

LAGUNA RESERVE MARKETPLACE

SWC Whitelock Parkway & Bruceville Road - Elk Grove, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



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LAGUNA RESERVE MARKETPLACE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

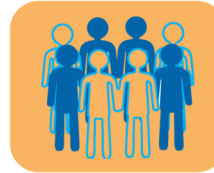
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location: SWC Whitelock Parkway and
Bruceville Road
Elk Grove, CA

notable tenants: Safeway, Bank of America, Starbucks,
Round Table Pizza

shopping center GLA: ±92,296 Square Feet (GLA)

availability: ±5,200 Pad Space (*divisible*)
±1,198 SF & ±1,210 SF End Cap Space
±2,000 SF Future Pad



2024 total population

1-mile	18,356
3-mile	106,985
5-mile	212,968



2024 daytime population

1-mile	13,952
3-mile	95,318
5-mile	191,479



2024 total employees

1-mile	2,969
3-mile	29,685
5-mile	56,480



2024 total households

1-mile	5,716
3-mile	34,555
5-mile	66,658



2024 average HH income

1-mile	\$178,545
3-mile	\$155,331
5-mile	\$154,020



traffic counts

Bruceville Rd (north of Whitelock Pkwy)	11,017
Bruceville Rd (south of Whitelock Pkwy)	10,125
Whitelock Pkwy (west of Bruceville Rd)	15,514
Whitelock Pkwy (east of Bruceville Rd)	10,226



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PROPERTY OVERVIEW

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Laguna Reserve Marketplace is a Safeway anchored center which is located at the southwest corner of Whitelock Parkway and Bruceville Road in Elk Grove, California.

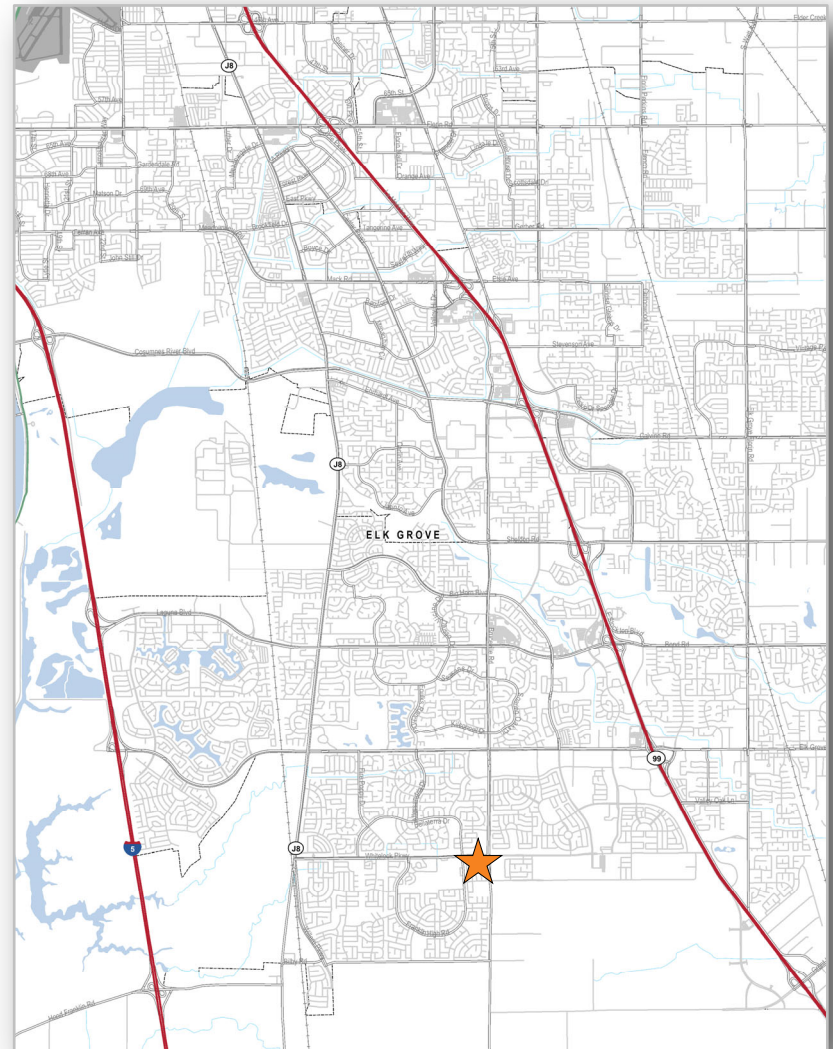
Ideally situated in the northeast area of the East Franklin Specific Plan, the center draws from both western Elk Grove and the Laguna sub-trade areas.

Notable tenants within close proximity include Walmart, Nugget Market, Kohl's, Trader Joe's and HomeGoods.

Other traffic generators in close proximity include Del Webb's Glenbrooke Senior Community and Franklin High School.

With a city population of approximately 221,338, 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.



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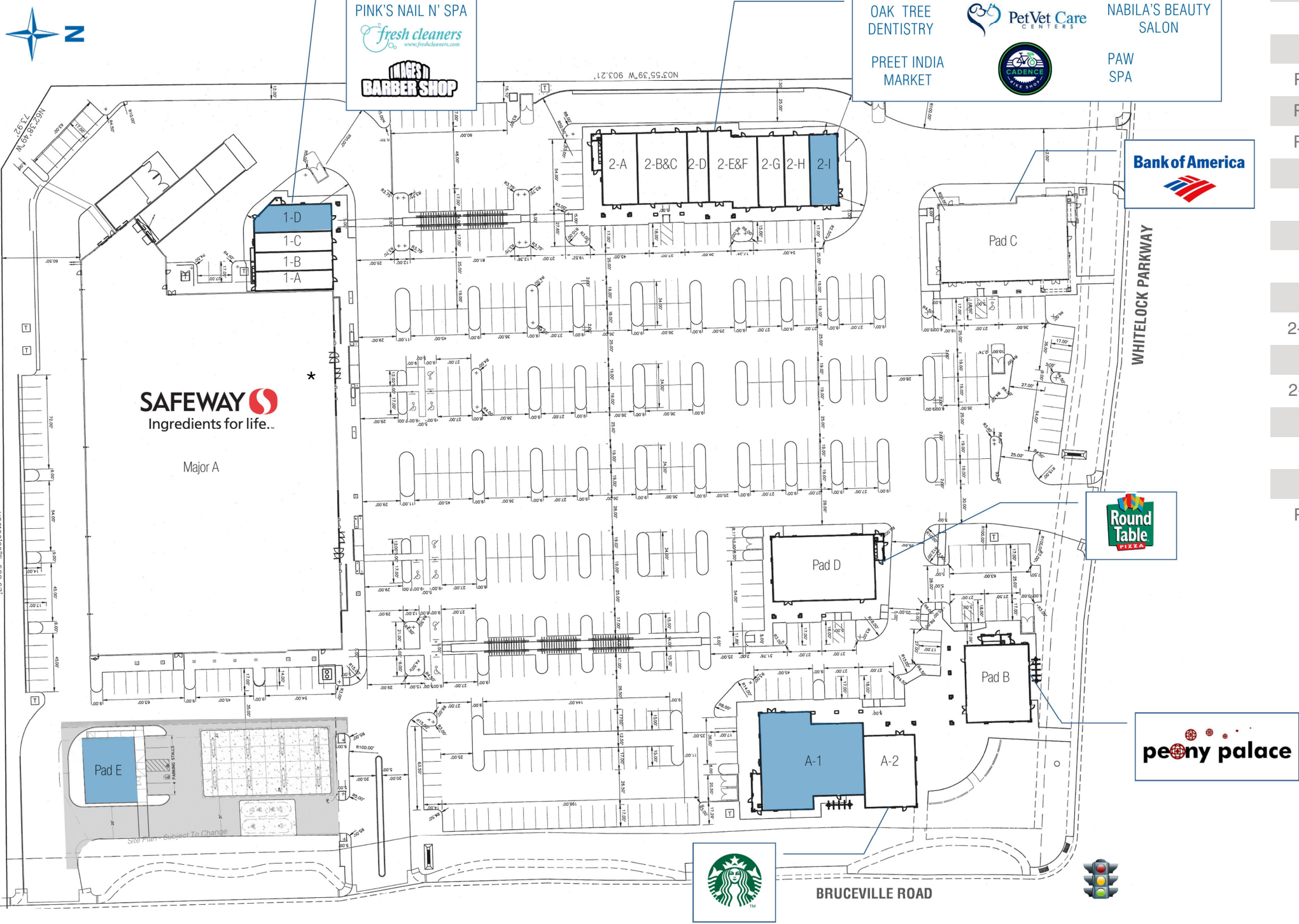


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SWC Bruceville Road & Whitelock Parkway - Elk Grove, CA

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SITE PLAN



SUITE	TENANT	SQ. FT.
Major A	Safeway <i>(Now Open!)</i>	±56,988
A-1	AVAILABLE <i>(Divisible)</i>	5,200
A-2	Starbucks	2,200
Pad B	Peony Palace Restaurant	3,000
Pad C	Bank of America	5,000
Pad D	Round Table Pizza	4,000
1-A	Pink's Nail N' Spa	900
1-B	Fresh Cleaners	900
1-C	Images II Barber Shop	900
1-D	AVAILABLE	1,198
2-A	Oak Tree Dentistry	1,500
2-B/2-C	PetVet Care Center	2,100
2-D	Nabila's Beauty Salon	900
2-E/2-F	Preet India Market	2,100
2-G	Cadence Bike Shop	1,100
2-H	Paw Spa	1,100
2-I	AVAILABLE <i>(Do Not Disturb)</i>	1,210
Pad E	AVAILABLE	2,000

For leasing information,
please contact:

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LAGUNA RESERVE MARKETPLACE

INTERSECTION AERIAL

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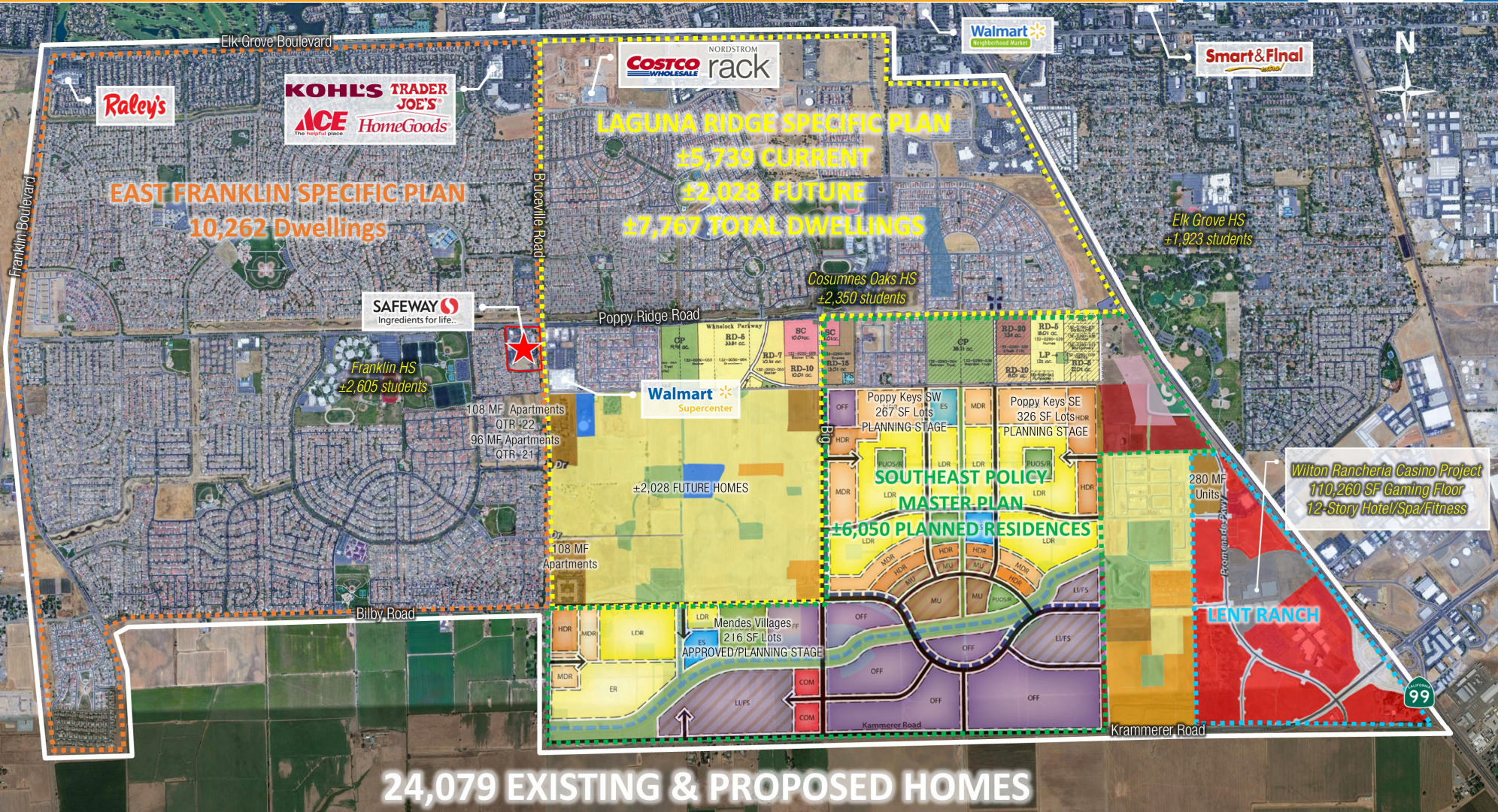
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LAGUNA RESERVE MARKETPLACE

FUTURE HOUSING AERIAL

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LAGUNA RESERVE MARKETPLACE

IMMEDIATE VICINITY RETAIL AERIAL

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