



Waterman Grove Plaza

9304–9332 Elk Grove Blvd. @ Waterman Rd., Elk Grove, CA

- Five-Building ±44,090 Sq. Ft. Retail Center
- For Lease



DEMOGRAPHICS (EST. 2011):

- ◆ Average Household Income:
 - 1 Mile = \$82,218
 - 3 Miles = \$80,868
 - 5 Miles = \$82,447
- ◆ Traffic Counts
 - Elk Grove Blvd: ±14,589 ADT
 - Waterman Road: ±8,009 ADT
- ◆ Population:
 - 1 Mile = 18,536
 - 3 Miles = 56,112
 - 5 Miles = 179,108

HIGHLIGHTS:

- ◆ Co-Tenancy with national retailers Panda Express, T-Mobile, Subway & Jamba Juice, among others
- ◆ High-identity traffic intersection
- ◆ Positioned on a prime signalized corner
- ◆ Close proximity to Highway 99

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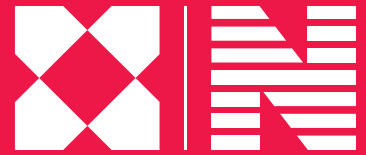
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Suite	SF	Tenant
9304 Suite 130	2,164	Panda Express
9304 Suite 140	1,435	Supercuts
9304 Suite 150	1,901	Available
9304 Suite 160	1,500	Jamba Juice
9308 Suite 100	1,634	1st Choice Pizza & Curry
9308 Suite 110	1,450	GameStop
9308 Suite 120	2,916	T-Mobile
9320 Suite 150	2,800	Available
9320 Suite 155	1,800	Available
9320 Suite 160	3,000	Kovar's Inc.
9320 Suite 165	1,600	Green Nature Cleaners
9320 Suite 170	1,400	VP Dental Care

Suite	SF	Tenant
9320 Suite 172	1,026	Available
9320 Suite 175	1,024	Wax Bare
9320 Suite 180	1,400	Envy Day Spa
9320 Suite 185	3,150	Available
9328 Suite 100	1,790	Available
9328 Suite 105	1,200	The UPS Store
9328 Suite 110	1,200	Subway
9328 Suite 120	1,200	Chateau De Nails
9328 Suite 140	3,000	Pets To Go
9332 Suite 100	2,408	Available
9332 Suite 110	1,892	Available
9332 Suite 120	1,200	Healthy Sole Reflexology

ELK GROVE BLVD.



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