



Bel Air Village S.C.

Elk Grove, CA

Sacramento-Roseville-Folsom (CA)



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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
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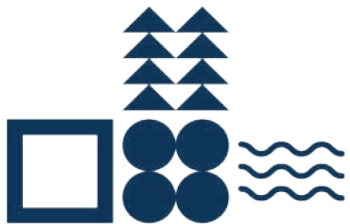
AERIAL

GROSS LEASABLE AREA (GLA)

137,035 SF

PARKING SPACES

648



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DENSITY AERIAL

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■ Available ● Curbside Pick-up



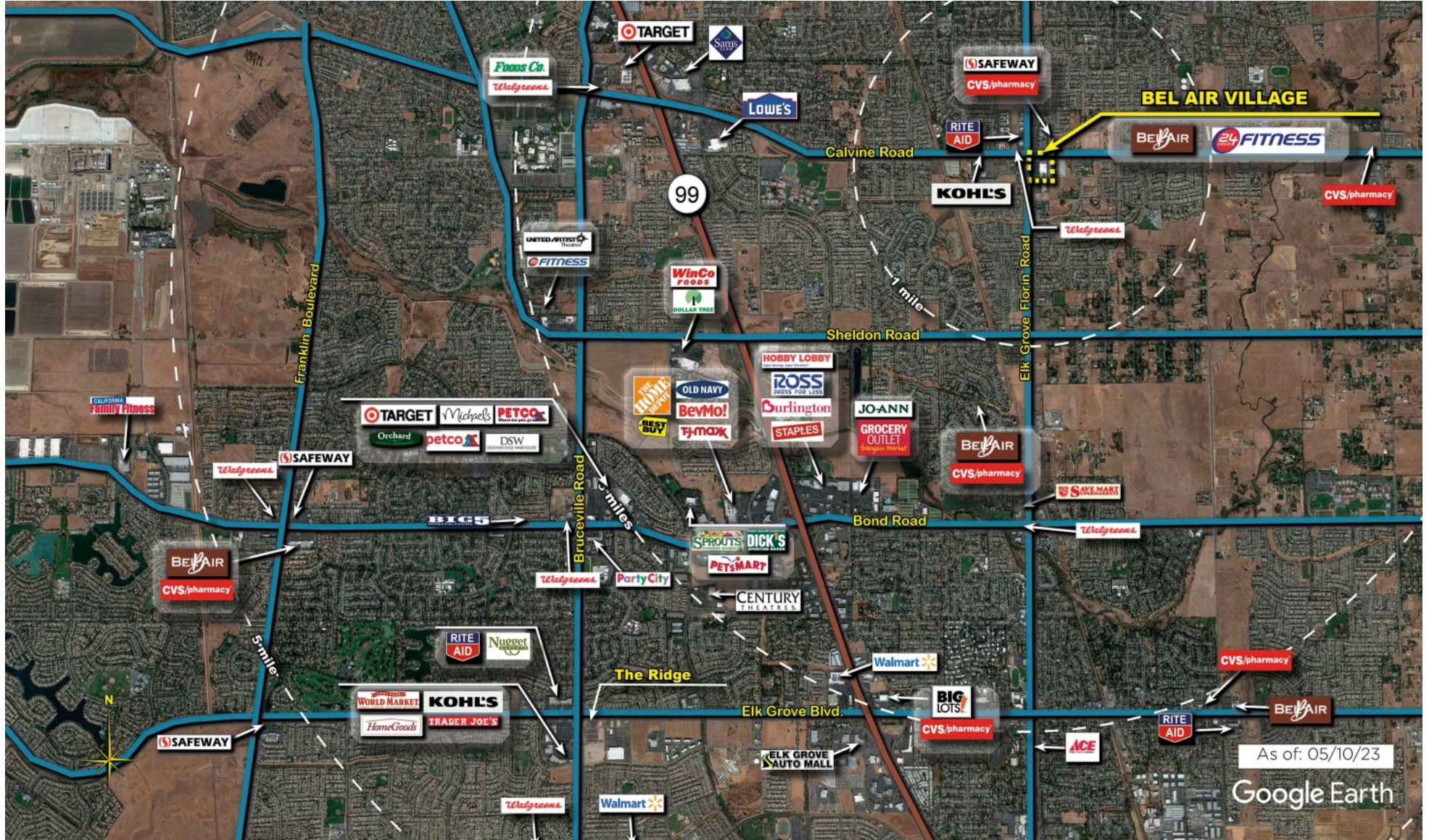
	TENANT	SQ FT
1	Carl's Jr.	3,050
2	Golden 1 Credit Union	5,410
3	Z Town - Asian Gastro Bar [...]	2,573
4	Golden Donuts	1,200
5	Great Clips	900
6	Lashme Brows	1,200
7	Venus Nails	1,167
8	Togo's/Baskin Robbins	1,800
9	Crystal View Optometry	2,469
10	Bel Air Market	56,435
11	Tea Culture	1,260
12	A Wireless	1,260
13	R & J Jewelers	1,260
14	Hair Obsession	900
15	Mountain Mike's Pizza	2,280
16	Petco	4,500
17	Wingstop Restaurant	1,500
18	JPMorgan Chase Bank	5,000
19	Pho Basil	2,468
20	Nail Chateau	1,267
21	Mathnasium	1,844
22	Dr. Macasaet, DDS	1,532
23	24 Hour Fitness	22,000
24	Mail & Ship Central	1,040
25	Massage Envy	2,000
26	California Sun Centers	2,647
27	Neat Cuts	996
28	Available (Former Restaurant)	1,237
29	International Christian Center	5,840

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside pick-up or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside pick-up or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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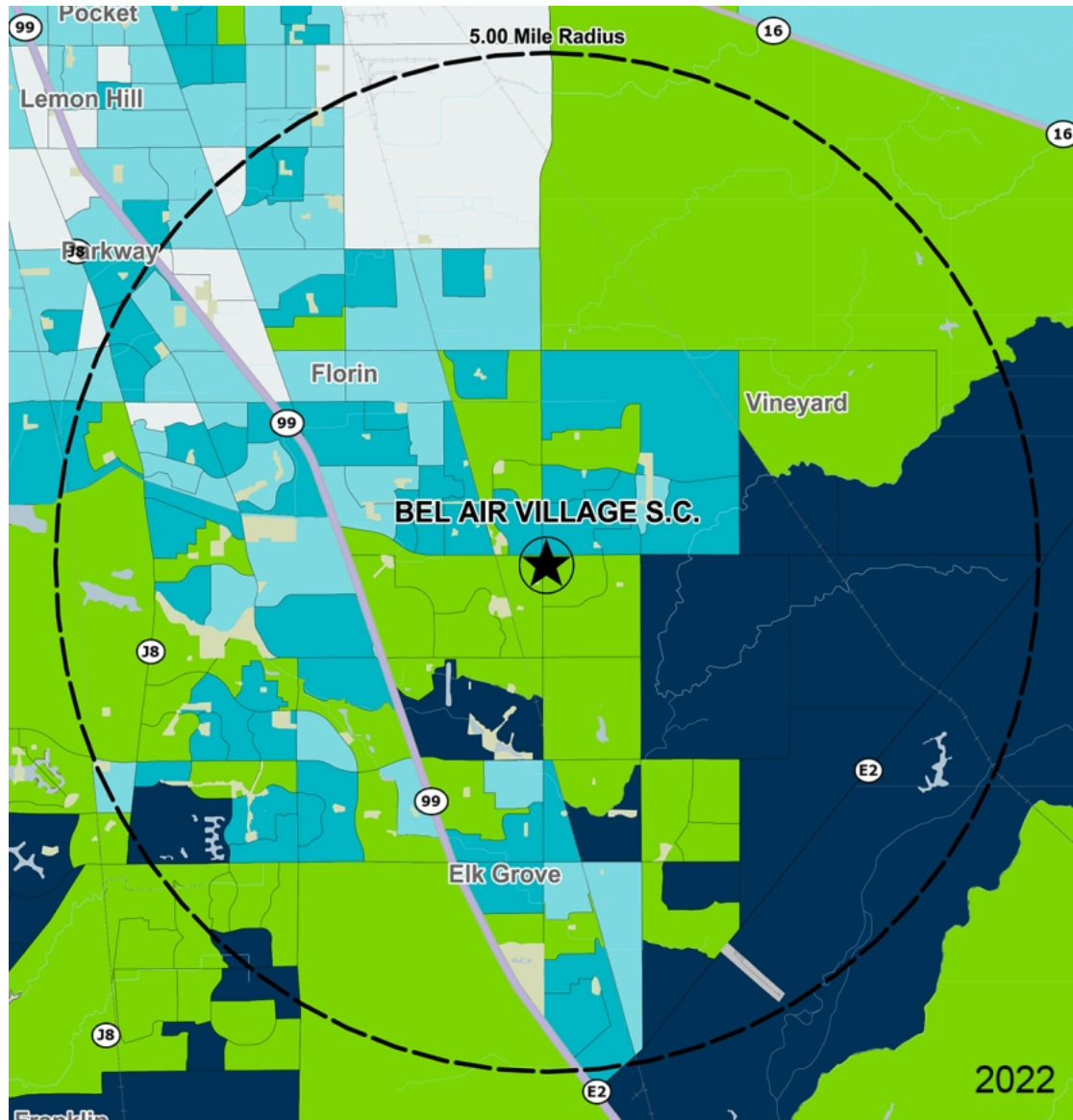




COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	23,716	124,305	285,296
Daytime Pop	16,648	111,251	255,757
Households	6,913	37,344	87,406
Average HH Income	\$104,387	\$102,182	\$100,835
Median HH Income	\$88,431	\$84,995	\$81,464
Per Capita Income	\$30,539	\$30,868	\$31,227

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Elk Grove Florin Rd. &Calvine Rd., Elk Grove, CA



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