

2ND GEN
DRIVE-THRU
OPPORTUNITY

DRIVE-THRU OPPORTUNITY

8101 Watt Avenue • Antelope, CA

Freestanding Drive-Thru Building
Located in Elverta Crossing Shopping Center
Located on Busy Retail Corridor!
Adjacent to Walmart!
Space on Pylon Sign



2,887 SF 2nd Generation Freestanding Drive-Thru

Elverta Crossing is a 115,000 SF neighborhood center located at the NWC of Watt Avenue and Elverta Road in Antelope, CA. The center serves the Antelope, North Highlands and the rapidly developing West Roseville trades areas. Located on the best corner in the center the site offers storefront visibility on Watt Road along with placement on the pylon.

Tenant is still operating. Please do not disturb.

- In the path of new development
- Over 5,000 new homes in the immediate area
- Strong demographics and traffic
- Abundant parking on site
- Highly visible Pylon signage
- Adjacent to Walmart



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PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

5,000 New Residences ↗

SUBJECT



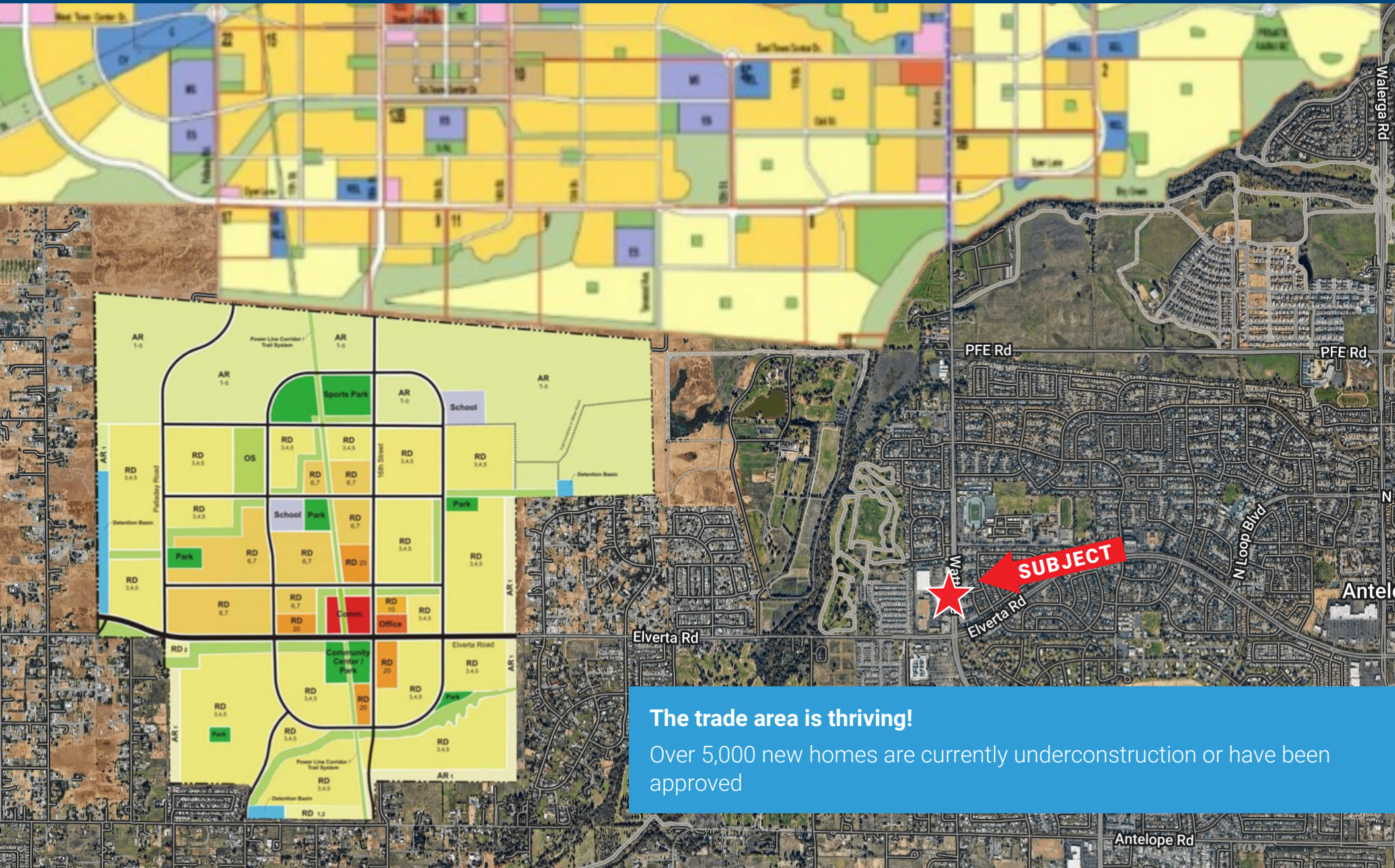
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The trade area is thriving!
Over 5,000 new homes are currently underconstruction or have been approved

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[3DVR Scan \(Link\)](#)

[Deliverables \(Link\)](#)

“QUICK TIPS” on how to fully experience the 3DVR scan & space!

- ✓ **Explore 3D Space & Immersive Scan:** Click the  icon in the corner to go into the model. Click on the circles  with your mouse or finger (touch screen) to navigate (virtually walk) through the tour on your computer, tablet, or mobile device.
- ✓ **Doll House View:** Click on the  icon at the bottom left-hand corner of the screen to see the model from a “Doll House” view. The user can “spin” the model around or view at different angles.
- ✓ **Floor Plan / Overhead View:** Once in the Doll House view, the floor plan button  will be present at the lower center area of the screen. Click to see the model “Floor Plan” view.
- ✓ **Floor Selector:** When there are multiple levels, mezzanines, or floors use the  in the lower left corner and “click” on the floor you would like to view or tour.
- ✓ **Measurement Mode:** When the Measurement Mode  icon is visible in the lower left corner, clicking on it will allow the user to take a measurement (rounded to the inch) of an object. It’s great for approximate dimensions of an area / element – looking straight on tends to be better vs. on angle.
- ✓ **Icons:** The  icons are for 360* Exterior Photos (if part of the scope), the  icons are Interior 3DVR Scans. They allow you to toggle from inside to outside. The exterior 360* photos look like  when in *Dollhouse* or *Floorplan* view.
- ✓ **General:** You can “click” on any room from either the *Doll House* or *Floor Plan* views to immediately jump into that room within the virtual tour.

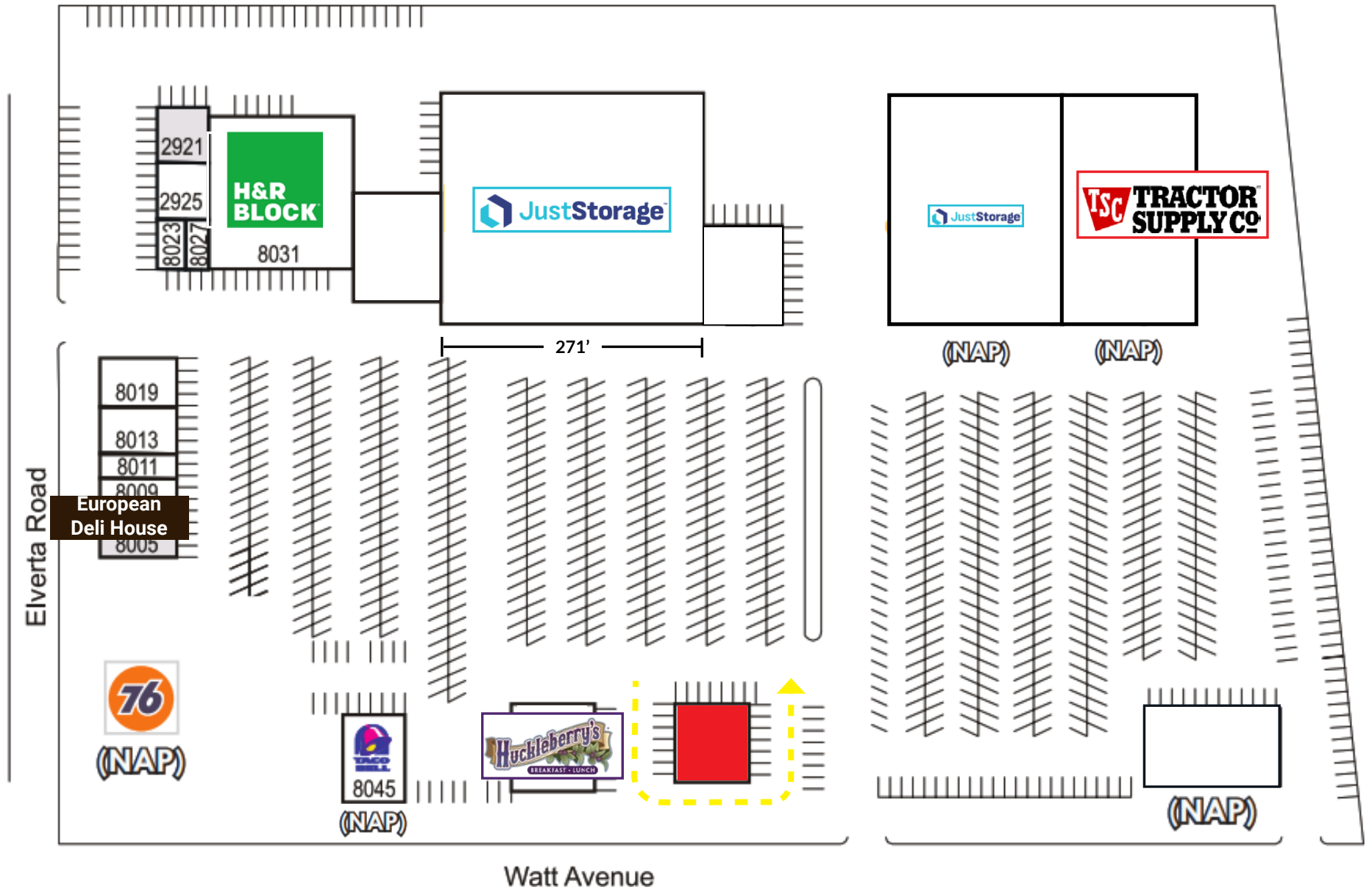


MATTERPORT TOUR

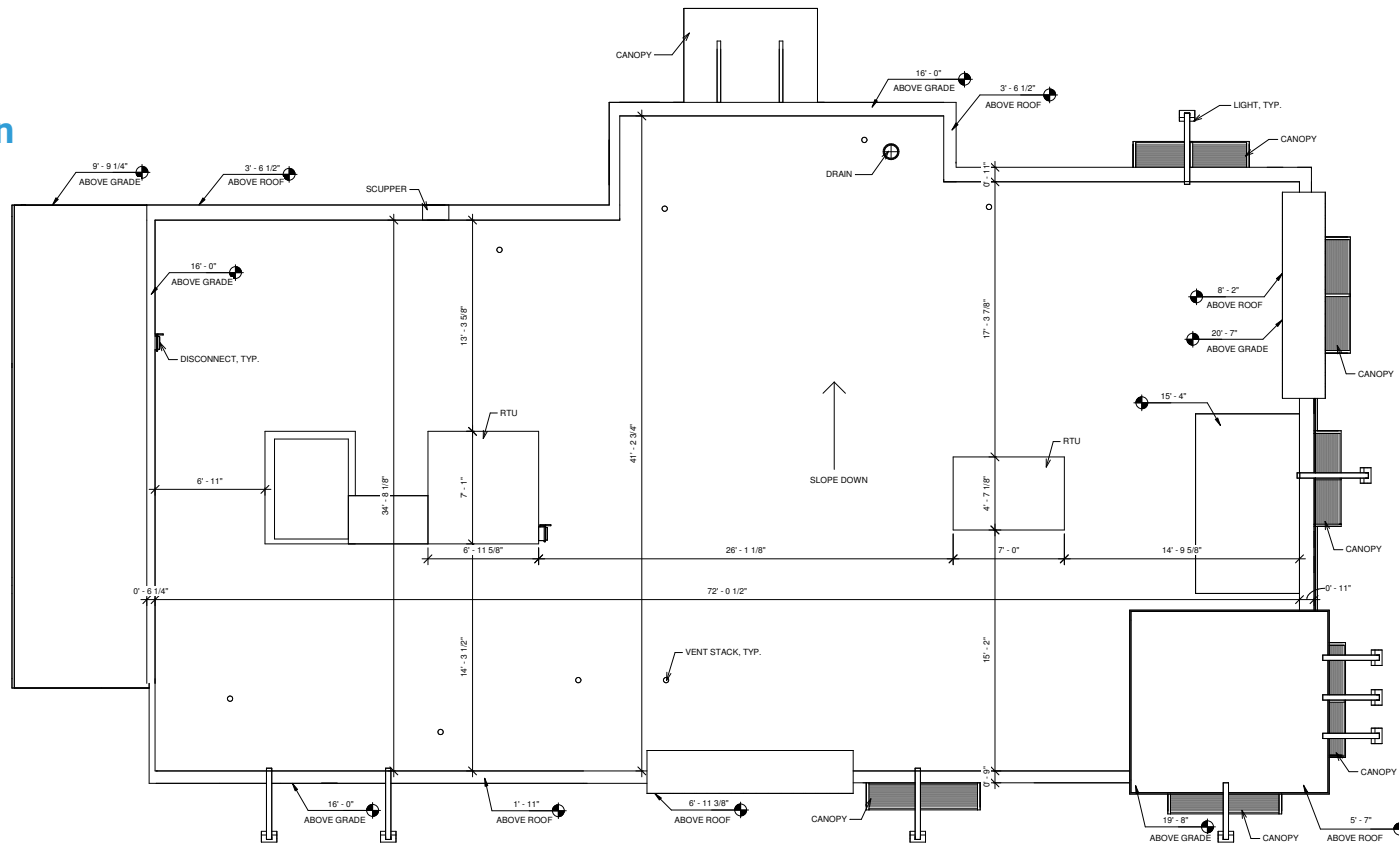
Dollhouse View
Floor Plan
Explore 3D Space

DELIVERABLES

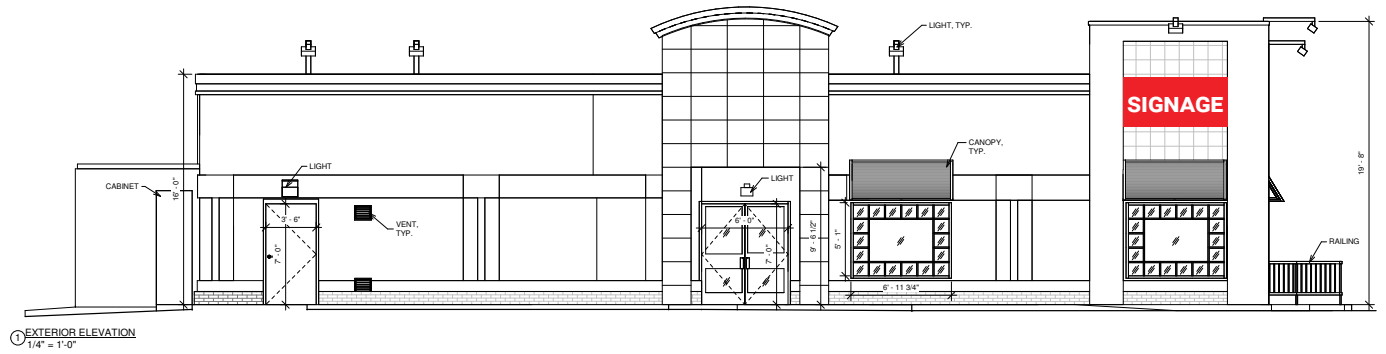
3DVR
ADA Survery
As-Built
Photos



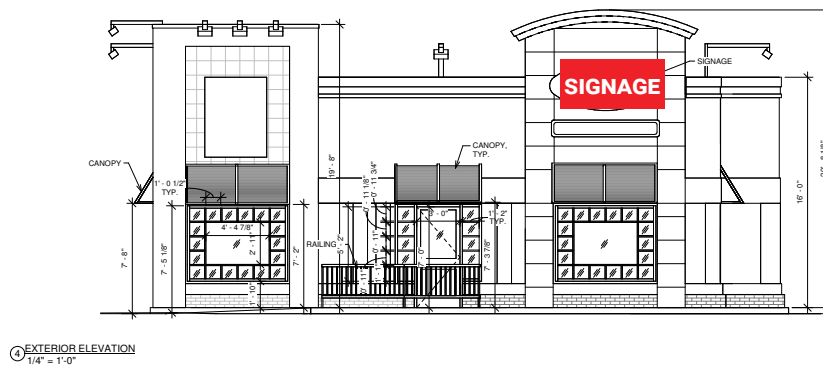
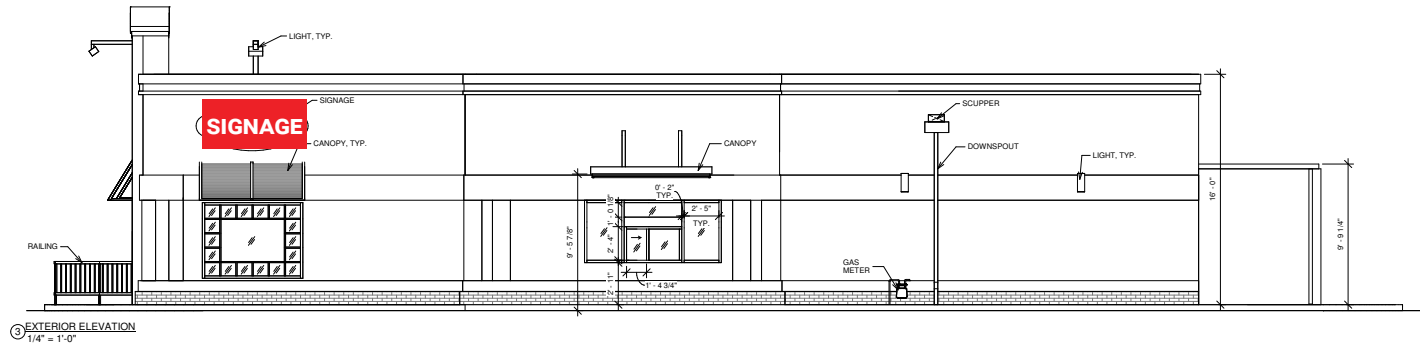
2,887 SF
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Ample Signage Opportunities



Monument Sign





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		1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
POPULATION	2025 Estimated Population	15,683	46,717	93,750
	2030 Projected Population	15,509	46,499	94,881
	2020 Census Population	15,591	45,312	88,857
	2010 Census Population	14,288	41,793	82,058
	Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
	Historical Annual Growth 2010 to 2025	0.7%	0.8%	0.9%
	2025 Median Age	35.6	35.8	36.0
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	6,670	19,891	36,770
HOUSEHOLDS	2025 Estimated Households	4,990	15,001	30,024
	2030 Projected Households	4,980	15,206	31,247
	2020 Census Households	4,877	14,172	27,633
	2010 Census Households	4,499	13,227	25,847
	Projected Annual Growth 2025 to 2030	-	0.3%	0.8%
	Historical Annual Growth 2010 to 2025	0.7%	0.9%	1.1%
RACE & ETHNICITY	2025 Estimated White	54.5%	54.4%	54.3%
	2025 Estimated Black or African American	10.6%	9.9%	9.3%
	2025 Estimated Asian or Pacific Islander	14.4%	14.4%	14.5%
	2025 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.1%
	2025 Estimated Other Races	19.5%	20.2%	20.7%
	2025 Estimated Hispanic	19.8%	20.9%	21.6%
	INCOME	2025 Estimated Average Household Income	\$126,314	\$120,306
2025 Estimated Median Household Income		\$97,132	\$93,981	\$100,706
2025 Estimated Per Capita Income		\$40,240	\$38,715	\$40,102
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	4.5%	5.9%	5.9%
	2025 Estimated Some High School (Grade 9-11)	6.4%	6.6%	6.4%
	2025 Estimated High School Graduate	27.1%	28.0%	28.4%
	2025 Estimated Some College	25.9%	25.1%	24.6%
	2025 Estimated Associates Degree Only	12.0%	10.7%	10.3%
	2025 Estimated Bachelors Degree Only	18.3%	17.0%	17.5%
	2025 Estimated Graduate Degree	5.7%	6.6%	6.9%
BUSINESS	2025 Estimated Total Businesses	193	856	1,523
	2025 Estimated Total Employees	1,164	5,365	9,192
	2025 Estimated Employee Population per Business	6	6	6
	2025 Estimated Residential Population per Business	81	55	62
	2021 Estimated Residential Population per Business	46.1	30.5	35.3

Antelope is a vibrant community in northern Sacramento County, 15 miles from Sacramento, CA – the state capital, along the Placer County line. The community is mostly residential and growing rapidly, but has a number of substantial commercial areas both within and immediately abutting its boundaries.

