

LAGUNA CREEK TOWN CENTER

SEC Laguna Boulevard & Franklin Boulevard - Elk Grove, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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LAGUNA CREEK TOWN CENTER

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

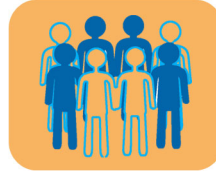
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location: SEC Laguna Boulevard and Franklin Boulevard
Elk Grove, CA

notable tenants: Bel Air, CVS Pharmacy

shopping center GLA: ±119,173 Square Feet (GLA)

availability: ±980 SF - ±4,060 SF Retail Space



2023 total population

1-mile	18,238
3-mile	129,382
5-mile	283,833



2023 daytime population

1-mile	15,037
3-mile	106,298
5-mile	236,758



2023 total employees

1-mile	3,013
3-mile	25,599
5-mile	65,121



2023 total households

1-mile	6,124
3-mile	40,803
5-mile	87,262



2023 average HH income

1-mile	\$121,810
3-mile	\$127,940
5-mile	\$113,981

traffic counts

Laguna Blvd (west of Franklin Blvd)	35,877
Laguna Blvd (east of Franklin Blvd)	36,102
Franklin Blvd (north of Laguna Blvd)	26,393
Franklin Blvd (south of Laguna Blvd)	22,768



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PROPERTY OVERVIEW

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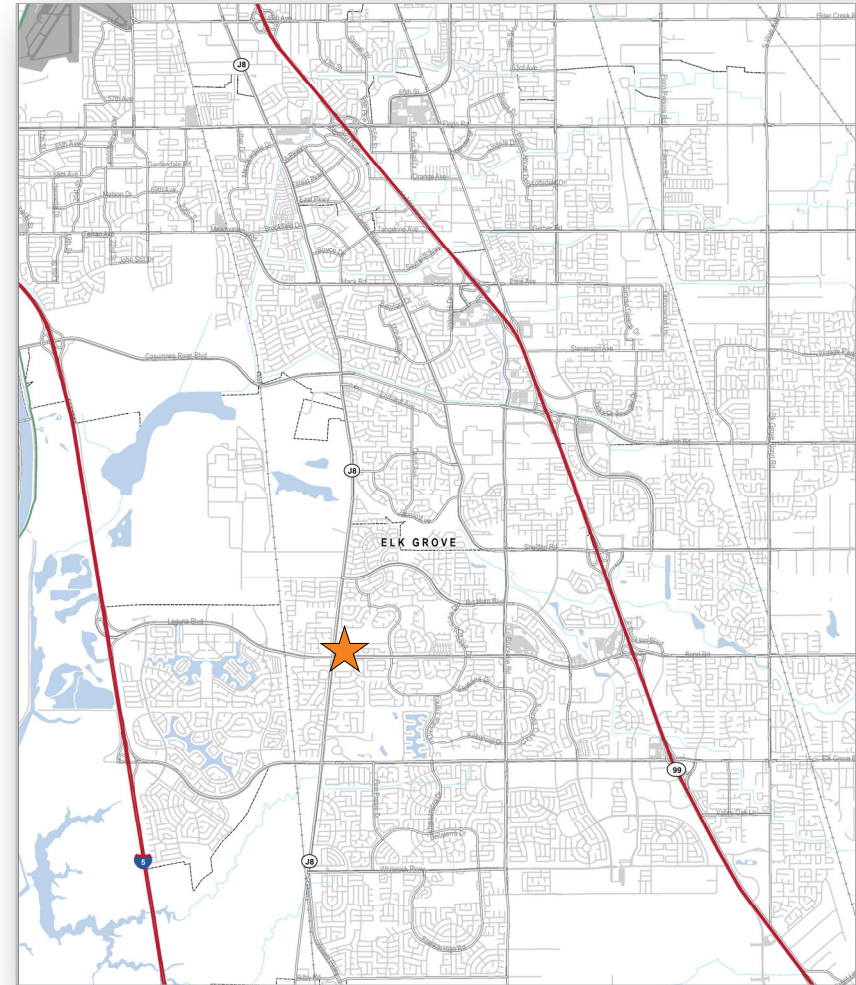
Laguna Creek Town Center is a ±119,173 square foot neighborhood center located at the southeast corner of Laguna Boulevard and Franklin Boulevard in the heart of the Elk Grove/Laguna area.

Visible to approximately 60,570 cars per day at the intersection, the center is anchored by Bel Air and CVS Pharmacy and is part of more than ±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 176,210, 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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SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
Major 1	Bel Air	45,540
Major 2	CVS Pharmacy	31,276
1A	West Coast Sourdough	1,227
1B	AVAILABLE	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 (11-01-2025)	4,060
3A	Round Table Pizza	3,150
3C	Dickey's BBQ Pit	1,400
3D	Hotworx	1,540
Pad A	Surfside Kid's Dental	5,000
Pad B	US Bank	4,500
C1	Laguna Creek Veterinary	2,020
C2	AVAILABLE (DO NOT DISTURB)	980
C3	Starbucks	1,400
C4	TN Nails & Spa	1,000
C5	Liberty Tax Service	600
Pad D	Wells Fargo	6,000

For leasing information, please contact:

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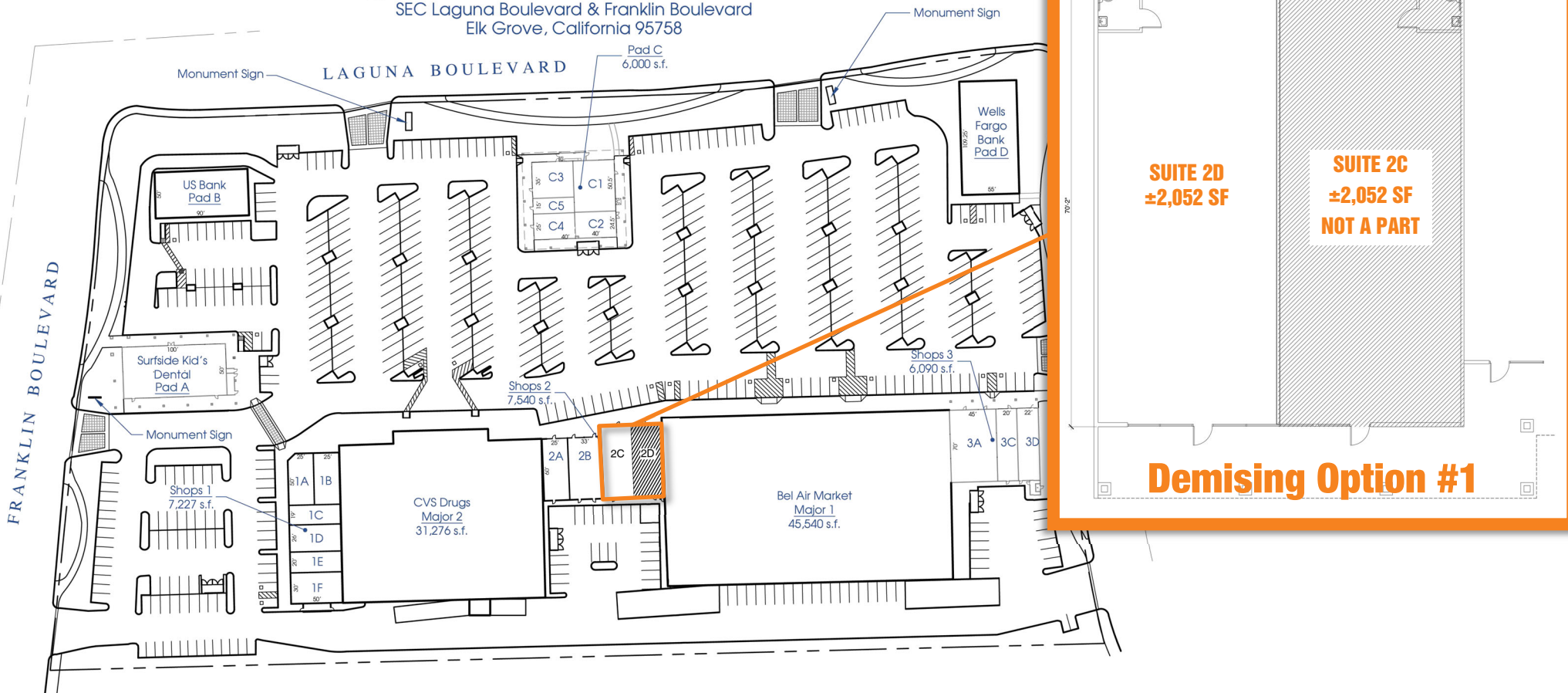
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ELK GROVE RETAIL TRADE AREA

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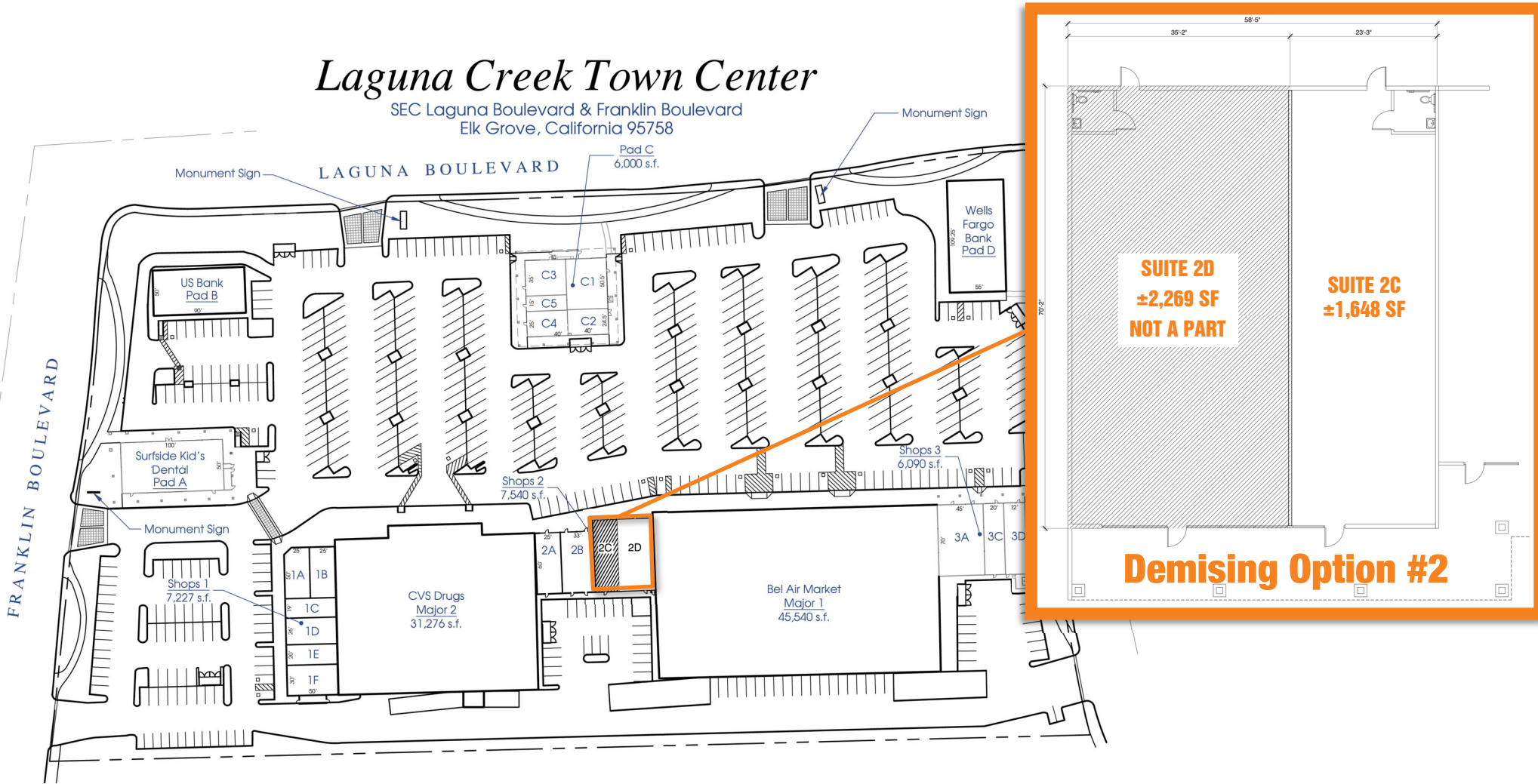
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INTERSECTION AERIAL

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