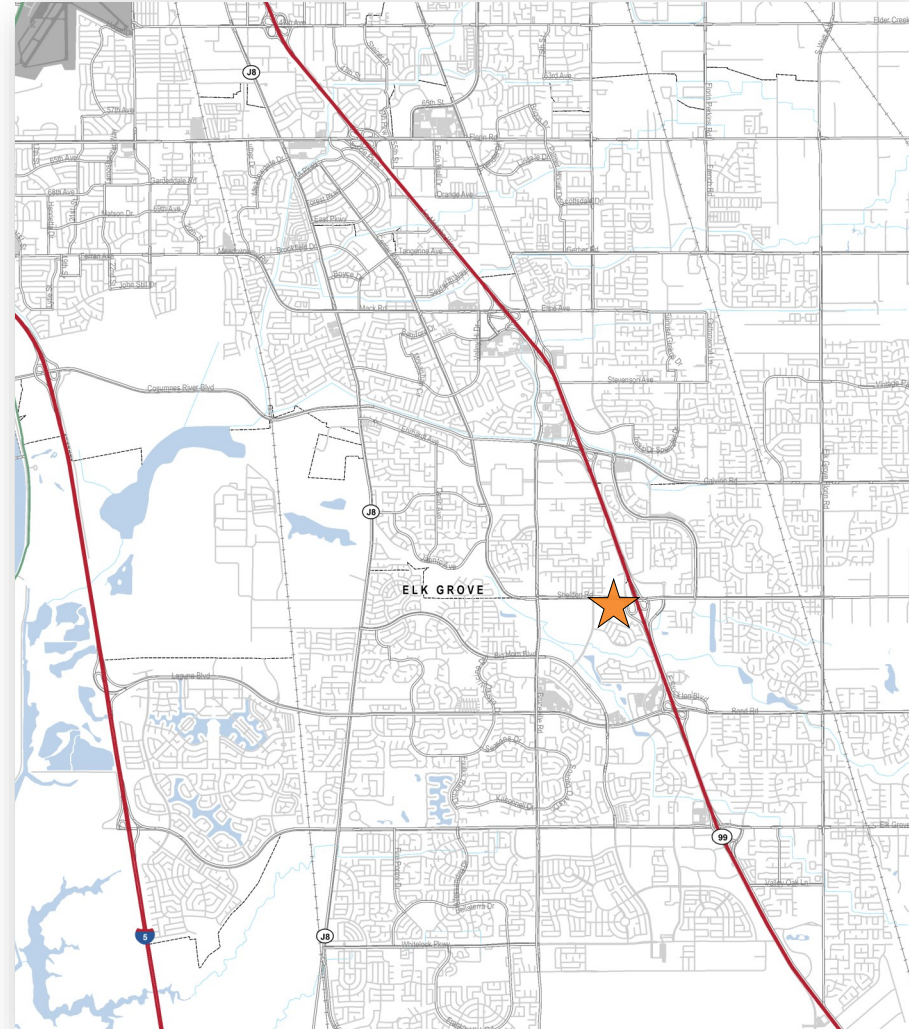
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8180 Sheldon Road is a highly visible ±4,847 square foot pad building located at the southwest quadrant of Highway 99 and Sheldon Road in Elk Grove, California.

This prominent multi-tenant retail building offers an excellent end cap opportunity and is ideally situated in front of Winco Foods and Dollar Tree. Monument panel availability and an elevated sign band also contribute to its visibility to more than 24,000 cars per day travelling Sheldon Road.

With a city population of approximately 169,743, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.



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8180 SHELDON ROAD

RETAIL TRADE AREA AERIAL

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