

# The Ridge



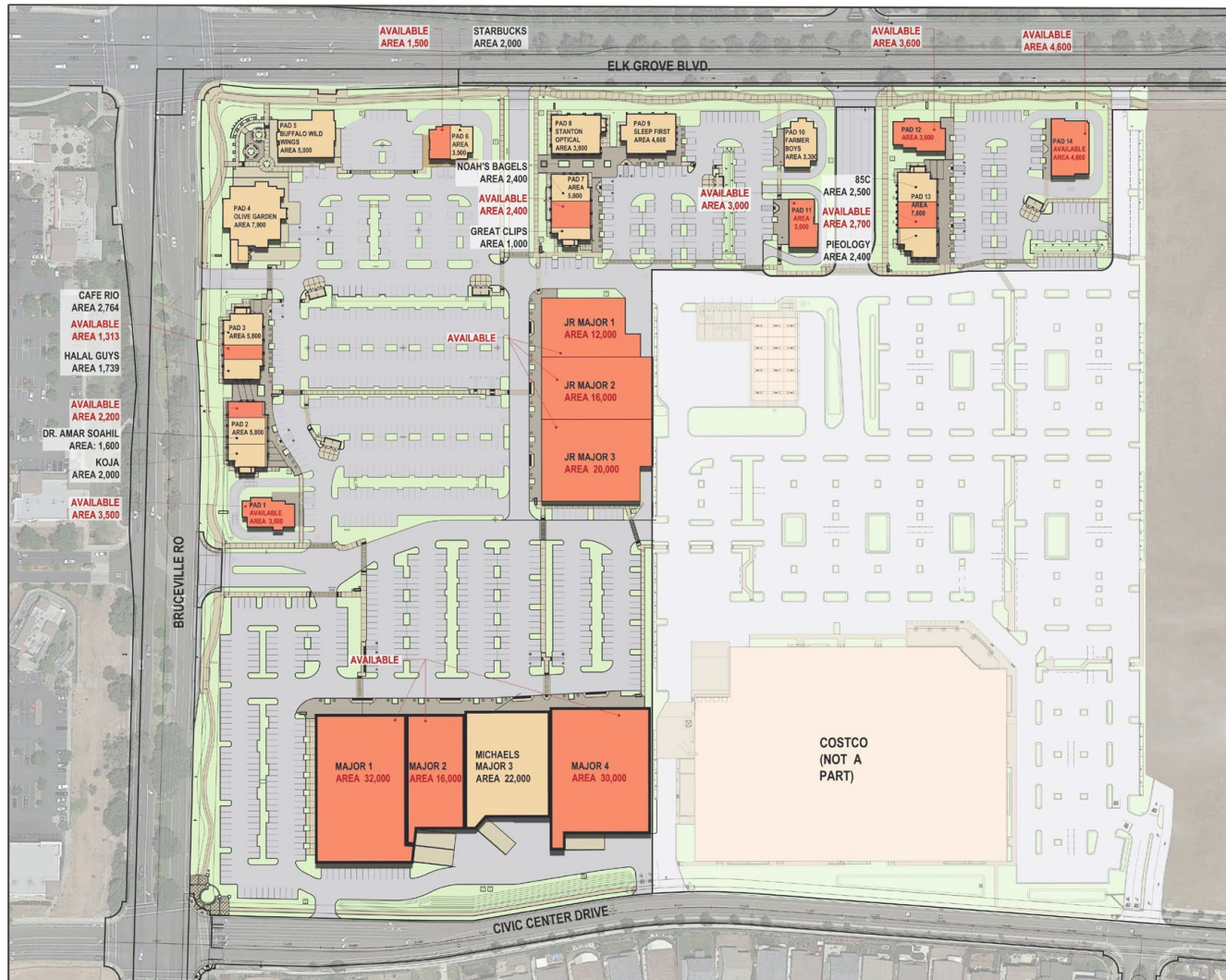
## Pappas Investments



# Site Plan

## Availability:

- ±382,000 Sq. Ft.
- Anchor Space, Pads and Shop Space Available





# ...an unforgettable shopping experience in Elk Grove, CA



The Ridge is a new development coming soon to the Elk Grove area at the southeast corner of Elk Grove Boulevard and Bruceville Road. This will be the first major new retail construction in Elk Grove since 2007. The center has easy ingress/egress, and convenient access to both Interstate 5 and Highway 99. The intersection of Bruceville Road and Elk Grove Boulevard is the gateway to the large amount of residential growth planned to the immediate south of the center.

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## Major Retailers in the Area:

**COST PLUS**  
**WORLD MARKET**

**AMERICA'S**  
**TIRE**

**Car's Jr.**

**RITE**  
**AID**

**KOHL'S**

**SALLY**  
**BEAUTY**

LANE BRYANT

**Justice**

**Nugget**  
**MARKETS**

**GNC**  
GENERAL NUTRITION CENTERS

**TRADER JOE'S**

**SLEEP TRAIN**  
MATTRESS CENTERS

**dressbarn**

**TILLY'S**

**GameStop**

**T-Mobile**... **CATHERINES**  
PLUS SIZES

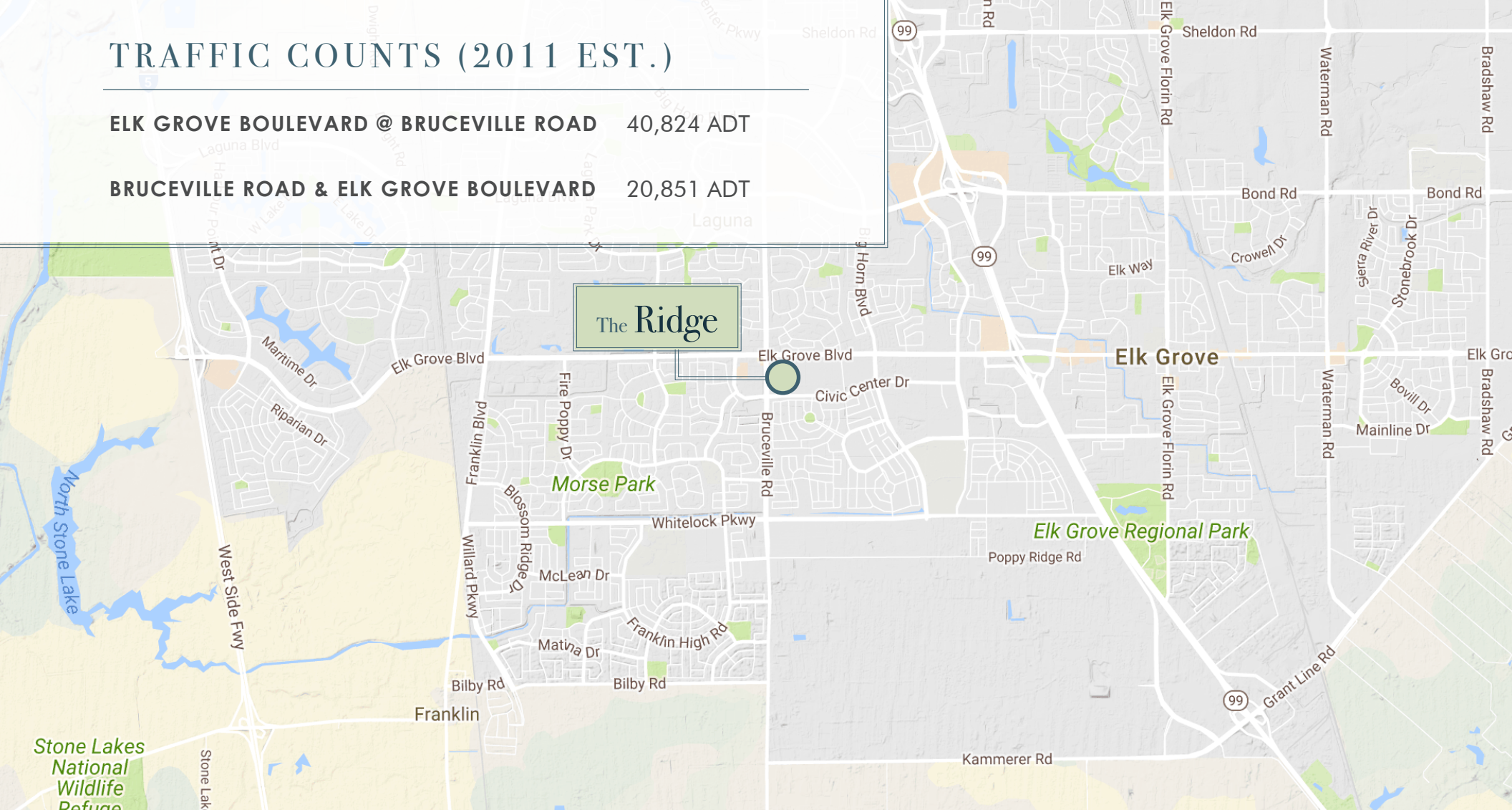




## TRAFFIC COUNTS (2011 EST.)

**ELK GROVE BOULEVARD @ BRUCEVILLE ROAD** 40,824 ADT

**BRUCEVILLE ROAD & ELK GROVE BOULEVARD** 20,851 ADT



## DEMOGRAPHICS (2017 Est.)

	1.5 mile	3 miles	5 miles
<b>POPULATION</b>	41,479	131,376	248,880
<b>AVERAGE HOUSEHOLD INCOME</b>	\$100,072	\$97,725	\$91,954
<b>DAYTIME POPULATION</b>	11,285	23,571	45,327





# Elk Grove, California



## COMMUNITY PROFILE

Home to an entrepreneurial spirit and superior quality of life, Elk Grove is a family-oriented community where opportunity is around every corner. The city offers everything from starter homes to ranch estates, and provides a safe, youthful environment where families put down roots. Its population of more than 150,000 residents is diverse in ethnicity, age and income levels. There are approximately 40,000 households in Elk Grove with a median income of more than \$82,000.

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, an historical district, first-rate parks, and much more. Elk Grove has a prosperous business community that boasts of diversity of shops, services and promising careers.

Named the first city to incorporate in California during the 21st century, the city has brought forth a new local government with newfound independence. Since the City incorporated in July 2000, Elk Grove has blossomed with new businesses, residents, employment opportunities and amenities such as a new locally controlled police department, animal care service unit, and a first-rate public transportation system.

Elk Grove is a city with small town roots and big dreams with a community that just gets better with age.

## ABOUT ELK GROVE

In 1850, Elk Grove was established as a hotel stop and a stop for the stage. It is located about 15 miles south of historic Sutter's Fort and thus became a crossroads for business, entertainment, mail service and agriculture, and acted as home base for gold miners in nearby communities. After it played its part in the early gold rush and statehood history in California, a close-knit community evolved with a distinctly rural and western lifestyle.

Despite its close proximity to California's capital city, Elk Grove remained quietly independent of Sacramento's growth and development as it expanded into adjoining countryside areas until the 1980s. Today, Elk Grove had its start in agriculture and it is still a big part of the area's economy today, with

vineyards, dairy and cattle and row crops; but, now, there is also high technology, professional service, and commercial and retail enterprises.

## GOVERNMENT

The City of Elk Grove incorporated on July 1, 2000. We are a general law city and operate on the Manager-City Council type of governance. Elk Grove is in the 3rd and 5th Congressional Districts, the 10th and 15th State Assembly Districts, and the 1st and 5th State Senate Districts.

Source: [www.shopelkgrove.com](http://www.shopelkgrove.com)

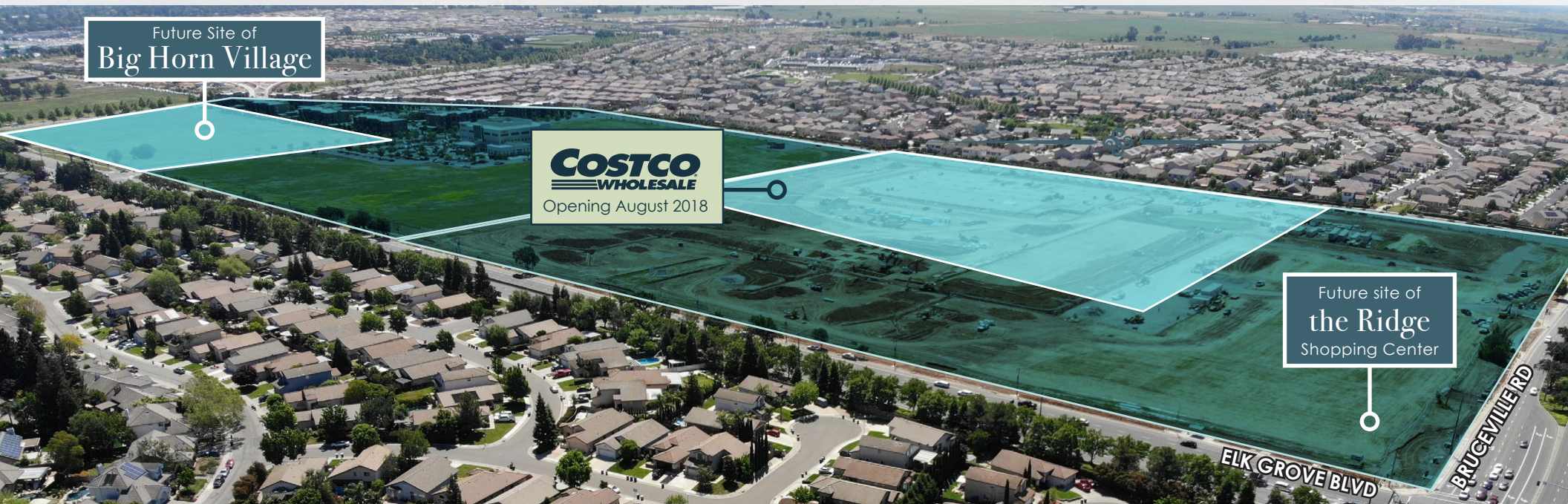


# Local Retail & Amenities





# FOR LEASE ±382,000 SQ. FT.



FOR MORE INFORMATION, PLEASE CONTACT:

**CRAIG BURRESS**  
Executive Vice President  
Lic. 00643450  
+1 916 781 4887  
craig.burress@cbre.com  
www.cbre.us/craig.burress

CBRE, Inc.  
1512 Eureka Road  
Suite 100  
Roseville, CA 95661  
+1 916 781 2400  
www.cbre.us/roseville

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