

2501-2619 WEST TARON COURT, ELK GROVE, CA

FOR SALE OR LEASE • PRIME RETAIL SPACE • FULL LEASE COMMISSION

STONELAKE LANDING SHOPPING CENTER

**NOW
REMODELED**



2505



2513



2513



2521



2521



2525



2615

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STONELAKE LANDING SHOPPING CENTER

INVESTMENT HIGHLIGHTS

Stonelake Landing is a ±74,890 SF high-density retail center conveniently located at the off-ramp of interstate 5 at Elk Grove Blvd. and West Taron Drive. The slope of the freeway off-ramp, monument signage, the signalized intersection, and over 700 feet of frontage to Elk Grove Blvd. allow for superior visibility.

Elk Grove Blvd. is the major thorough linking Highway 99 and Interstate 5, which further enhances the trade area of this site. Additionally, the East Franklin Specific Plan as over 12,000 new homes proposed or under construction.

The center offers an excellent opportunity for a variety of uses to service the affluent communities of Laguna West, Lakeside and Stone Lake.

- › End-cap in-line or freestanding pads available
- › Space starting at ±900 SF, up to ±7,337 SF
- › Two future pads also available: 3,200 SF and 3,600 SF
- › Restaurant Pad 2623 has an outdoor patio seating available
- › Excellent visibility
- › High traffic counts
- › Located on a major commute thoroughfare linking Highway 99 and Interstate 5
- › Easy access to/from Interstate 5
- › Freeway visibility monument signage
- › Affluent area - over \$123,000 average household income
- › Signalized intersection
- › Over 700' of frontage on Elk Grove Blvd.
- › 405 parking spaces, 5.05/1000 parking ratio

2017 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	14,548	65,269	154,343
Average Household Income	\$123,944	\$102,423	\$85,060
2020 Total Population	14,537	68,374	162,214



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ETHAN CONRAD
PROPERTIES INC.



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LEASE AVAILABILITY SUMMARY

SUITE	TENANT	SF	LEASE RATES
2505 West Taron Court			
100	Available	1,610	\$1.65, NNN
110	Available	1,183	\$1.70, NNN
120	Available	1,208	\$1.70, NNN
130	Available	1,090	\$1.70, NNN
140	PK Pizza	920	
150	Available	1,580	\$1.65, NNN
160	JMax Bridal	1,238	
170	Available	1,190	\$1.70, NNN
175	Available	1,741	\$1.65, NNN
180	Available	1,842	\$1.70, NNN
175/180	Available	3,583	\$1.65, NNN

2509 West Taron Court			
2509	Available Future Pad	±3,600	\$3,060 per mo.

2513 West Taron Court			
100	ClubZ Tutuoring	1,008	
110	Stonelake Nail Salon	1,199	
120	AJ's Subs	1,503	
130	Body Hair by Marie	1,101	
140	Razor Sharp Kutz	1,198	
150	Market*	1,006	\$1.75, NNN
160	Available	1,525	\$1.75, NNN
180	Flaming Grill Cafe	3,459	

NNN costs are approximately \$0.42 PSF.

*Available with 30 days notice.

SUITE	TENANT	SF	LEASE RATES
2521 West Taron Court			
100	Results Transformation	3,600	
130	KaiaFit	1,201	
150	Stonelake Veterinary	2,400	

2525 West Taron Court			
100	Available (Divisible)	±4,152	\$1.69-\$1.89, NNN
140	Farmers Insurance	999	

2615 West Taron Court			
2615	Available (Divisible)	±7,354	\$1.25-\$1.45, NNN

2623 West Taron Court (Drive-Thru Approved)			
2623	Available Future Pad	±3,200	\$4,448 per mo.

SALE PRICING

BUILDING	SF	SALE PRICE (PSF)	SALES PRICE TOTAL
2505	13,598	\$198.00	\$2,692,000
2509 (Pad)	34,923	\$14.50	\$506,400
2525	5,151	\$236.00	\$1,216,000
2615	7,354	\$172.00	\$1,265,000
2623 (Pad)	33,165	\$19.50	\$647,000

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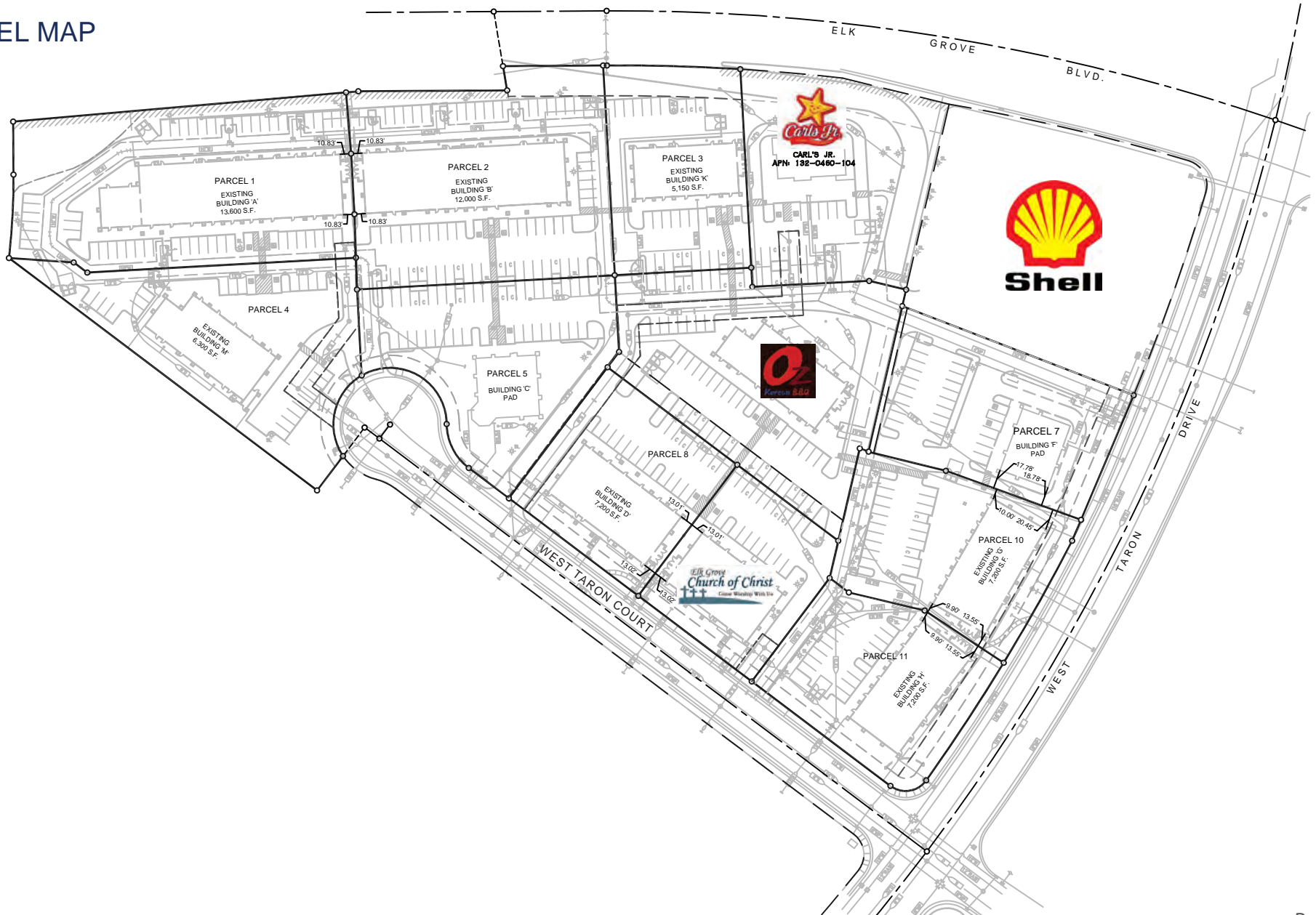
STONELAKE LANDING SHOPPING CENTER

SITE PLAN



STONELAKE LANDING SHOPPING CENTER

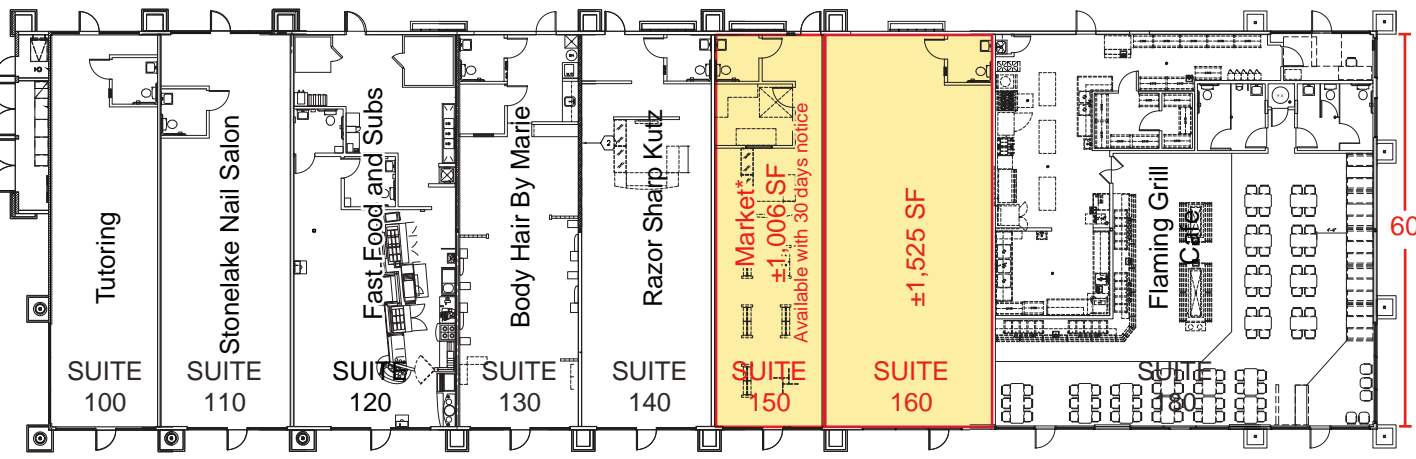
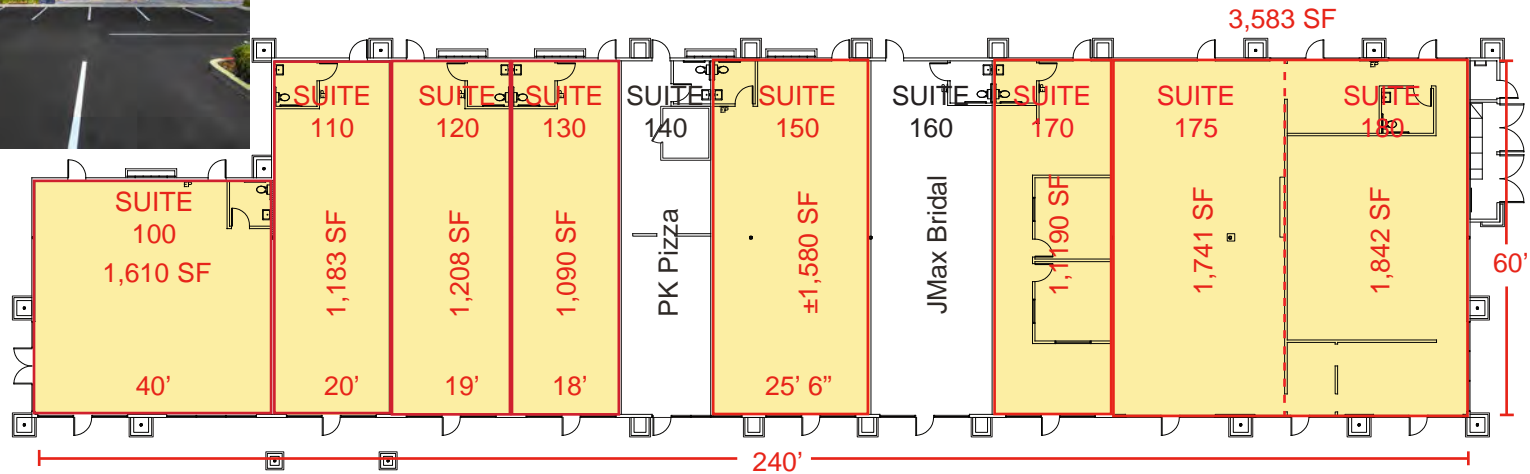
PARCEL MAP



STONELAKE LANDING SHOPPING CENTER



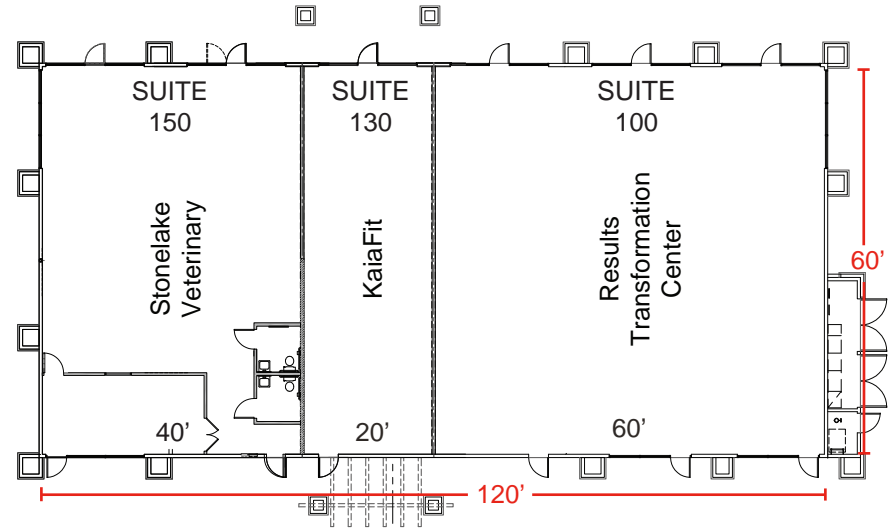
FLOOR PLAN - 2505 WEST TARON



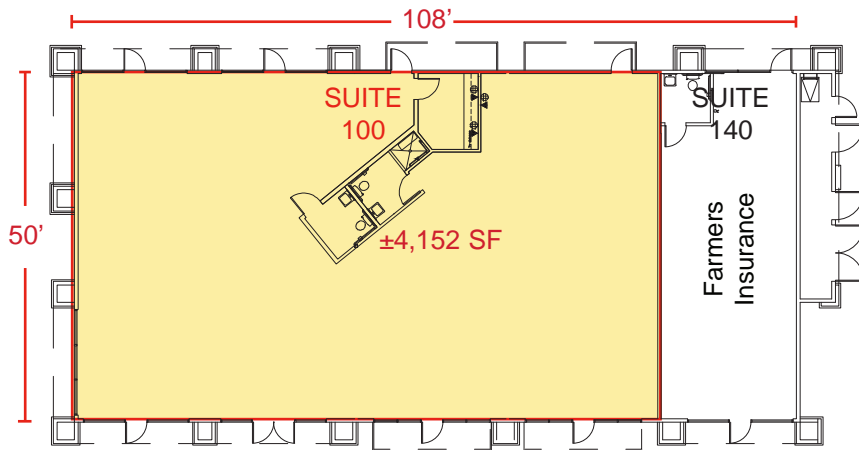
FLOOR PLAN - 2513 WEST TARON

- AVAILABLE - COLD SHELL
- AVAILABLE - BUILT OUT SPACE

STONELAKE LANDING SHOPPING CENTER



FLOOR PLAN - 2521 WEST TARON



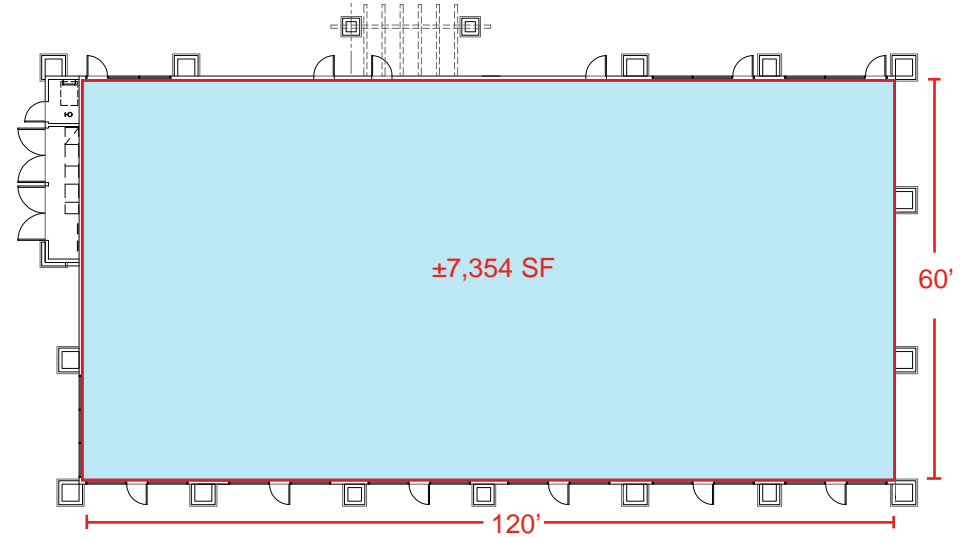
FLOOR PLAN - 2525 WEST TARON



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

- AVAILABLE - COLD SHELL
- AVAILABLE - BUILT OUT SPACE

STONELAKE LANDING SHOPPING CENTER



FLOOR PLAN - 2615 WEST TARON

AVAILABLE - COLD SHELL

AVAILABLE - BUILT OUT SPACE