Triangle Point

Elk Grove, CA 95624

MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

UNIQUE RETAIL OPPORTUNITY

Leasing Team Contacts

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Property Highlights

Elk Grove is the second largest city in Sacramento County, located 15 miles south of the California State Capitol. Triangle Point is located in south Elk Grove, and is the last parcel to be developed in the 1,430-acre East Elk Grove Specific Plan.

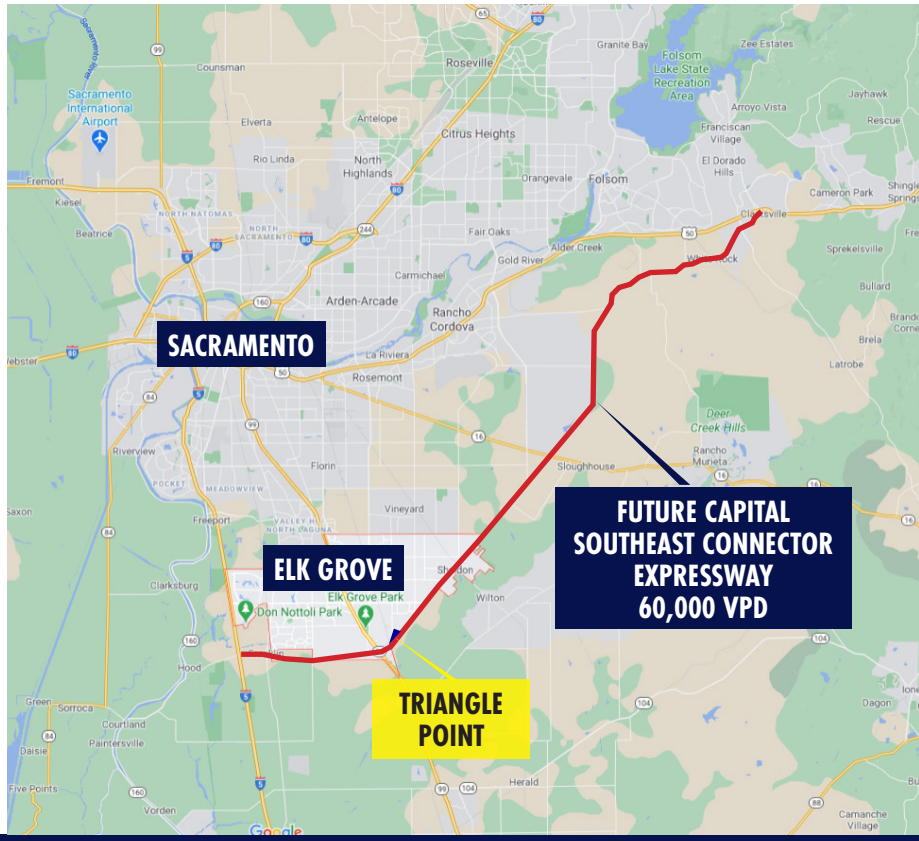
Located one mile east of Highway 99 at the Grant Line Road interchange, Triangle Point benefits from a signalized intersection that will provide access to the future Capital SouthEast Connector Expressway linking Interstate 5 and Highway 99 through south Elk Grove with a projected 60,000 VPD.

Triangle Point comprises a future 157-lot residential subdivision, zoned industrial for self-storage and vehicle parking, and commercial for retail use.

Triangle Point is surrounded by the Fieldstone and Sterling Meadows residential communities, shopping centers, schools, and the future one million square foot Kubota assembly plant.

- Elk Grove is one of the best places to live in California
- Great single-family residential demand in the area
- Easy access to two major freeways, airport, and rail
- Future adjacent Kubota assembly plant will attract 500+ employees

Award-winning school district, first rate parks, outstanding restaurants, historical district and more.



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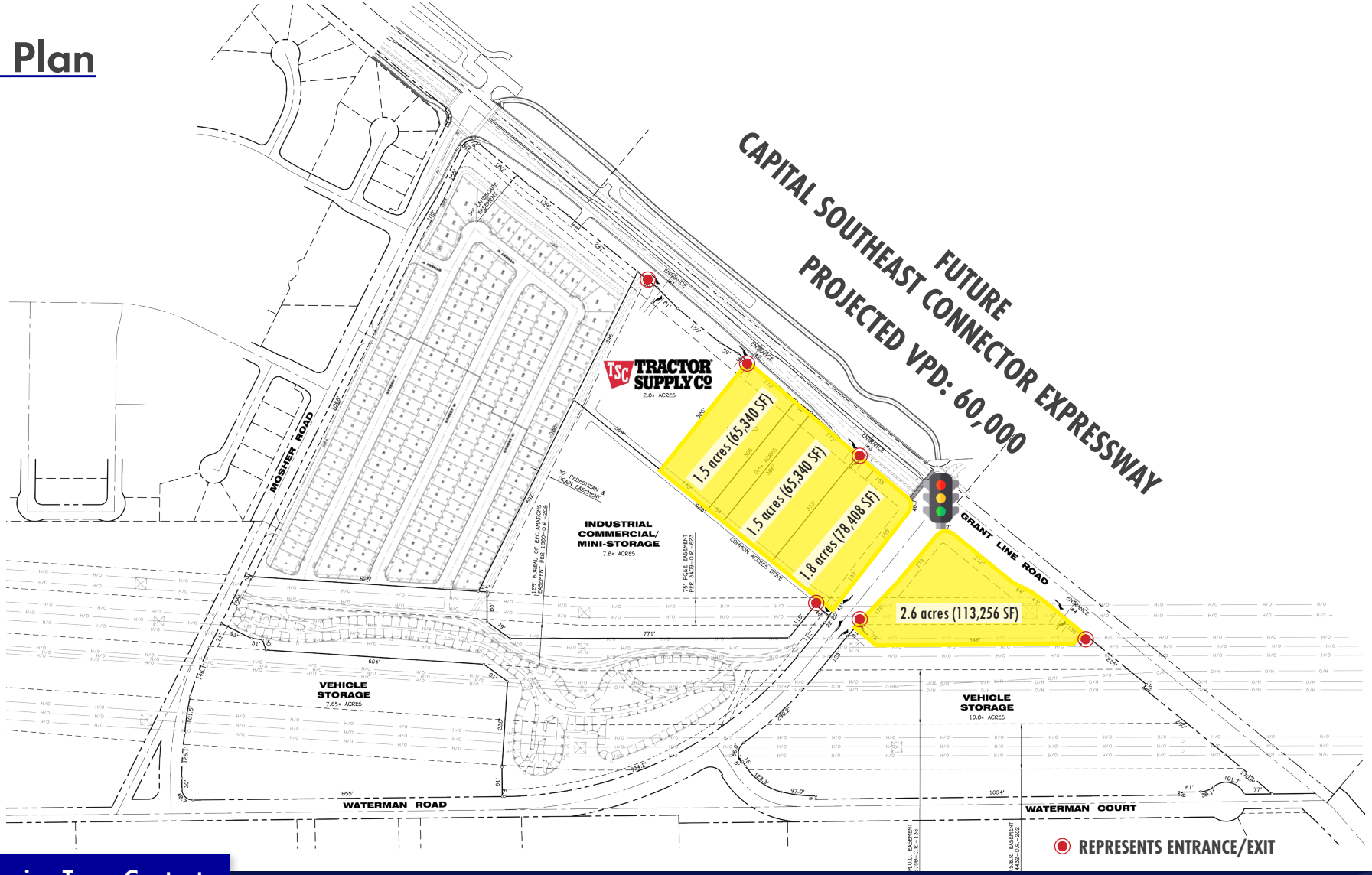
Site Plan



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Retail Area

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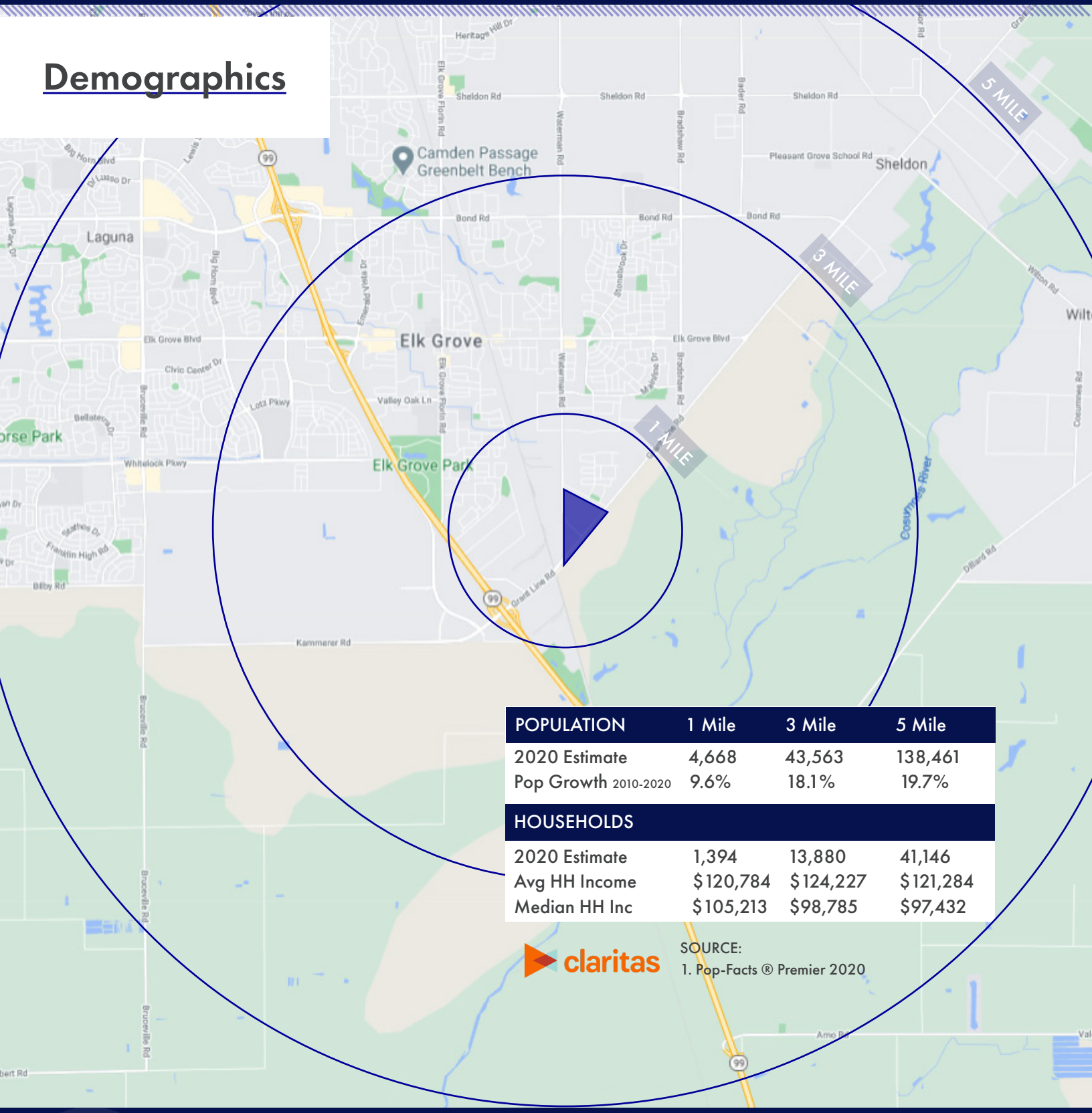
Demographics



POPULATION	1 Mile	3 Mile	5 Mile
2020 Estimate	4,668	43,563	138,461
Pop Growth 2010-2020	9.6%	18.1%	19.7%
HOUSEHOLDS			
2020 Estimate	1,394	13,880	41,146
Avg HH Income	$120,784	$124,227	$121,284
Median HH Inc	$105,213	$98,785	$97,432

claritas

SOURCE:
1. Pop-Facts ® Premier 2020

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