

LAGUNA RESERVE MARKETPLACE

SWC Whitelock Parkway & Bruceville Road - Elk Grove, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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LAGUNA RESERVE MARKETPLACE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

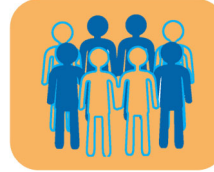
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location: SWC Whitelock Parkway and Bruceville Road
Elk Grove, CA

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

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

availability: *100% Leased*



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)	±11,002
Bruceville Rd (south of Whitelock Pkwy)	±7,921
Whitelock Pkwy (west of Bruceville Rd)	±15,434
Whitelock Pkwy (east of Bruceville Rd)	±10,167



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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.

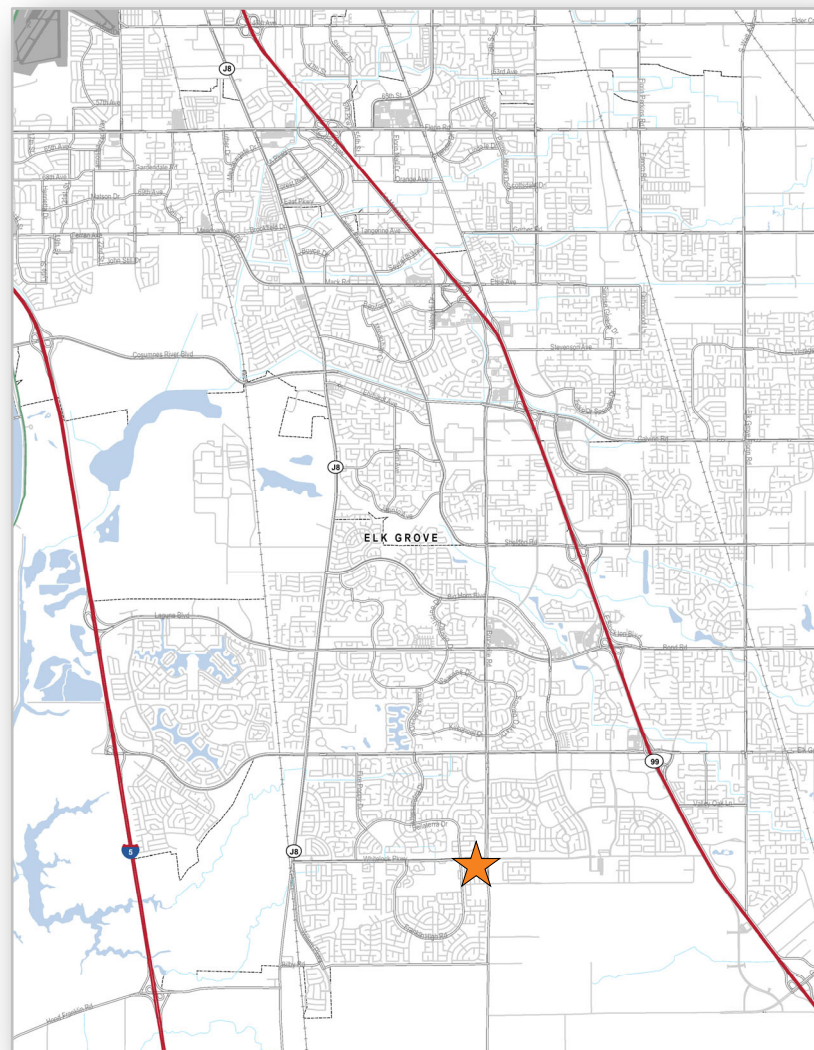
Ideally situated in the northeast area of the East Franklin Specific Plan, the center draws from both western Elk Grove and the Laguna sub-trade areas.

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 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.



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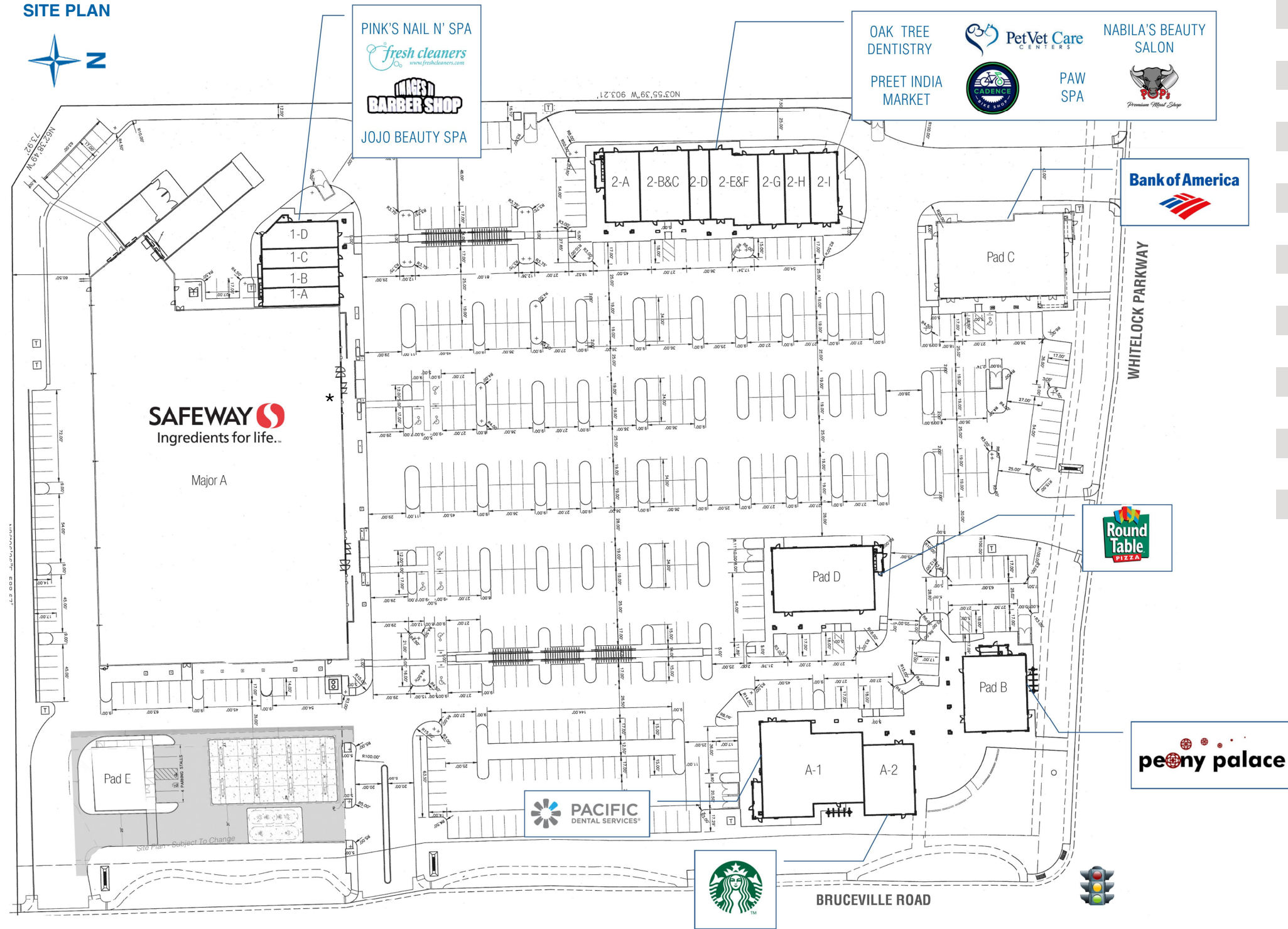


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SWC Bruceville Road & Whitelock Parkway - Elk Grove, CA

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SITE PLAN



SUITE	TENANT	SQ. FT.
Major A	Safeway	±56,988
A-1	Pacific Dental	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	Jojo Beauty Spa	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	Pop's Premium Meat Shop	1,210
Pad E	Signed LOI	1,500

For leasing information, please contact:

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LAGUNA RESERVE MARKETPLACE

INTERSECTION AERIAL

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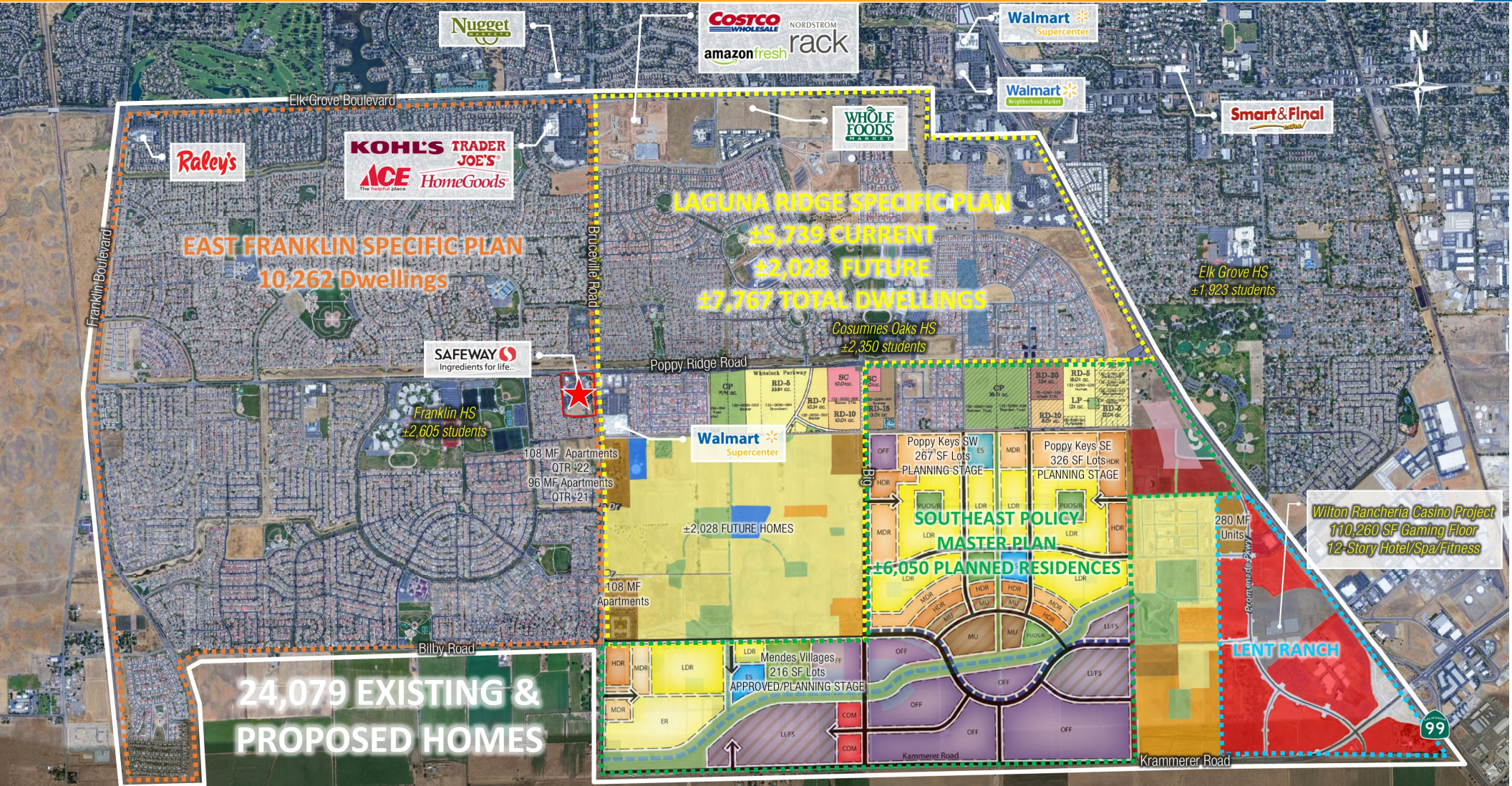


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LAGUNA RESERVE MARKETPLACE

FUTURE HOUSING AERIAL

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LAGUNA RESERVE MARKETPLACE

IMMEDIATE VICINITY RETAIL AERIAL

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