



LAGUNA CREEK TOWN CENTER

SEC LAGUNA BOULEVARD & FRANKLIN BOULEVARD - ELK GROVE, CA



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

SEC Laguna Boulevard and Franklin Boulevard
Elk Grove, CA

NOTABLE TENANTS:

Bel Air, CVS Pharmacy

SHOPPING CENTER GLA:

±119,173 Square Feet (GLA)

AVAILABILITY:

±4,060 SF Retail Space (divisible)

TRAFFIC COUNTS



Laguna Blvd
(west of Franklin Blvd)

±35,314

Franklin Blvd
(north of Laguna Blvd)

±26,443

Laguna Blvd
(east of Franklin Blvd)

±36,006

Franklin Blvd
(south of Laguna Blvd)

±22,832

		1-MILE	3-MILE	5-MILE
	2025 TOTAL POPULATION	18,567	131,155	290,366
	2025 DAYTIME POPULATION	15,142	105,721	232,889
	2025 TOTAL EMPLOYEES	2,108	18,095	50,504
	2025 TOTAL HOUSEHOLDS	6,223	41,302	89,153
	2025 AVERAGE HOUSEHOLD INCOME	\$150,766	\$145,144	\$129,025

TENANTS



PROPERTY OVERVIEW

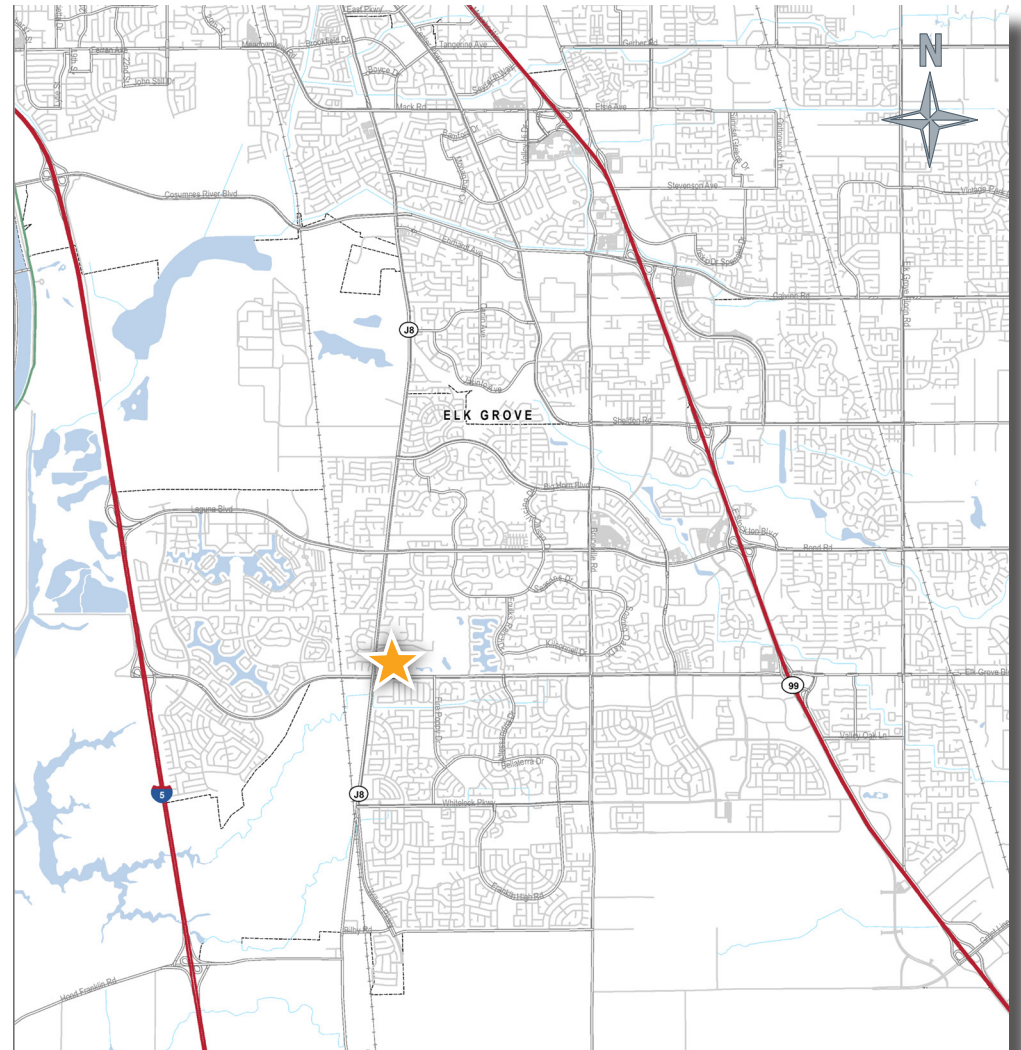
Laguna Creek Town Center is a $\pm 119,173$ square foot neighborhood center located at the southeast corner of Laguna Boulevard and Franklin Boulevard in the heart of the Elk Grove/Laguna area.

Visible to over 60,000 cars per day at the intersection, the center is anchored by Bel Air and CVS Pharmacy and is part of more than $\pm 1,000,000$ square feet of retail along the Laguna Boulevard corridor.

Laguna Creek Town Center serves Elk Grove's southwestern community of Laguna and benefits from strong area demographics.

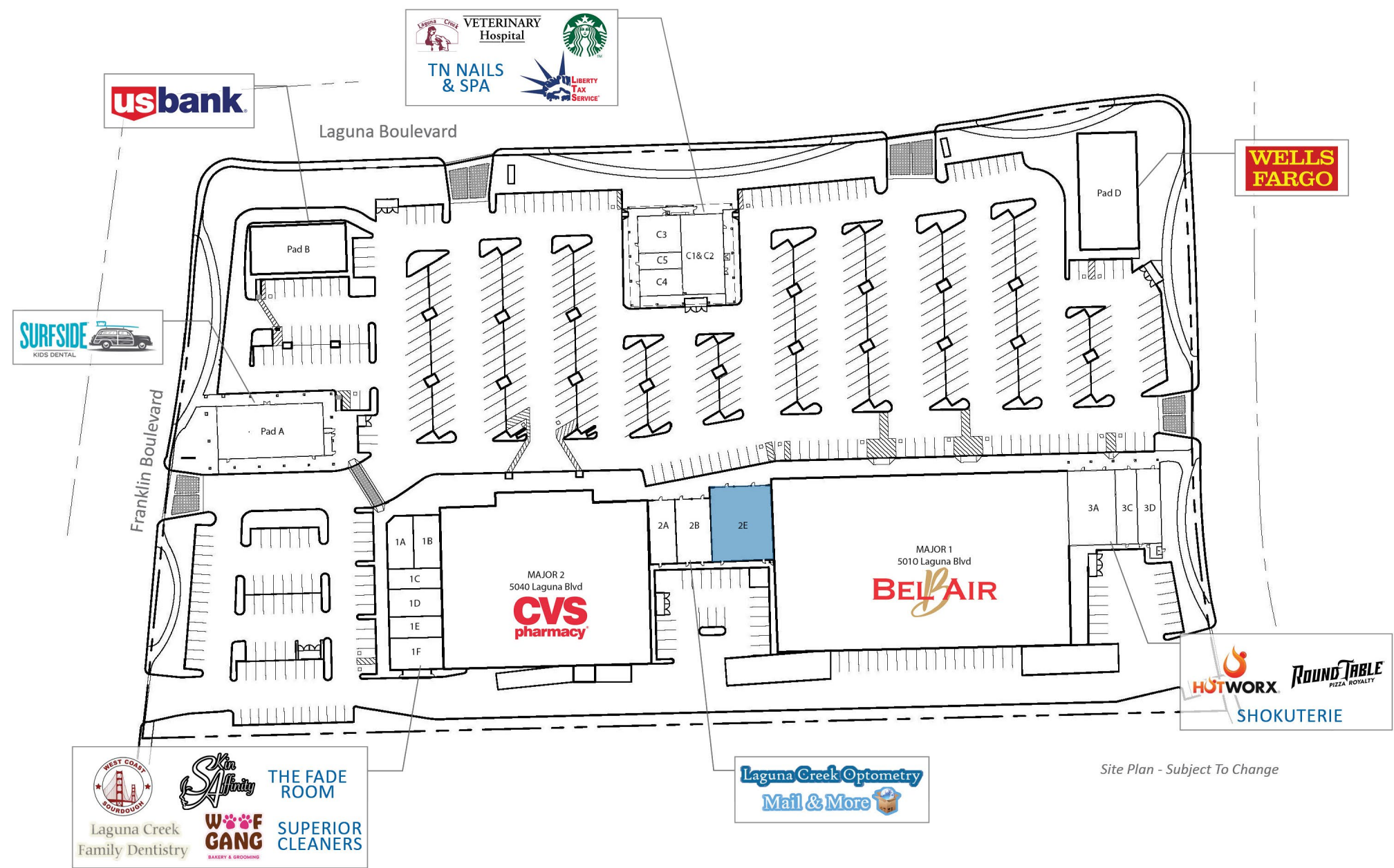
With a city population of approximately 180,491, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

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



SITE PLAN
& LEASING

LAGUNA CREEK TOWN CENTER
SEC LAGUNA BOULEVARD & FRANKLIN BOULEVARD - ELK GROVE, CA



SUITE	TENANT	SQUARE FEET
Major 1	Bel Air	45,540
Major 2	CVS Pharmacy	31,276
1A	West Coast Sourdough	1,227
1B	Woof Gang Bakery and Grooming	1,250
1C	The Fade Room	950
1D	Laguna Creek Family Dentistry	1,300
1E	Skin Affinity Aesthetics + Wellness Center	1,000
1F	Superior Cleaners	1,500
2A	Mail & More	1,500
2B	Laguna Creek Optometry	1,980
2E	AVAILABLE	4,060
3A	Round Table Pizza	3,150
3C	Shokuterie	1,400
3D	Hotworx	1,540
Pad A	Surfside Kid's Dental	5,000
Pad B	US Bank	4,500
C1 & C2	Laguna Creek Veterinary	3,000
C3	Starbucks	1,400
C4	TN Nails & Spa	1,000
C5	Liberty Tax Service	600
Pad D	Wells Fargo	6,000



GALLELLI
REAL ESTATE

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GALLELLI RETAIL TEAM

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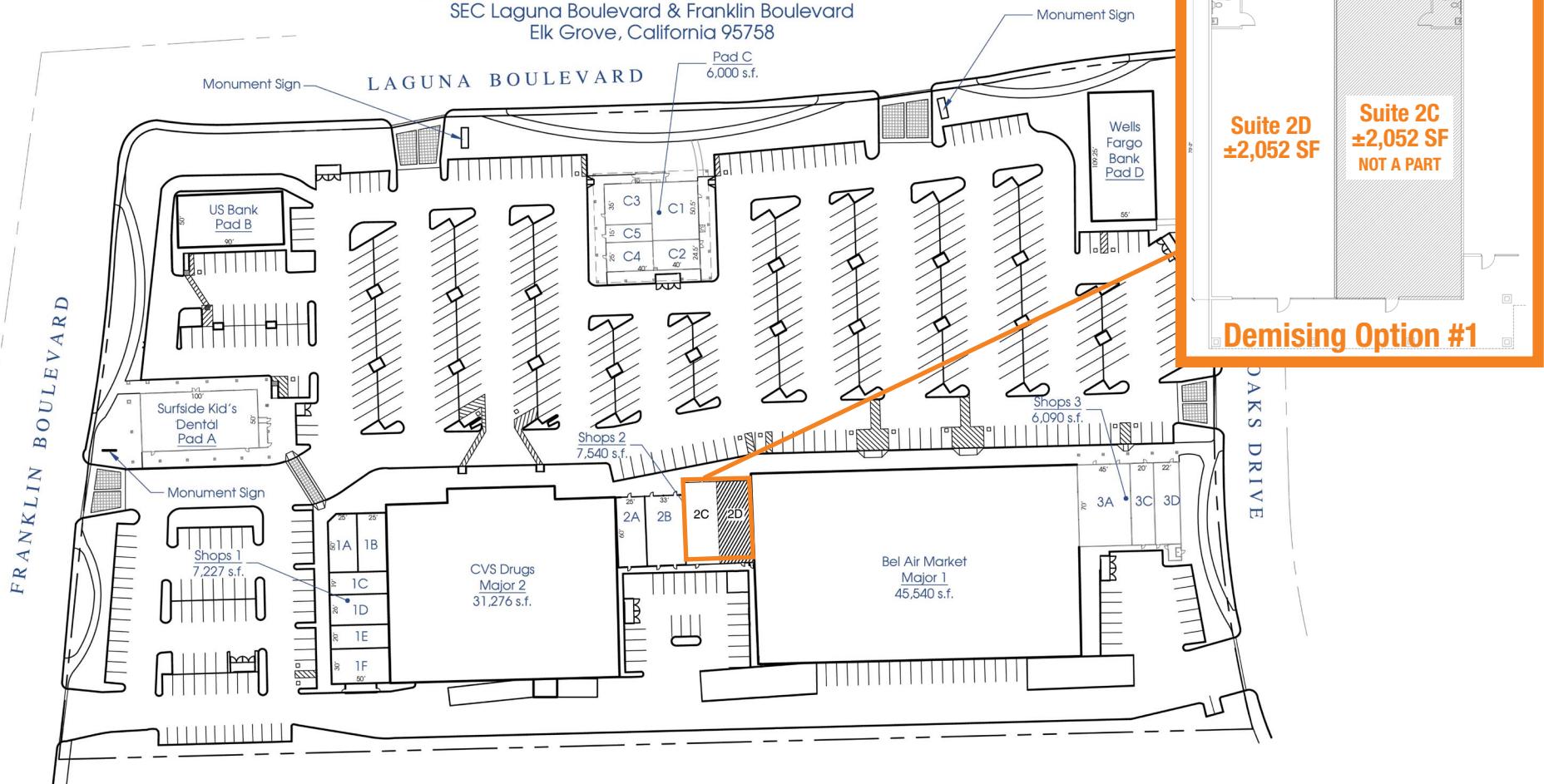
CONTACT US

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DEMISING OPTIONS

Laguna Creek Town Center

SEC Laguna Boulevard & Franklin Boulevard
Elk Grove, California 95758



PROPERTY AERIAL



ELK GROVE RETAIL TRADE AREA





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