

available for lease

NEC LAGUNA BOULEVARD
& BRUCEVILLE ROAD
ELK GROVE, CA

LAGUNA CROSSROADS



target

order pickup



★ macy's
NOW OPEN!



Total Wine
SPIRITS • BEER & MORE



five BELOW



ROSS
DRESS FOR LESS



Michaels

FRAMES SILK FLORAL CRAFTS ART SUPPLIES



FWR
First Washington Realty



JKG
GALLELLI
REAL ESTATE



SEE YOURSELF HERE

Laguna Crossroads is a ±439,820 square foot community center located at the northeast corner of Laguna Boulevard and Bruceville Road in the heart of the Elk Grove/Laguna trade area.

The center is centrally located and positioned to draw from all points in the Elk Grove trade area.

Laguna Crossroads is anchored by Target, Michaels, Petco, Total Wine & More and DSW Shoes and is part of more than ±1,000,000 square feet of retail along the Laguna Boulevard corridor. Most recent additions to the center are Macy's, Ross, Bob's Discount Furniture, Five Below, Ulta, and Bath & Body Works.

With a city population of approximately 176,584, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.

SQUARE FEET

±439,820

ANCHOR TENANTS

TARGET, MACY'S, TOTAL WINE, DSW SHOES, MICHAELS, ROSS, ULTA, VICTORIA'S SECRET, & BOB'S DISCOUNT FURNITURE

GET TO KNOW YOUR NEIGHBORS.



SURROUNDED BY AFFLUENCE

#1 RETAIL INTERSECTION IN ELK GROVE



99



VICTORIA'S SECRET



JACK'S



Bruceville Road

Laguna Blvd

+23,172 ADT

+31,497 ADT


+39,491 ADT

+27,939 ADT

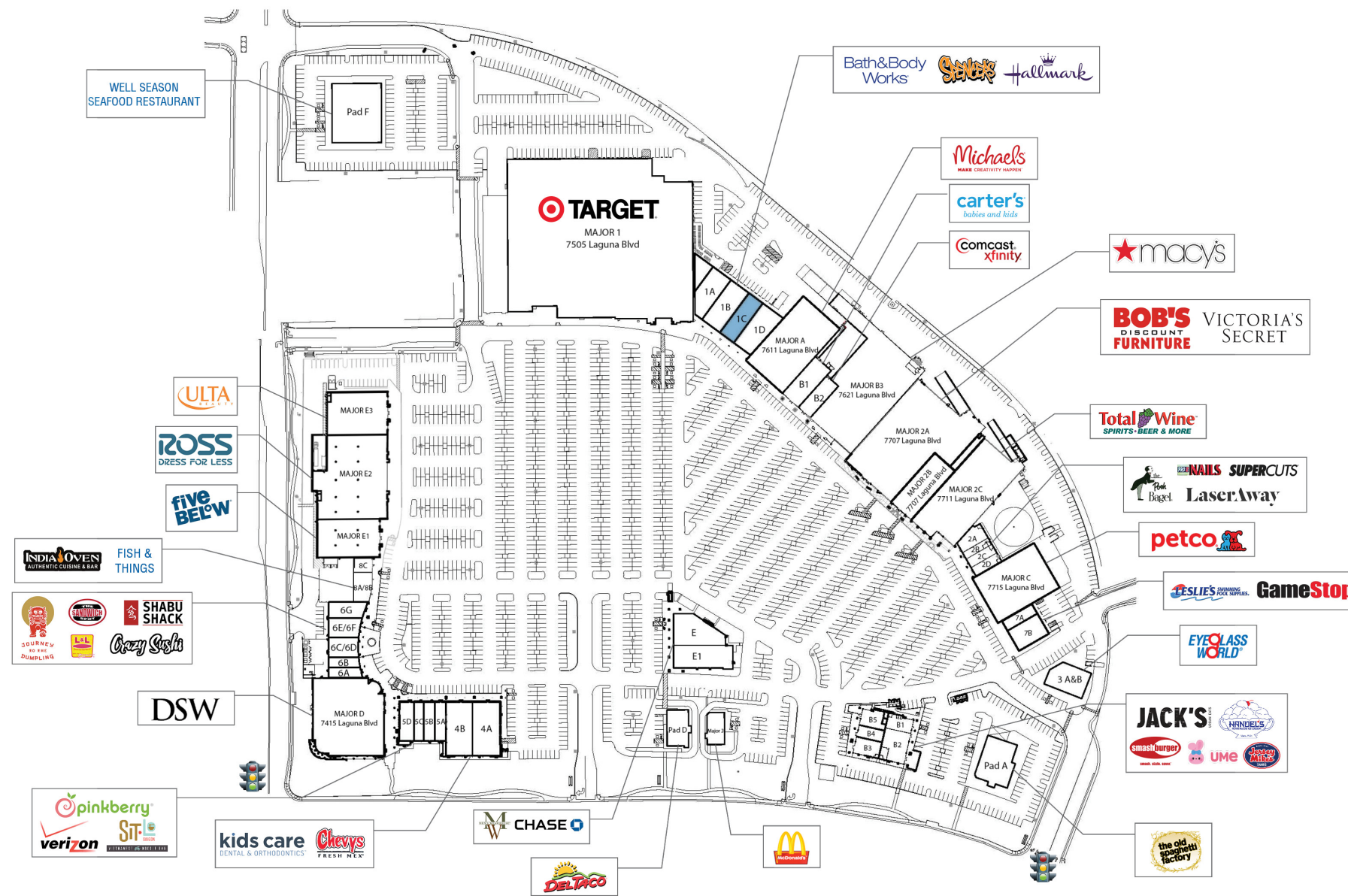
TRADE AREA & DEMOGRAPHICS

**LAGUNA CROSSROADS HAS
±6.2 MILLION VISITS PER YEAR.
(PLACER AI)**



| | 1-Mile | 3-Mile | 5-Mile | |
|---|---|---|--|--|
|  2024 Total Population | 20,078 | 159,972 | 311,758 | |
|  2024 Daytime Population | 18,270 | 146,320 | 271,768 | |
|  2024 Total Employees | 6,122 | 41,053 | 79,485 | |
|  2024 Total Households | 6,981 | 50,928 | 96,363 | |
|  2024 Average Household Income | \$124,686 | \$145,602 | \$137,638 | |
| | Laguna Blvd (east of Bruceville Rd) | Laguna Blvd (west of Bruceville Rd) | Bruceville Rd (north of Laguna Blvd) | Bruceville Rd (south of Laguna Blvd) |
|  Traffic Counts | ±31,497 | ±39,491 | ±23,172 | ±27,939 |

SITE PLAN & LEASING



MEET THE GALLELLI RETAIL TEAM

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| SUITE | TENANT | SQUARE FEET |
|----------|--------------------------|-------------|
| Major 1 | Target | 127,181 |
| Major 2A | Bob's Discount Furniture | 32,639 |
| Major 2B | Victoria's Secret | 7,343 |
| Major 2C | Total Wine & More | 21,877 |
| Major A | Michael's | 17,500 |
| Shop B1 | Carters | 4,258 |
| Shop B2 | Comcast/Xfinity | 7,569 |
| Major B3 | Macy's | 31,000 |
| Major C | Petco | 15,000 |
| Major D | DSW Shoes | 22,000 |
| Major E1 | Five Below | 10,005 |
| Major E2 | Ross Dress for Less | 23,557 |
| Major E3 | ULTA Beauty | 10,858 |

| SUITE | TENANT | SQUARE FEET |
|--------|--------------------------------|-------------|
| Pad A | Old Spagetti Factory | 6,699 |
| Pad B1 | Handel's Ice Cream | 1,624 |
| Pad B2 | Jack's Urban Eats | 3,339 |
| Pad B3 | Ume Tea | 1,798 |
| Pad B4 | Jersey Mike's | 1,283 |
| Pad B5 | Smashburger | 1,900 |
| Pad C | McDonald's | 4,103 |
| Pad D | Del Taco | 2,650 |
| Pad E | Men's Warehouse | 5,400 |
| Pad E1 | Chase Bank | 5,400 |
| Pad F | Well Season Seafood Restaurant | 10,000 |
| 1A | Hallmark Cards | 4,735 |
| 1B | Spencer's Gifts | 3,500 |

| SUITE | TENANT | SQUARE FEET |
|-------|----------------------------|-------------|
| 1C | AVAILABLE (10-01-2026) | 2,933 |
| 1D | Bath & Body Works | 4,397 |
| 2A | Laser Away | 1,850 |
| 2B | Pro Nails 2 | 900 |
| 2C | Supercuts | 1,200 |
| 2D | The Posh Bagel | 1,200 |
| 3A/B | Eyeglass World | 4,260 |
| 4A | Chevy's Mexican Restaurant | 6,998 |
| 4B | Kids Care Dental | 6,108 |
| 5A/B | Verizon Wireless | 3,600 |
| 5C | Pinkberry | 1,600 |
| 5D | Sit Lo Saigon | 2,400 |
| 6A | The Sandwich Spot | 1,400 |

| SUITE | TENANT | SQUARE FEET |
|---------|-------------------------|-------------|
| 6B | L&L Hawaiian BBQ | 1,300 |
| 6C & 6D | Crazy Sushi | 2,500 |
| 6E & 6F | Journey to the Dumpling | 2,400 |
| 6G | Shabu Shack | 2,400 |
| 7A | GameStop | 1,400 |
| 7B | Leslie's Pool Supply | 3,500 |
| 8A/B | India Oven | 2,160 |
| 8C | Fish and Things | 1,115 |

ELK GROVE RETAIL TRADE AREA



MEET THE GALLELLI RETAIL TEAM

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