



# LAGUNA POINTE

## Elk Grove, CA

**1,782 SF AVAILABE  
FOR LEASE**



For further information, contact:  
**The Edwards Company**  
916.277.8120

Andrea Sessions  
andrea@theedwardsco.com  
Lic # 01434048



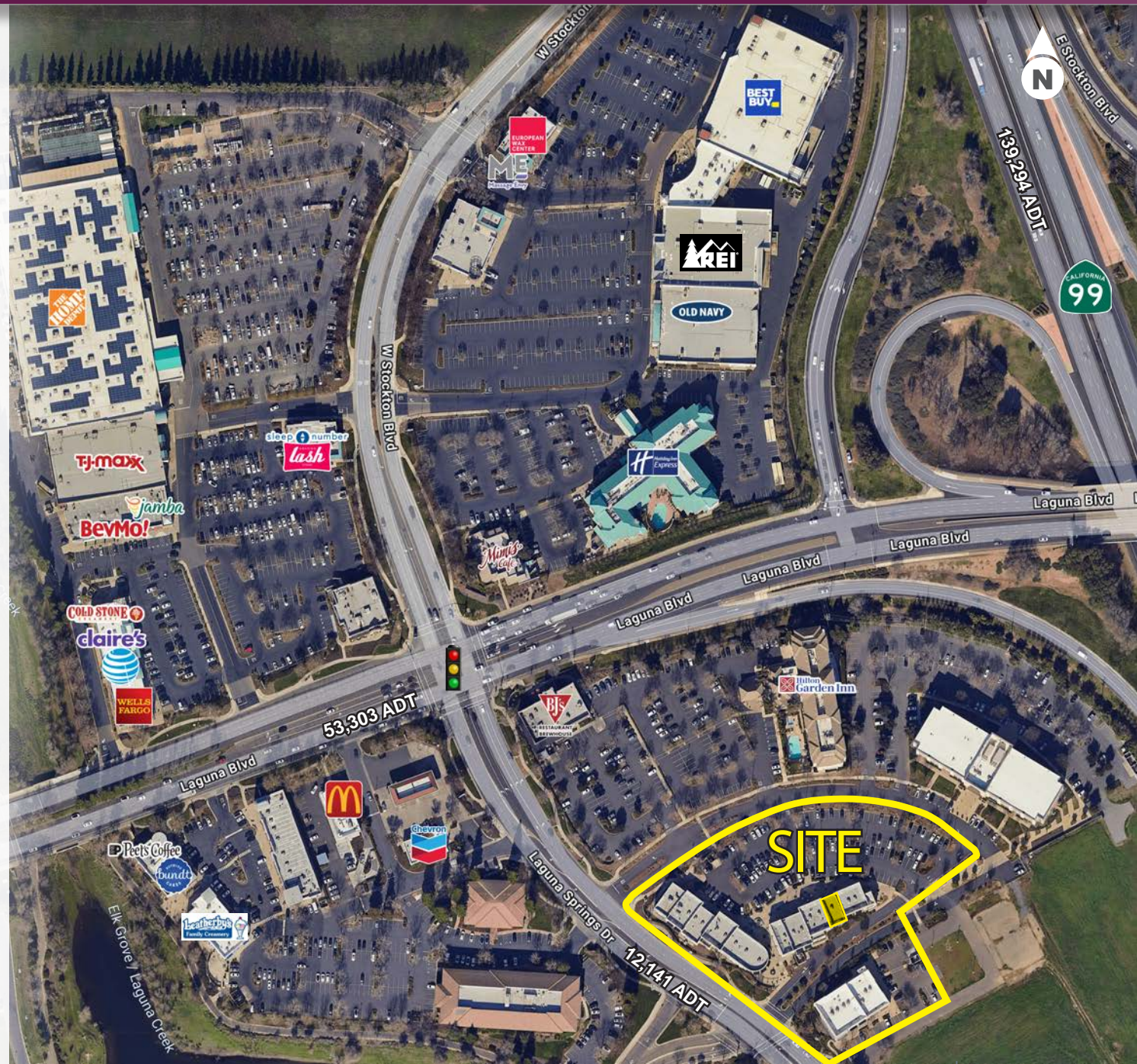
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# PROPERTY HIGHLIGHTS

Elk Grove, CA

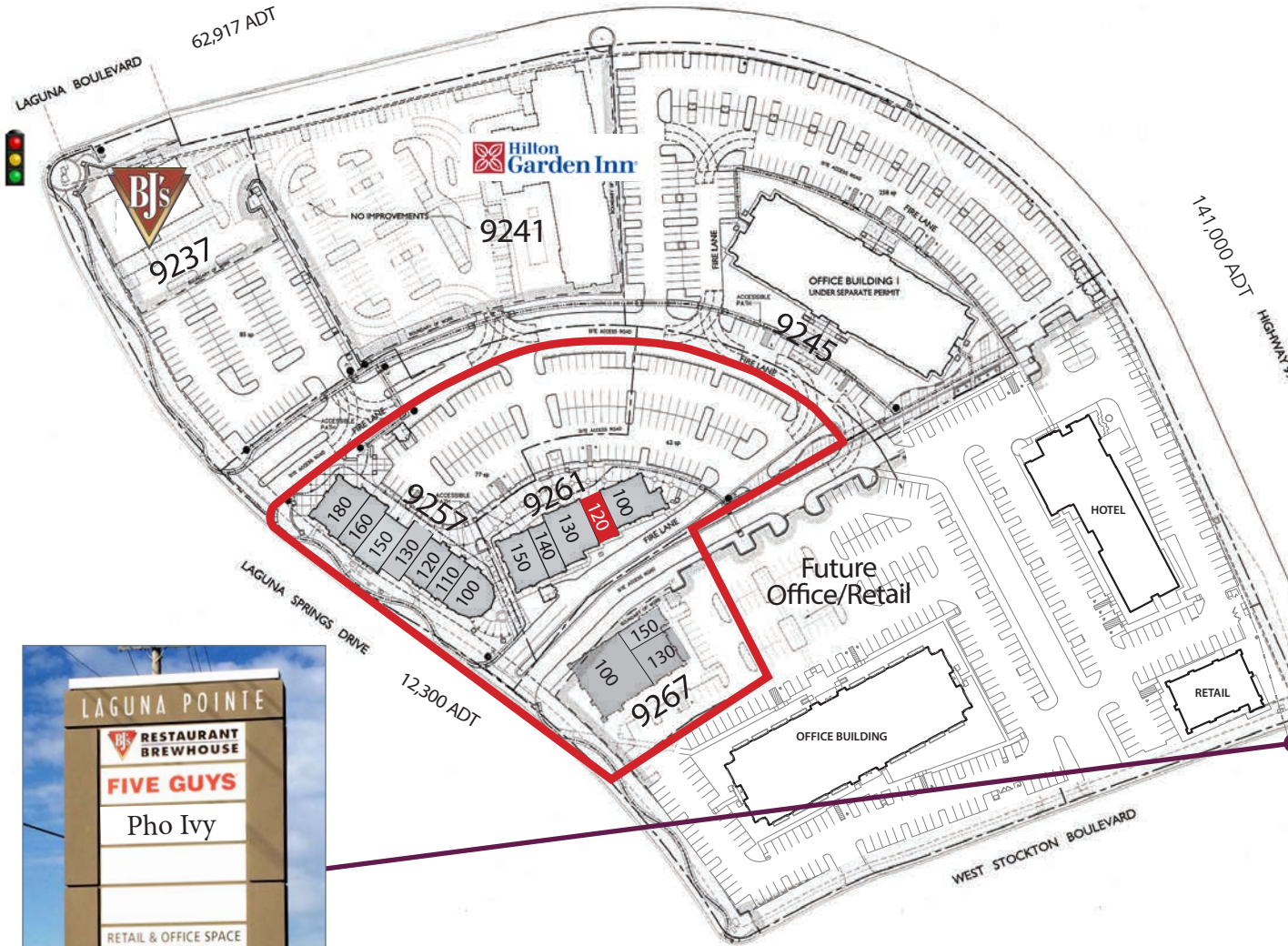


- Laguna Pointe is a 30,897 SF retail center located in the heart of Elk Grove's primary retail trade area
- Freeway pylon and monument signage on Laguna Blvd available
- The City of Elk Grove has a population of more than 171,000 residents with 53,618 households and continuing to grow
- Elk Grove is one of eight most notable high-growth cities in the nation
- Site is located at the HWY 99/Laguna Blvd interchange
- Strong demographics, daytime population, and traffic counts
- Elk Grove residents benefit from the award-winning schools, good paying jobs, and an affordable, superior quality of life



# SITE PLAN

Elk Grove, CA



**9241 Laguna Springs Drive**

Hilton Garden Inn 116 rooms

**9237 Laguna Springs Drive**

BJ's Brewery

**9257 Laguna Springs Drive**

100 Bohl 2,600

110 Sourdough & Co 1,209

120 Nail Salon 1,204

150 A Seat at the Table 3,315

160 Community Credit Union 1,295

180 Five Guys Burger 2,702

**9261 Laguna Springs Drive**

100 Reddy Medical Services 2,604

**120 AVAILABLE 1,782**

130 Pho Ivy 1,996

140 Precision Eyebrow 1,206

150 Hello Temaki 2,412

**9267 Laguna Springs Drive**

100 Vitalant 5,050

120 WFG National Title 2,581

150 Miracle Ear 941

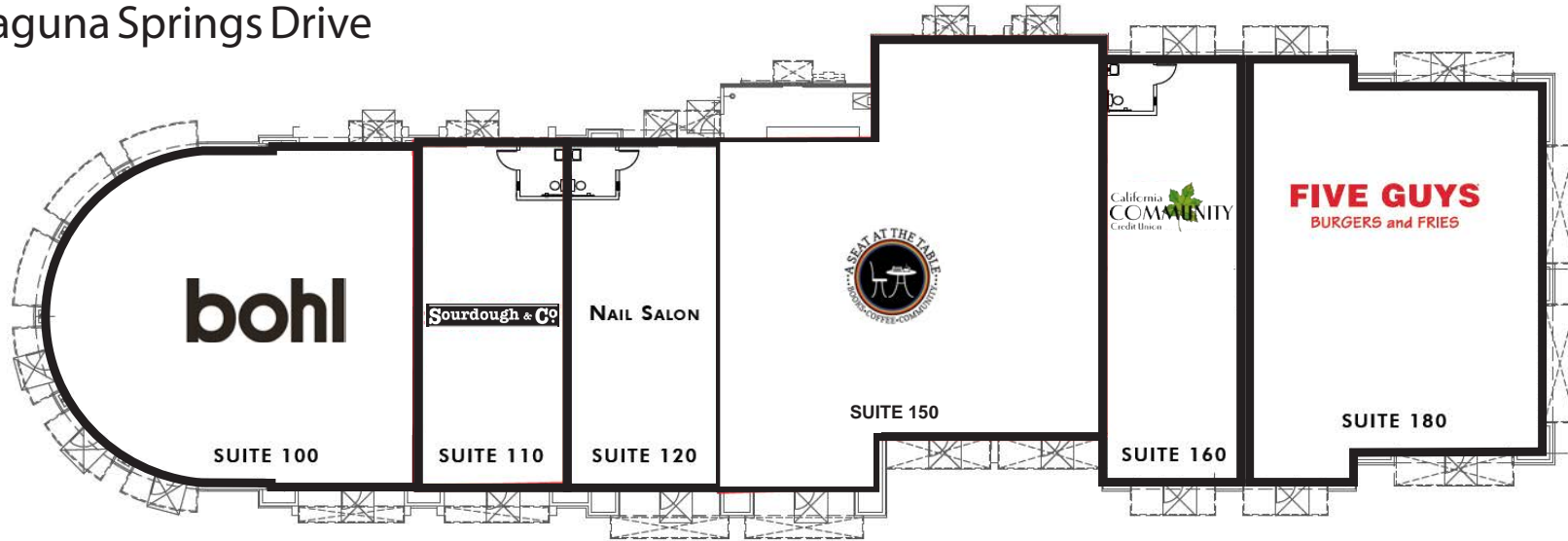


# 9257 & 9261 LAGUNA SPRINGS DRIVE

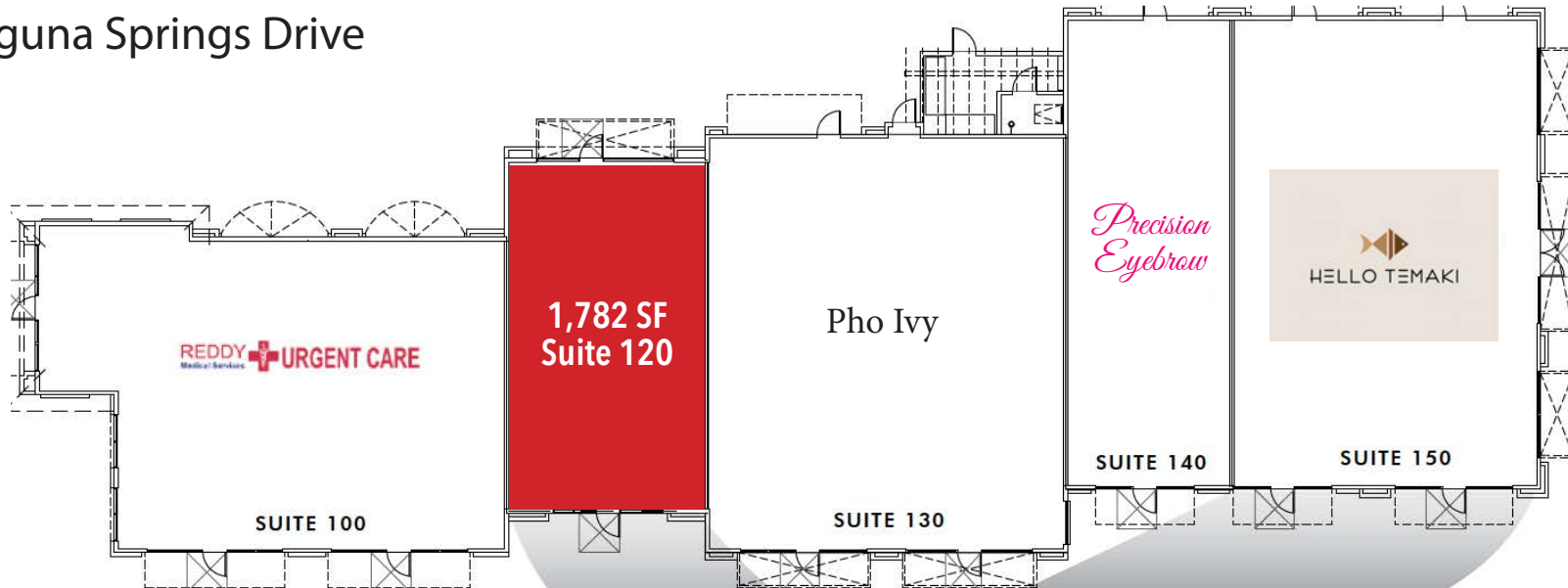
Elk Grove, CA



## 9257 Laguna Springs Drive

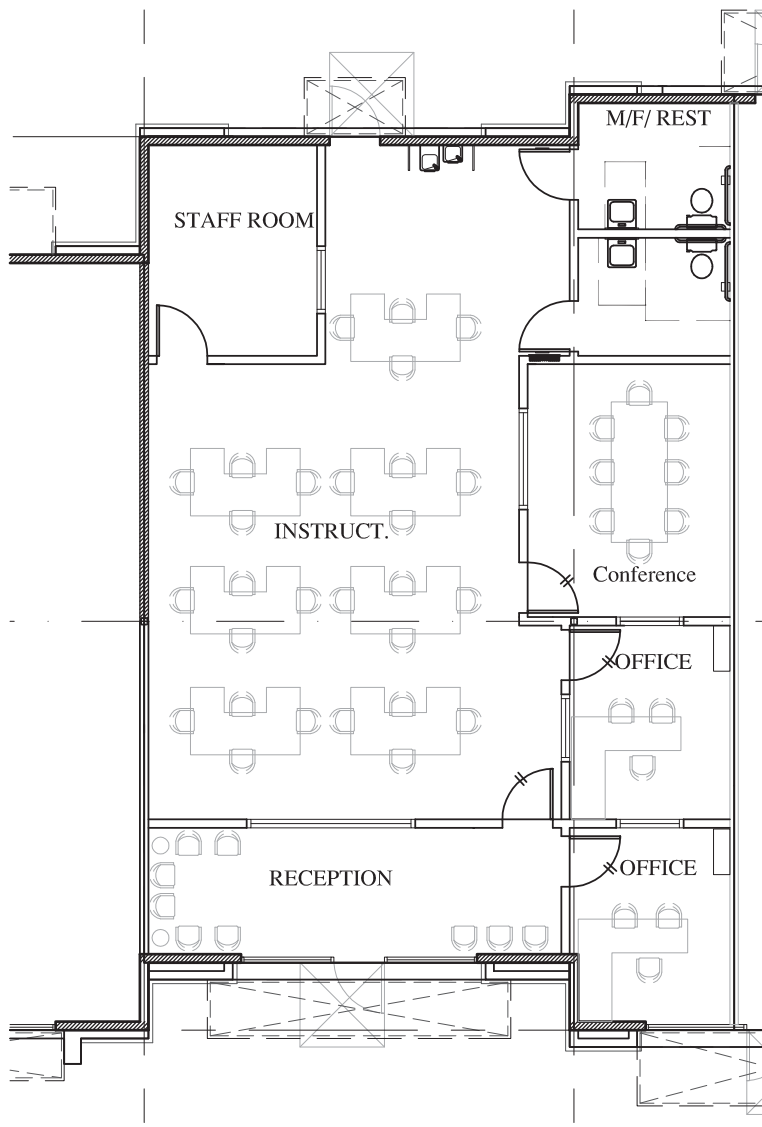


## 9261 Laguna Springs Drive



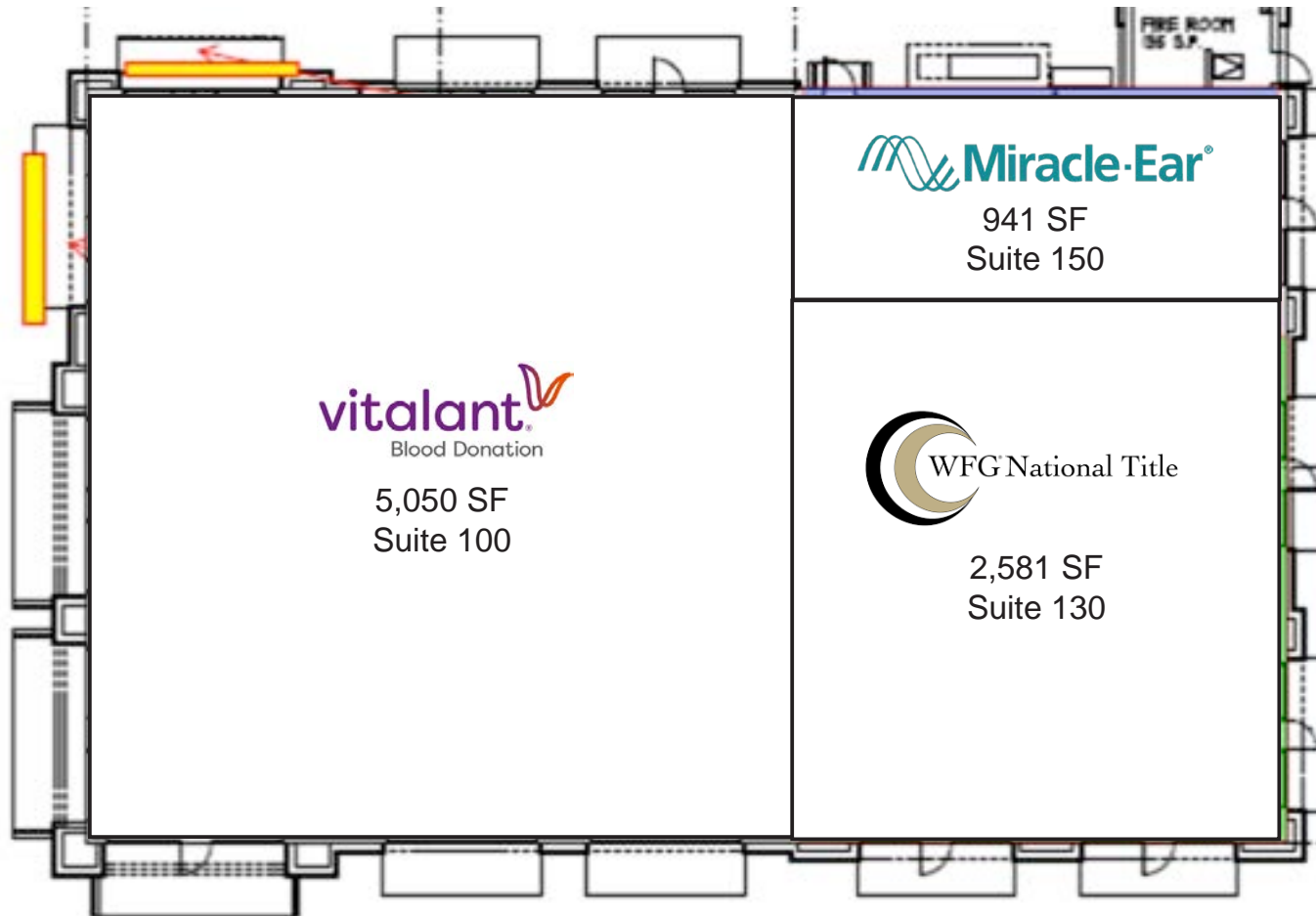
# 9261 LAGUNA SPRINGS DRIVE

Suite 120 | 1,782 SF



# 9267 LAGUNA SPRINGS DRIVE

Elk Grove, CA



# TRADE AREA AERIAL

Elk Grove, CA



**LAGUNA CROSSROADS**

- DSW
- Target
- ROSS DRESS FOR LESS
- Total Wine & More
- Michaels
- ULTA
- Clayco

**WinCo FOODS**

- THE HOME DEPOT
- BevMo!
- TJ-maxx
- BEST BUY
- OLD NAVY

**MARKETPLACE 99**

- CHUCK E. CHEESE
- HOBBY LOBBY
- ROSS DRESS FOR LESS
- TAMARCA
- GROCERY OUTLET
- Burlington
- Black Bear Diner

**ELK GROVE COMMONS**

- ACE
- TRADER JOE'S
- HomeGoods
- KOHL'S

**THE RIDGE**

- NORAH'S BY MARKET
- COSTCO WHOLESALE
- crumbl cookies
- Olive Garden
- RACK
- IN-N-OUT BURGERS

**LAGUNA POINT**

- WALMART
- FIVE GUYS

**BIG 5**

**Chipotle**

**SPORTSMAN'S SPORTS**

**IN-N-OUT**

**HARBOR FREIGHT**

**Smart & Final**

**SAFeway**

**Raley's**

**BEL AIR**

**BEL AIR**

**Black Swan**

**Walmart**

**Walmart**

**CRACKERS**

**Walmart**

17,738 ADT - Whitelock Pkwy

47,951 ADT - Elk Grove Blvd

53,303 ADT - Big Horn Blvd

32,756 ADT - Elk Grove Blvd

41,585 ADT - Bond Rd

39,449 ADT - Bruceville Rd

21,334 ADT - Sheldon Rd

139,964 ADT - Elk Grove Blvd

15,413 ADT - Big Horn Blvd

27,929 ADT - Bruceville Rd

32,061 ADT - Elk Grove Blvd

Heritage Hill Dr

Sheldon Rd

Elk Grove Florin Rd

Bond Rd

Elk Grove Florin Rd

Elk Grove Blvd

Valley Oak Ln

Whitelock Pkwy

Waterman Rd

Waterman Rd

Waterman Rd

Waterman Rd

Franklin Blvd

Franklin Blvd

Franklin Blvd

Franklin Blvd

Laguna Blvd

Laguna Blvd

Elk Grove Blvd

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Whitelock Pkwy

Waterman Rd

Waterman Rd

Waterman Rd

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Sheldon Rd

Bond Rd

Elk Grove Blvd

Whitelock Pkwy

# DEMOGRAPHICS

Elk Grove, CA

3 Mile Radius

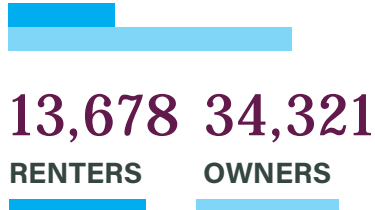
**154,772**  
POPULATION

**3.7**  
AVE HH SIZE

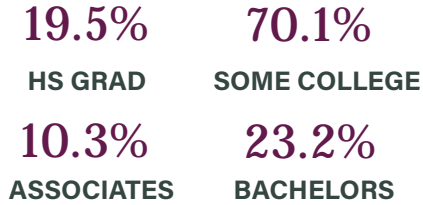
**\$110,493**  
AVE HH INCOME

**35.4**  
MEDIAN AGE

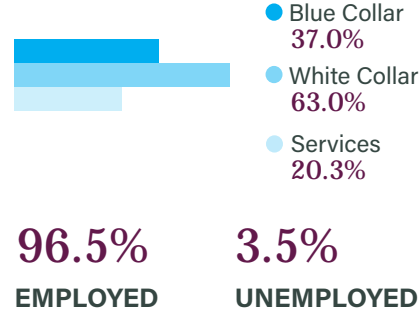
## HOME OWNERSHIP



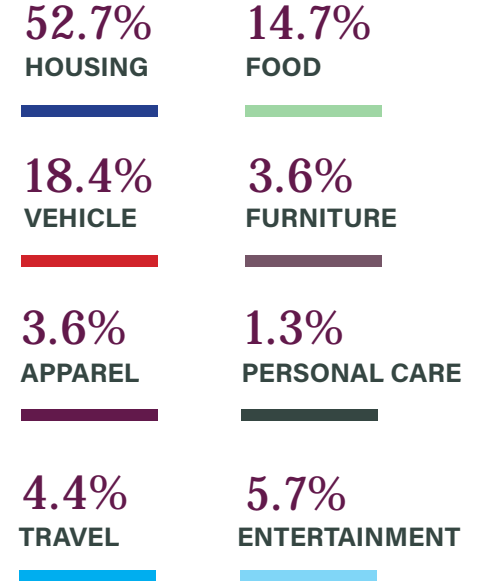
## EDUCATION



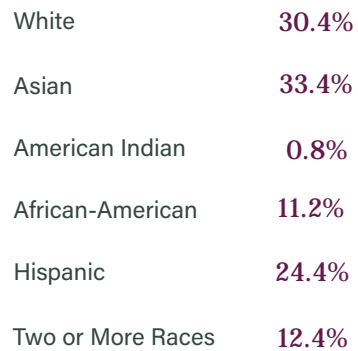
## EMPLOYMENT



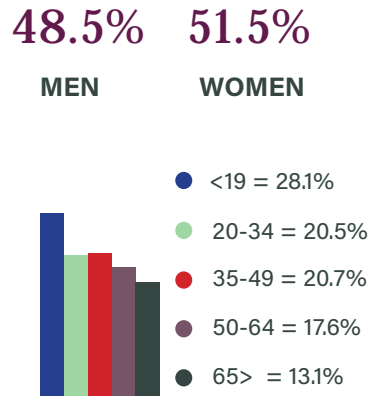
## AVERAGE MONTHLY HOUSEHOLD SPENDING



## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD

