

available for lease

NEC LAGUNA BOULEVARD  
& BRUCEVILLE ROAD  
ELK GROVE, CA

# LAGUNA CROSSROADS



target

order pickup



★ macy's  
Coming Soon!

FWR  
First Washington Realty

G  
JRG  
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 180,329, 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, BOB'S  
DISCOUNT FURNITURE



GET TO KNOW  
YOUR NEIGHBORS.





# SURROUNDED BY AFFLUENCE

#1 RETAIL INTERSECTION IN ELK GROVE









# TRADE AREA & DEMOGRAPHICS

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



		1-Mile	3-Mile	5-Mile	
	2022 Total Population	20,311	163,196	315,008	
	2022 Daytime Population	19,185	136,343	259,963	
	2022 Total Employees	6,571	40,828	72,438	
	2022 Total Households	6,965	50,956	96,397	
	2022 Average Household Income	\$105,730	\$119,624	\$110,736	
		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	39,433	31,415	23,068	27,968



# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major 1	Target	127,181
Major 2A	Bob's Discount Furniture	32,639
Major 2B	Available 2/01/25	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 (Coming Soon!)	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 Spaghetti Factory	6,699
Pad B1	Handel's Ice Cream	1,624
Pad B2	Jack's Urban Eats	3,339
Pad B3	Starbucks	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	Vivi Fashions	3,500

SUITE	TENANT	SQUARE FEET
1C	PL Day Spa	2,933
1D	Bath & Body Works	4,397
2A	Laser Away	1,850
2B	Pro Nails 2	900
2C	Supercuts	1,200
2D	Available	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



## MEET THE GALLELLI RETAIL TEAM

**KEVIN SOARES**  
Executive Vice President  
CA DRE #01291491  
ksoares@gallire.com

**JEFF HAGAN**  
Senior Vice President  
CA DRE #0149218  
jhagan@gallire.com

**MATT GOLDSTEIN**  
Vice President  
CA DRE #01886233  
mgoldstein@gallire.com

**GALLELLI REAL ESTATE**  
3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
(916) 772-1700  
gallire.com





# ELK GROVE RETAIL TRADE AREA





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### KEVIN SOARES

Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

### JEFF HAGAN

Senior Vice President  
CA DRE #01494218  
jhagan@gallellire.com

### MATT GOLDSTEIN

Vice President  
CA DRE #01886233  
mgoldstein@gallellire.com

### GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
(916) 772-1700  
gallellire.com



Gary Gallelli, Broker  
CA DRE #00811881

