

**FOR
SALE**

**9080 LAGUNA MAIN,
ELK GROVE, CA**

NNN LEASED RESTAURANT SPACE FOR SALE

**AS SEEN ON
DINERS, DRIVE-INS AND DIVES**

Laguna Blvd – 31,882 ADT

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ROME
REAL ESTATE GROUP

FOR SALE

MAIN STREET PLAZA

9080 Laguna Main Street, Suite #2 · Elk Grove, CA 95758
Single-Tenant Restaurant Investment · Signalized Hard Corner · NNN Lease



\$980,000

SALE PRICE

6.76%

CAP RATE

\$599

PRICE PER SF

\$66,206

ANNUAL RENT + NNN

PROPERTY HIGHLIGHTS

- **Signalized Hard Corner**
Positioned at Laguna Blvd & Laguna Main St with ±31,882 vehicles daily — in the line of travel, not the blind spot.
- **Turnkey Restaurant Buildout**
Type I hood system, grease trap, cold storage and two restrooms already in place.
- **±1,050 SF Patio**
Expands seat count, supports all-day daypart programming and adds brand visibility along the frontage.
- **Apple Elk Grove Campus**
Apple's Elk Grove operations sit just steps away, anchoring weekday daytime demand.
- **Affluent 3-Mile Trade Area**
±85,000 residents at \$120,655 average household income — ideal for F&B and everyday convenience.
- **Monument Signage**
Highly visible monument signage position on Laguna Blvd.

LEASE SUMMARY

Annual Rent	\$66,206 + NNN
Rent Commencement	August 15, 2026
Rent Increases	4% Annually
Lease Expiration	August 14, 2028
Renewal Option	One 5-Year at FMV
Zoning	LC — Light Commercial

TRADE AREA

- **31,882 vehicles per day**
Laguna Blvd at Laguna Main St
- **\$120,655 average HH income**
3-mile radius
- **±85,000 residents**
3-mile radius

TENANT SPOTLIGHT

Locally owned and chef-driven, StreetZlan reimagines Mexican street food with bold creativity and flair. Praised as a “hidden gem” with 17,800+ IG followers, StreetZlan is both a social-media favorite and a regional foodie magnet—anchoring Laguna Main with steady, high-quality traffic and a vibrant dining destination.

OFFERINGS & SERVICES

Signature Dishes:

Birria tacos, loaded fries, smash burgers, elote, brisket tacos, al pastor, avocado tostadas, birria ramen, over-the-top burritos, and more.

Menu Specials:

All You Can Eat Street Tacos (rotating weekdays), Birria Pizza weekends, seasonal chef-driven creations.

Drinks:

House-made aguas frescas, micheladas, and local brews.

Events & Private Parties:

Vibrant weekend DJ brunches, pop-up events, and private bookings.

Catering services available for parties, corporate events, and celebrations.

WHY STREETZLAN ADDS VALUE

Boosts Property Appeal:

StreetZlan’s loyal crowd and influential social media presence draw steady foot traffic, enhancing the center’s reputation as a true destination.

Investment Confidence:

Well-reviewed, community-oriented, and committed to quality, StreetZlan anchors the property with a proven concept and stable lease. Buyers benefit from a tenant with real staying power and strong draw.



AS FEATURED ON

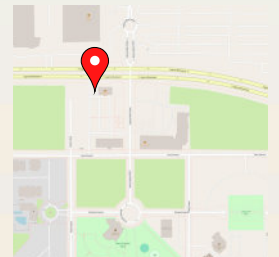
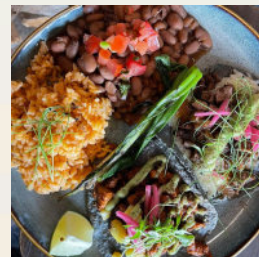
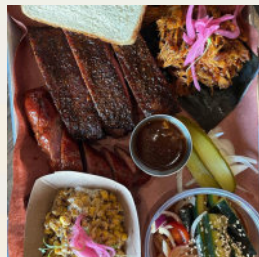
NATIONAL RECOGNITION



StreetZlan has been featured on Diners, Drive-Ins and Dives — national television exposure for Laguna Main’s anchor restaurant tenant.

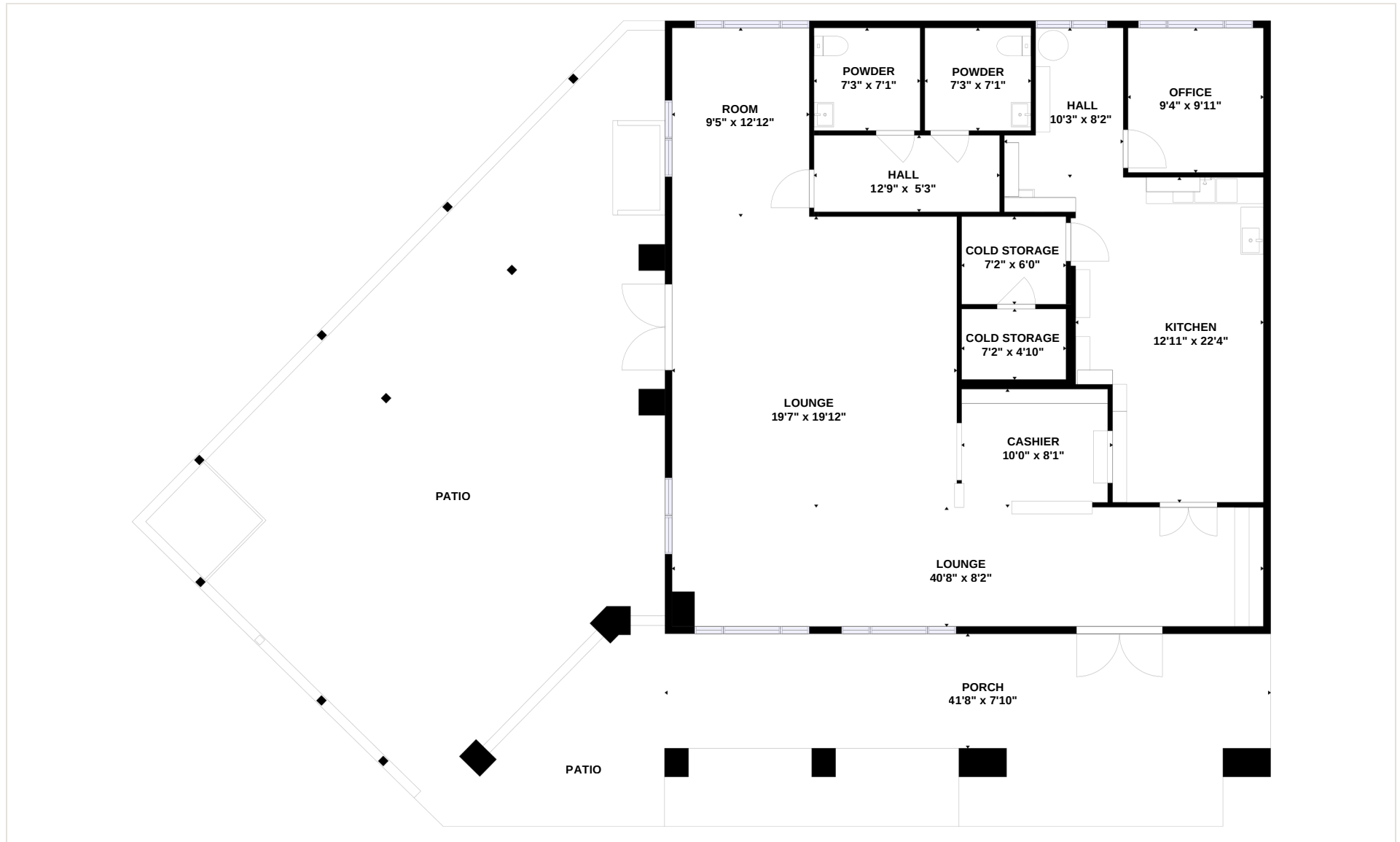
17,800+  FOLLOWERS ON INSTAGRAM

156+  REVIEWS ON GOOGLE



FLOOR PLAN | SUITE 2

9080 LAGUNA MAIN, SUITE #2 · ELK GROVE, CA 95758



IMMEDIATE VICINITY AERIAL



HOBBY LOBBY
RC Willey
Walmart
Chick-fil-A
jamba

COSUMNES RIVER COLLEGE

target **sam's club**

SLAKEY BROTHERS
DISTRIBUTOR OF HVAC AND PLUMBING PRODUCTS
LAGUNA SHOOTING CENTER

APPLE INC.

PROPERTY LOCATION

LAGUNA WEST Dental Care
IN ELK GROVE
Pets To Go
MARTINIZING
DRY CLEANING
ROCKIN' JUMP
TEA GARDEN
CHINESE RESTAURANT
JAMIE'S CAFE

target **Michaels**
Total Wine & MORE
Party City

TACO BELL **Wendy's** **Shell** **KFC** **Chevron**

LAGUNA CREEK HIGH SCHOOL

SAFeway **BEL AIR** **ROUND TABLE**
PIZZA ROYALTY
CVS pharmacy **Jack in the box** **W**

Raley's SUPERCUTS
CHIPOTLE MEXICAN GRILL **Starbucks**

TRADER JOE'S **COSTCO WHOLESALE**
KOHL'S

DEMOGRAPHIC SUMMARY REPORT

9080 LAGUNA MAIN SUITE #2, ELK GROVE, CA 95758



POPULATION

2024 ESTIMATE

3-MILE RADIUS	85,580
5-MILE RADIUS	260,267
10-MILE RADIUS	639,407



HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$120,655.00
5-MILE RADIUS	\$106,516.00
10-MILE RADIUS	\$105,526.00



POPULATION

2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	23,336	57,286	195,268
BLACK	10,855	37,817	73,206
HISPANIC ORIGIN	20,145	67,403	171,090
AM. INDIAN & ALASKAN	792	2,824	7,854
ASIAN	26,634	83,973	170,129
HAWAIIAN/PACIFIC ISLANDER	1,391	5,736	10,910
OTHER	22,572	72,631	182,040

POPULATION

2029 PROJECTION

3-MILE RADIUS	85,838
5-MILE RADIUS	261,819
10-MILE RADIUS	644,182

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$104,872.00
5-MILE RADIUS	\$87,305.00
10-MILE RADIUS	\$83,895.00

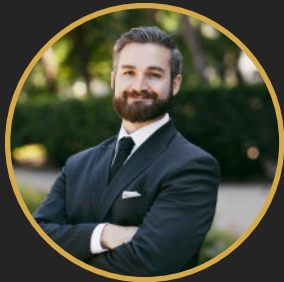
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CONTACT US

For more information about this opportunity



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FOLLOW

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SCAN FOR MORE INFORMATION

