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 area
- Strong demographics and traffic
- Abundant parking on site
- Highly visible Pylon signage
- Adjacent to Walmart

VIEW DELIVERABLES

3DVR
ADA Survey
As-Built
Photos

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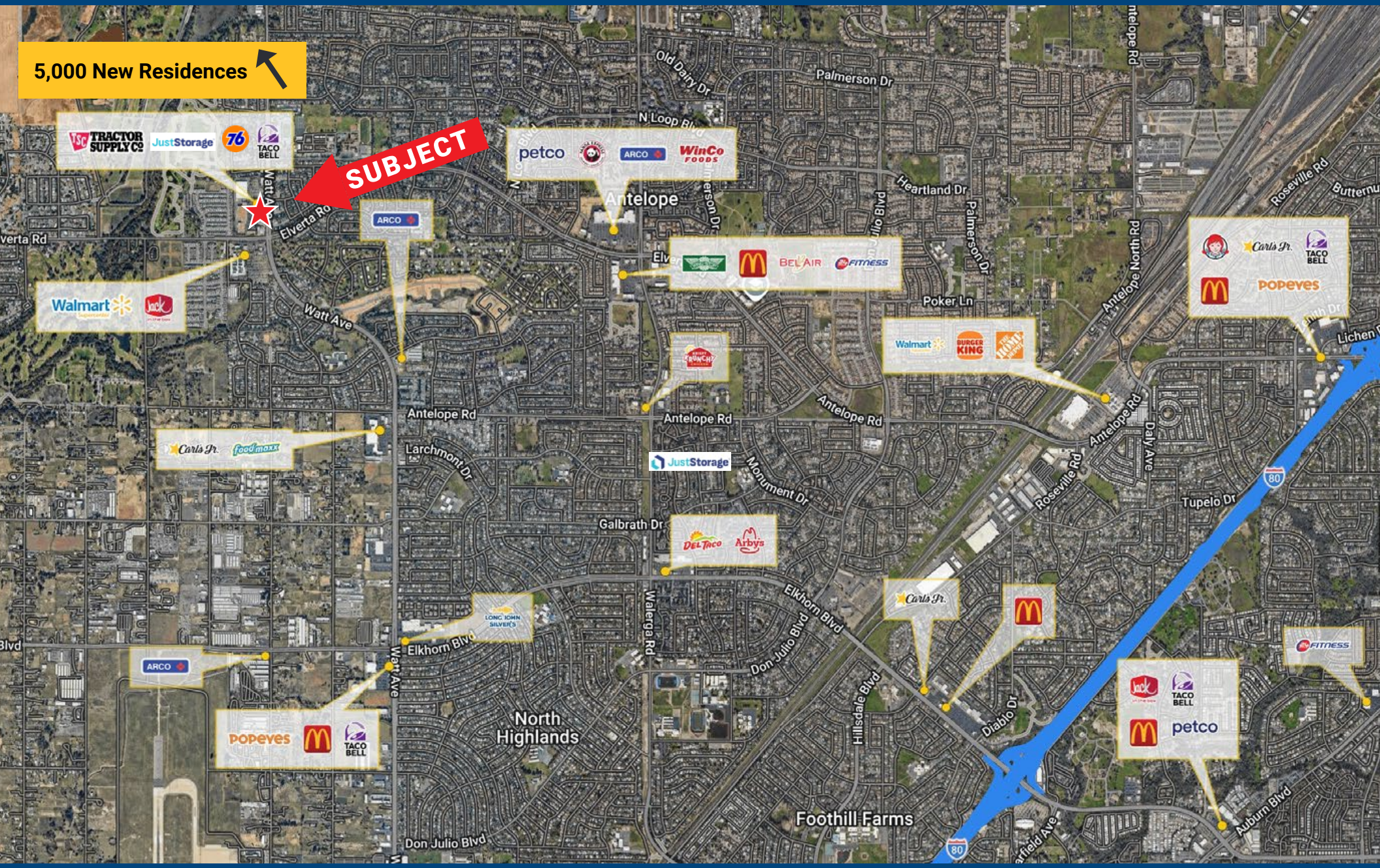

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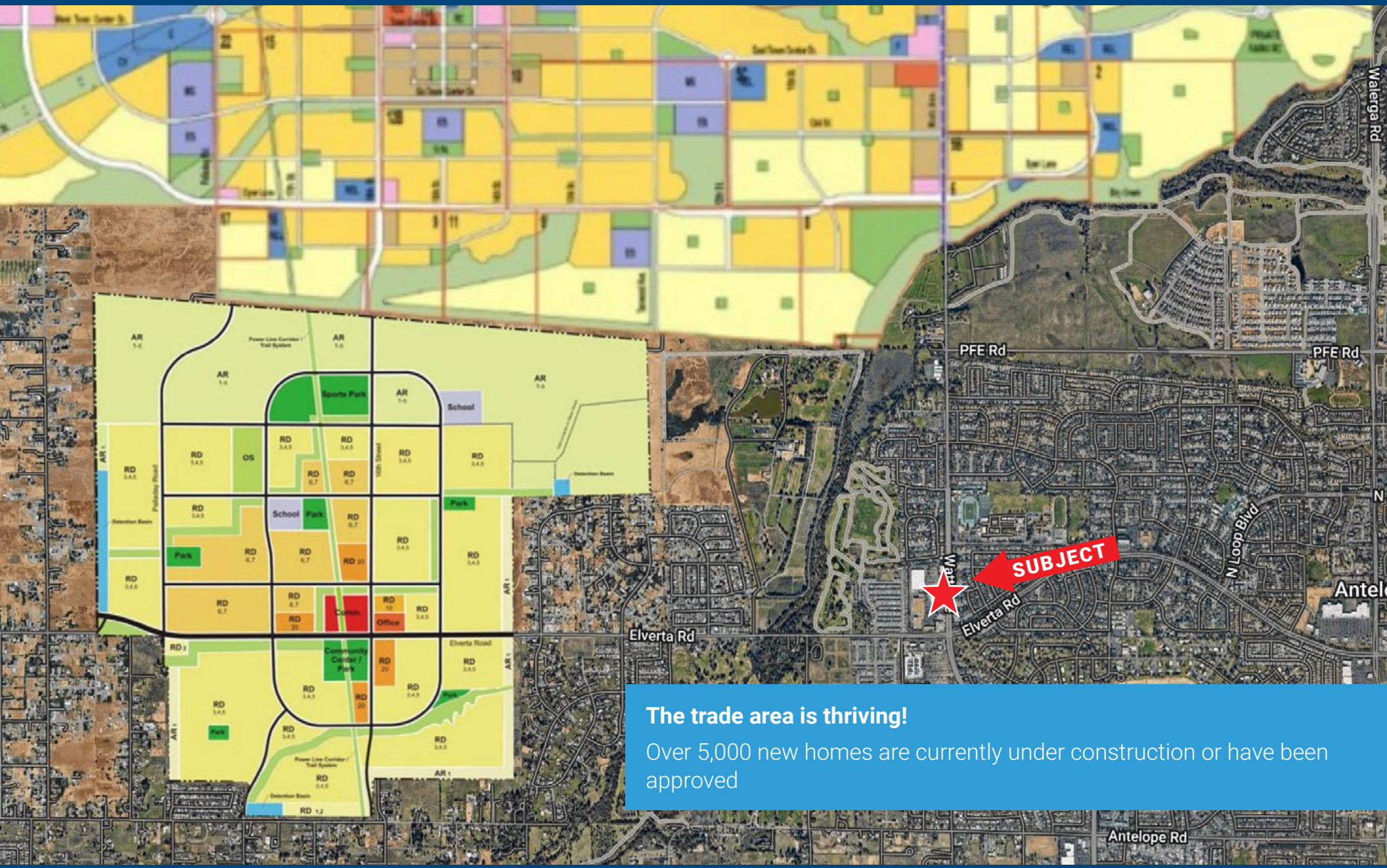

The trade area is thriving!

Over 5,000 new homes are currently under construction or have been approved

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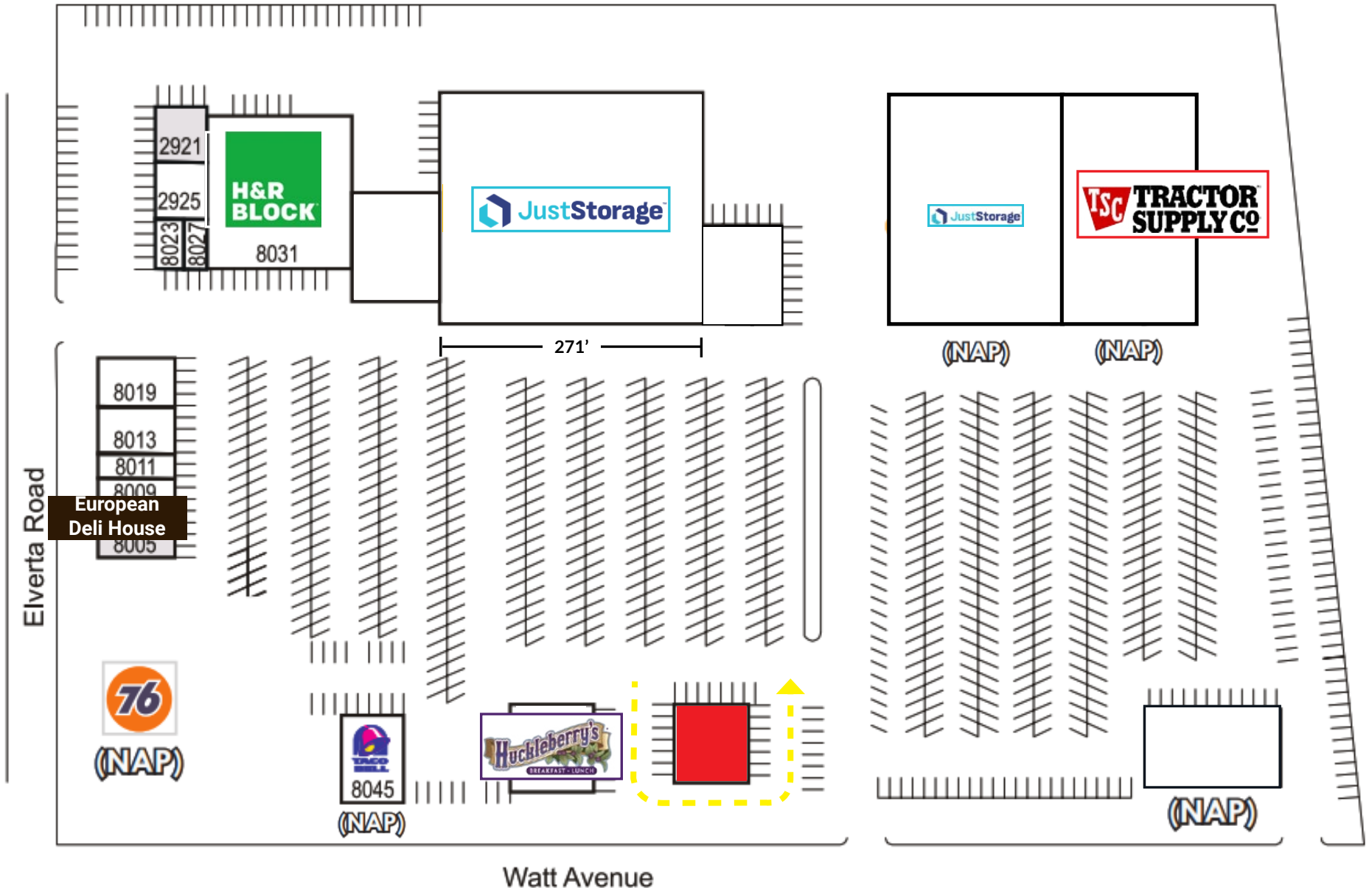

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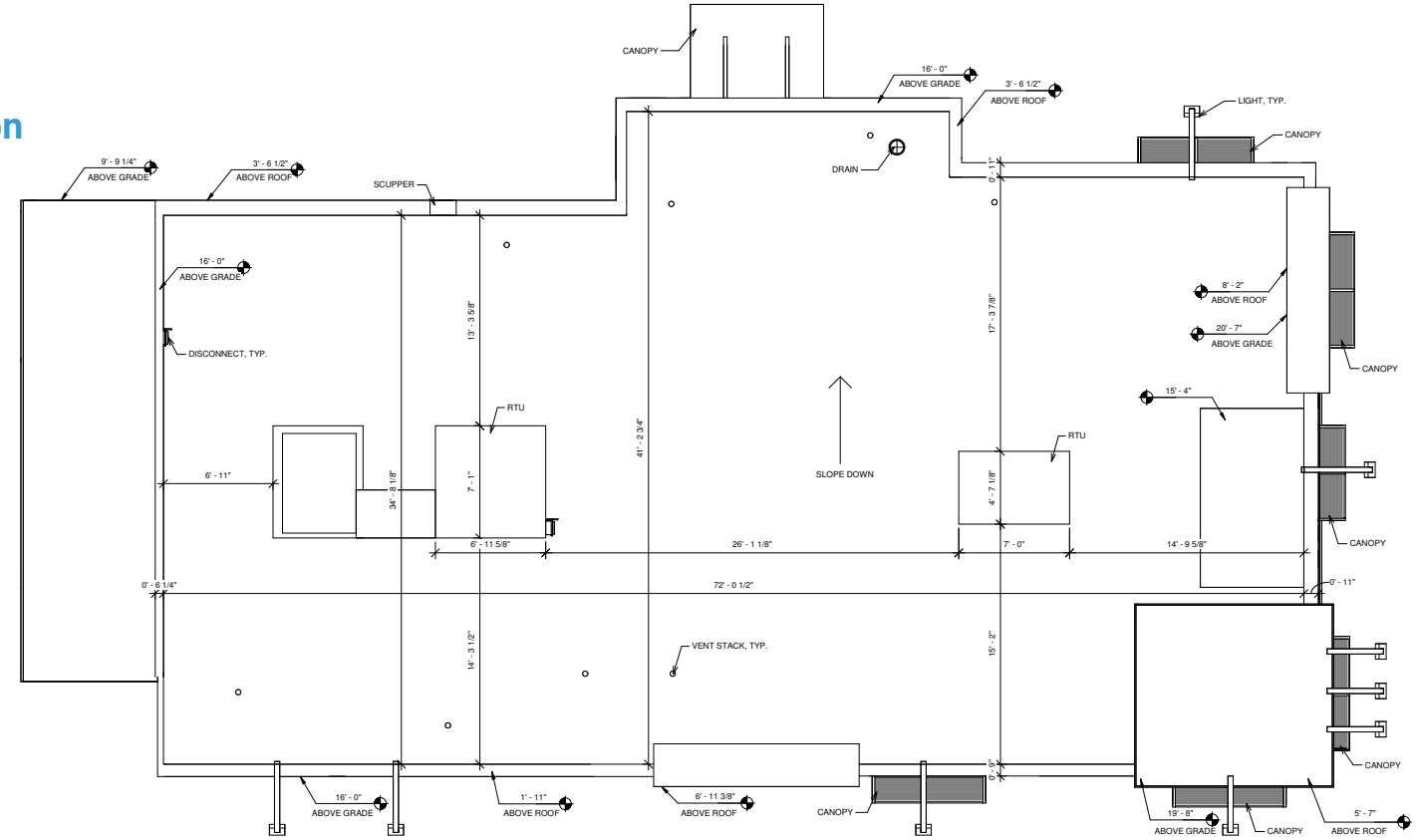

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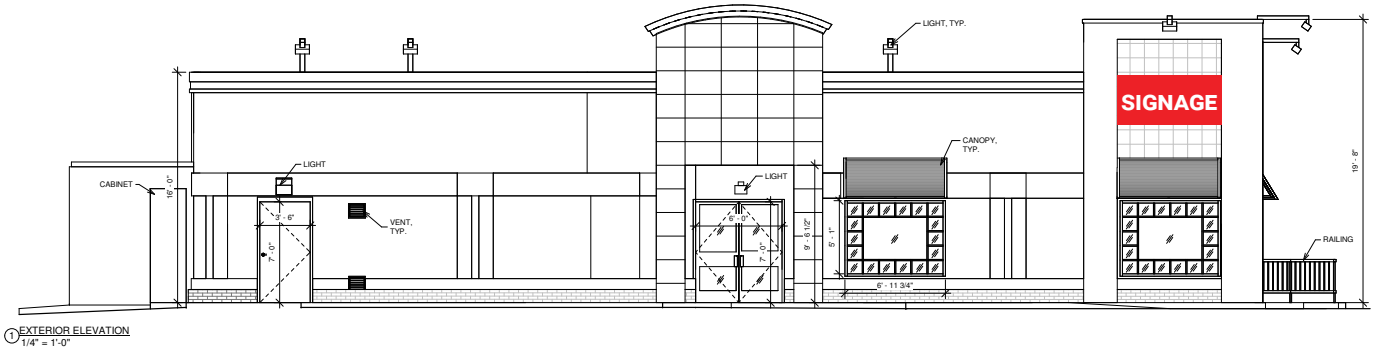
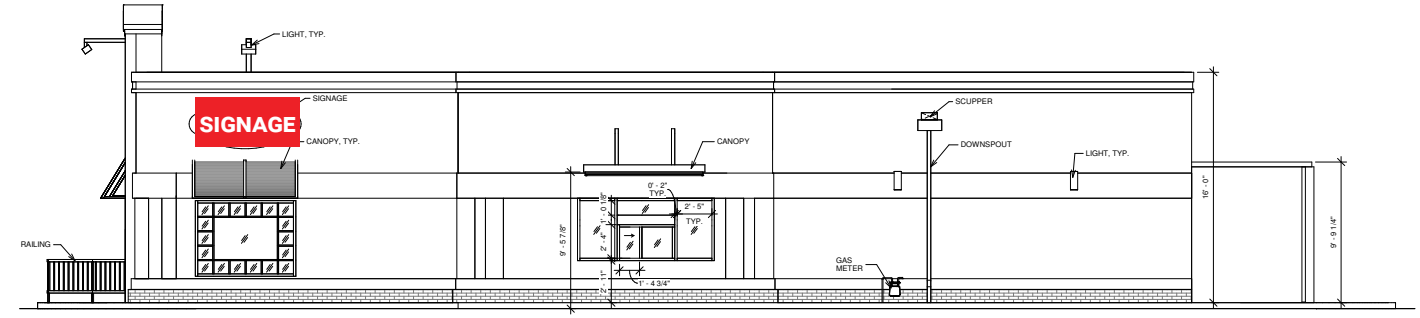
Ample Signage Opportunities

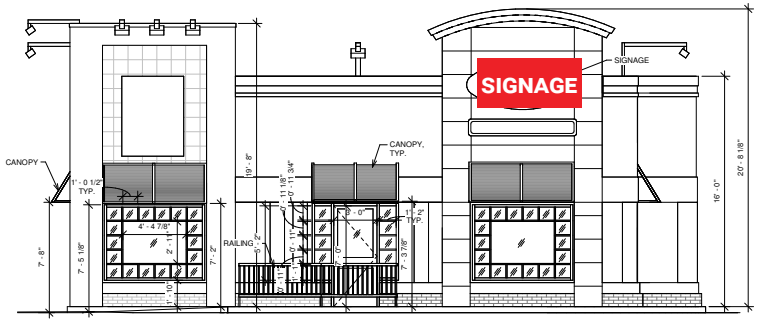


1 EXTERIOR ELEVATION
1/4" = 1'-0"

Monument Sign



3 EXTERIOR ELEVATION
1/4" = 1'-0"



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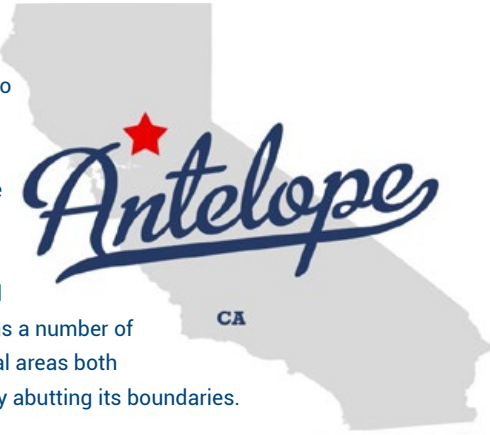
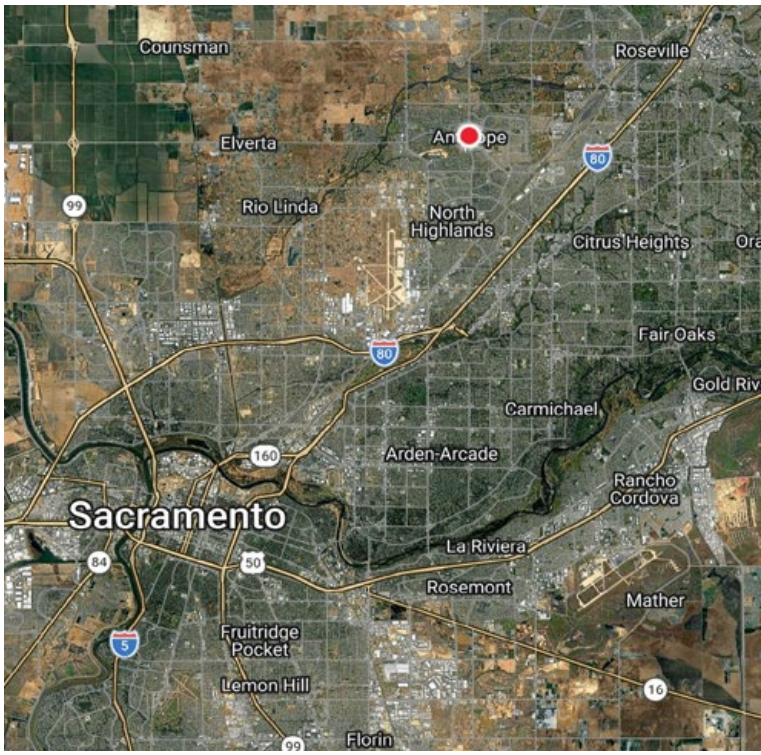
		1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
POPULATION	2025 Estimated Population	15,683	46,717	93,750
	2030 Projected Population	15,509	46,499	94,881
	2020 Census Population	15,591	45,312	88,857
	2010 Census Population	14,288	41,793	82,058
	Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
	Historical 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	$124,975
	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.





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