

AVAILABLE FOR LEASE

The Shops at College Square

SEC CONSUMNES RIVER BOULEVARD & BRUCEVILLE ROAD SACRAMENTO, CA

RETAIL



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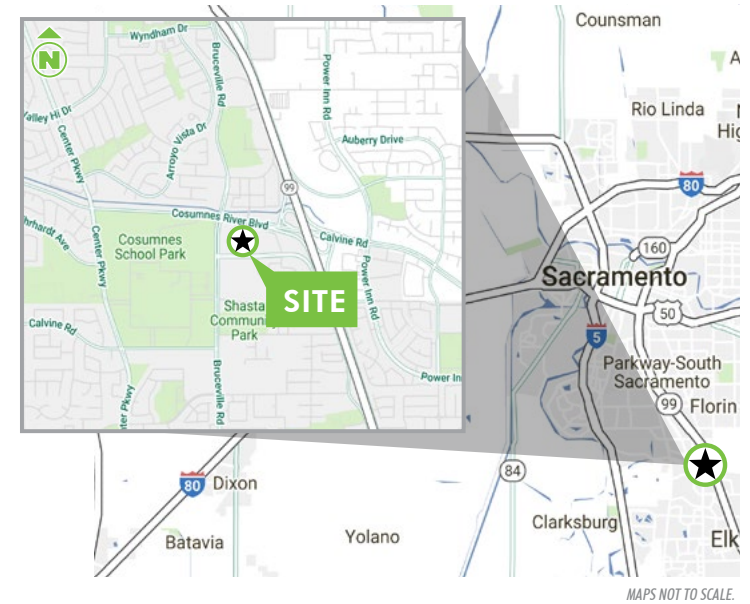
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PROPERTY HIGHLIGHTS

- + The Shops at College Square is a ±177,000 SF regional shopping center anchored by Foods Co. (Kroger) and Goodwill.
- + College Square is located at the southeast corner of Cosumnes River Boulevard and Bruceville Road and has immediate access and visibility from Highway 99, which is the major freeway connecting Sacramento with Elk Grove.
- + The center is strategically located to the south of the Methodist Hospital (1,160 employees) and Kaiser Permanente Medical Center (2,800 employees), also across from the 180-acre Cosumnes River Junior College with a population of ±20,000 students. The ±60,000 SF Foods Co. anchor, on site gas station is an additional traffic generator for the center.
- + Two signalized intersections with full turning movements serve this site
- + This center is well positioned to serve South Sacramento and the high growth communities in Elk Grove including, Laguna Boulevard, Laguna West, Calvine-Vineyard and the new South Elk Grove specific plan area.



MAPS NOT TO SCALE.

2024 ESTIMATED DEMOGRAPHICS

| Radius | 1-mile | 3-mile | 5-mile |
|-----------------------|----------|-----------|-----------|
| Population | 21,304 | 183,784 | 389,183 |
| Avg. Household Income | \$90,225 | \$105,003 | \$111,803 |
| Daytime Population | 18,635 | 149,320 | 328,222 |



TENANTS IN THE CENTER



FARMERS



TRAFFIC COUNTS

| | |
|---|-------------|
| Bruceville Road at W Stockton Blvd (2020) | 38,783 ADT |
| Cosumnes River Blvd at Bruceville Road (2020) | 48,128 ADT |
| Highway 99 at Calvine Road (2020) | 163,498 ADT |

Source: CoStar

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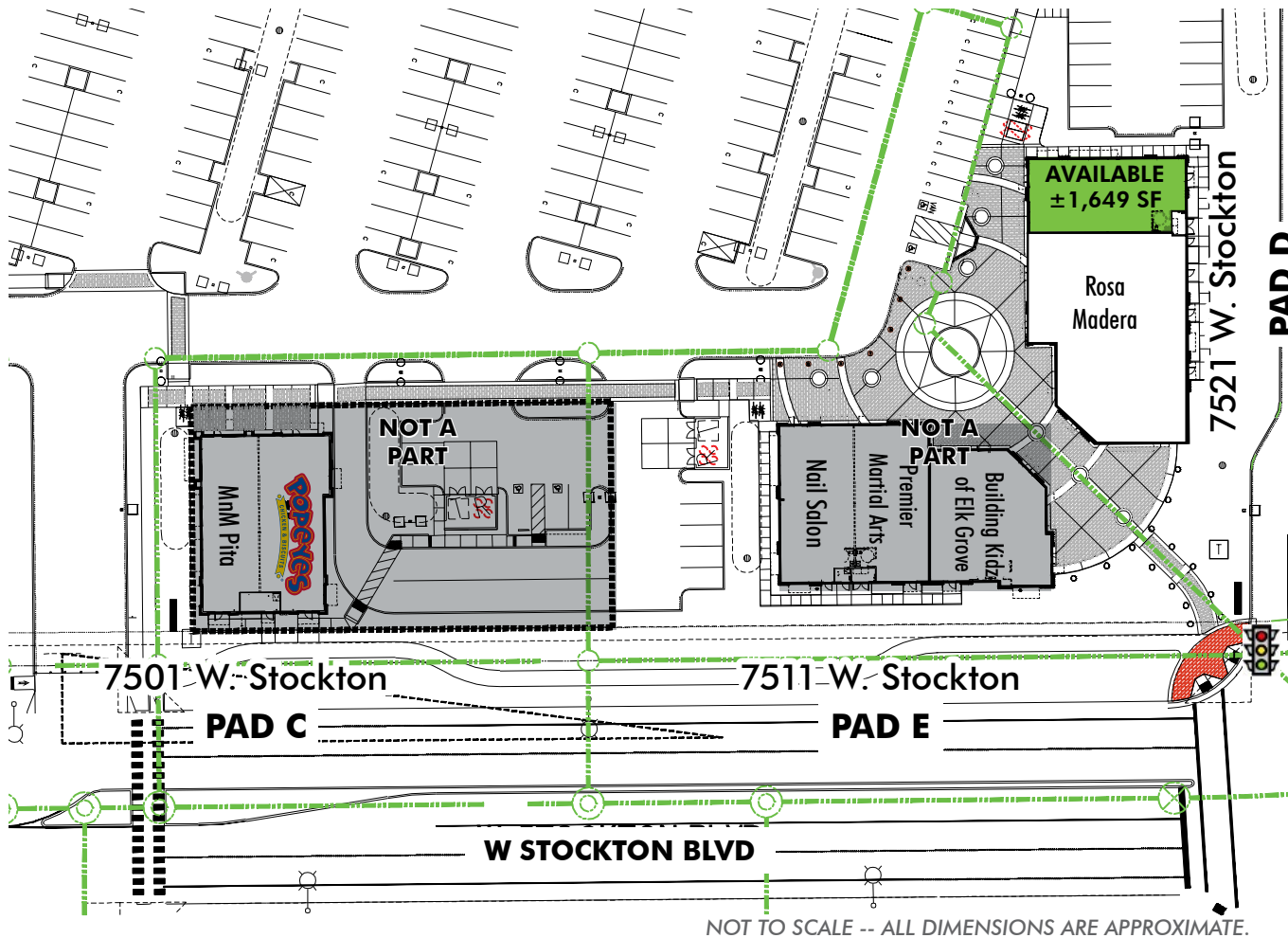


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Not A Part

Building 7521

| Tenant | Suite | Size (± SF) |
|--------------------------------|------------|--------------|
| Rosa Madera | 110 | 2,600 |
| DENTIST SPACE AVAILABLE | 130 | 1,649 |

NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

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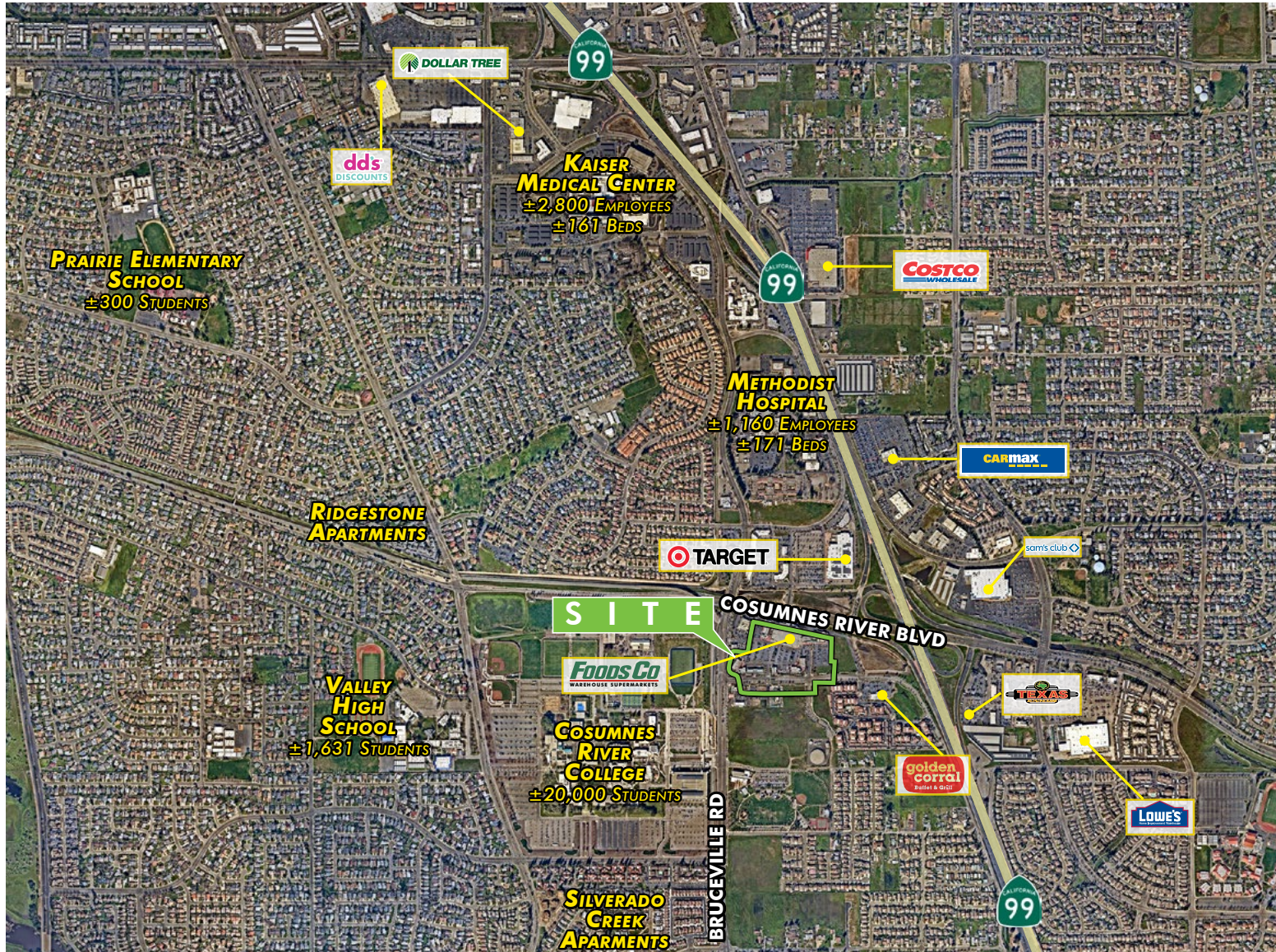
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