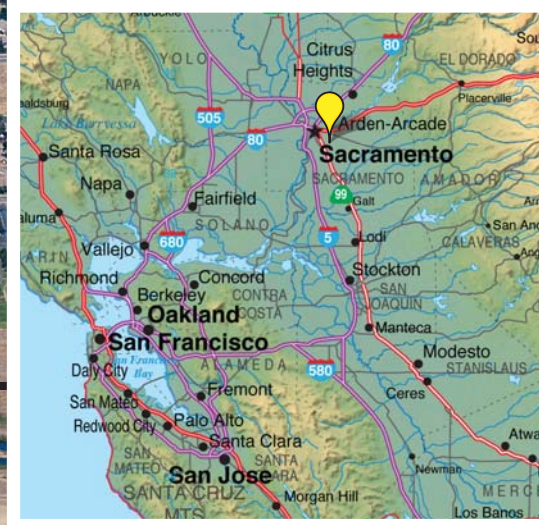


10.37 ACRES

LAND FOR SALE

NWC Calvine Rd. & Bradshaw Rd. | Sacramento, CA

Sheldon High School
(Elk Grove Unified
School District)



Suggested Price **\$2,850,000**
Acres ± 10.37
Zoning SC (Shopping Center)

HIGHLIGHTS

Excellent potential grocery anchored retail site

Located in the affluent Elk Grove submarket

Elk Grove is considered one of the strongest retail submarkets in the greater Sacramento area

Average household income in excess of \$85,000 within a 1 and 3 mile radius

With 23% coverage, this parcel can accommodate up to 103,000 square feet of shopping center

11,670 planned dwelling units to be located in the immediate area

Proposed Multi-Family Site

Bradshaw Christian
School

SITE

Bradshaw Road



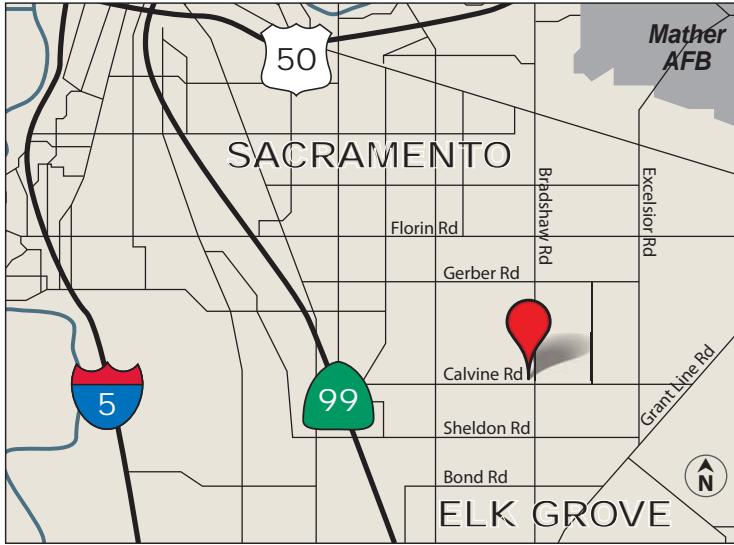
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REAL ESTATE SERVICES

Gallelli
INVESTMENT TEAM

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Property Summary

Location	NWC Calvin Rd. & Bradshaw Rd.
City	Sacramento, CA
County	Sacramento
APN	121-0110-015
Sale Price	\$2,850,000
Acres	±10.37
Price Per Acre	\$274,831
Price Per SF	\$6.31

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REAL ESTATE SERVICES

Gallelli
INVESTMENT TEAM

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OPPORTUNITY

- The NWC of Calvin Road and Bradshaw Road will provide a developer the opportunity to purchase 10.37 acres located within the growth path of just over 11,670 planned dwelling units.

INVESTMENT HIGHLIGHTS

- Ideal location at NWC of Calvin Road and Bradshaw Road
- Close proximity to downtown Sacramento
- Easy access to Highway 99
- Within a half-mile of two future housing developments totaling 11,670 dwelling units at build out
- Excellent site for a grocery anchored retail center

PROPERTY HIGHLIGHTS

- Grade level site
- Curb, gutter and sidewalk in place
- Two existing curb cuts along Bradshaw Road and three along Calvin Road
- Signalized intersection

LOCATION HIGHLIGHTS

The NWC of Calvin & Bradshaw is within close proximity to Highway 99 and is located approximately 15 miles south of downtown Sacramento. Elk Grove, located in southern Sacramento County, has been among the fastest growing communities in the state over the last decade. Both streets are highly trafficked four-lane thoroughfares. Calvin Road stretches from Highway 99 to Grant Line Road on the opposite side of Elk Grove with Bradshaw Road starting at the interchange of Highway 50 in Sacramento and extends to Grant Line Road in Elk Grove. Directly to the north of this site is the Bradshaw Christian School.

- Experts believe this area will be the epicenter of the next housing explosion
- Located 15 miles south of downtown Sacramento
- Calvin Road and Bradshaw Road are both heavily trafficked four-lane thoroughfares

2010 Demographics	1-Mile	3-Miles	5-Miles
Population	5,368	57,532	144,147
Average Household Income	\$85,909	\$85,676	\$75,015
Total Households	1,759	17,622	44,720

Source: STDB.com