

# FOR LEASE

# 8153 ELK GROVE BLVD ELK GROVE, CA

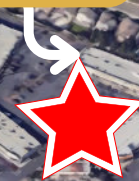
**KOHL'S**



PRIME INTERSECTION @ BIG HORN & ELK GROVE BLVD

±1,200 SF OF RETAIL SPACE AVAILABLE

**PROPERTY  
LOCATION**



ELK GROVE BLVD - 43,372 ADT

BIG HORN BLVD - 14,008 ADT



PROJECT  
ELEVATE



**3D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# LAGUNA OAKS - 8153 ELK GROVE BLVD

| SUITE | SIZE   | PRICING        | SPACE NOTES                        |
|-------|--------|----------------|------------------------------------|
| 40    | ±1,200 | CONTACT BROKER | EXCELLENT GLASS LINE - CORNER UNIT |

## PROPERTY HIGHLIGHTS:

- Exceptional Elk Grove Location:** Located in the vibrant Laguna Oaks Shopping Center, directly on bustling Big Horn Boulevard, ensuring constant exposure to a steady flow of local and commuter traffic.
- Major Developments at this Intersection:** The Village Shopping Center is currently being developed directly across the street from this property. This shopping center will be anchored by a Whole Foods Market and include other notable retailers such as: Yard House, Mendocino Farms, Pet Food Express, and NuYo. In addition, the City of Elk Grove owns a 20-acre property at the southeast corner of Elk Grove and Big Horn Boulevards and is pursuing its development as a mixed-use project that includes retail, dining, entertainment, office, and residential uses, as well as a hotel. The project is currently in the disposition phase.
- Outstanding Visibility & Traffic:** Benefit from prominent frontage along Big Horn Boulevard, a key Elk Grove artery linking major regional freeways (Interstate 5 and Highway 99), delivering impressive daily vehicle counts (over 57,000 cars per day at this intersection) and customer accessibility.
- Prime Commercial Zoning:** Zoned General Commercial (GC), the property presents a wide range of tenant possibilities, encouraging retail synergy and fostering robust business activity.
- Strong Local Demographics:** Positioned within an affluent community boasting above-average household incomes and a growing residential population, ensuring sustained consumer demand and business stability.



### STRONG TRAFFIC COUNTS

BIG HORN BLVD: 14,008 ADT  
ELK GROVE BLVD: 43,372 ADT



AVERAGE  
**\$122,640**  
WITHIN 1 MILE  
**HOUSEHOLD INCOME**

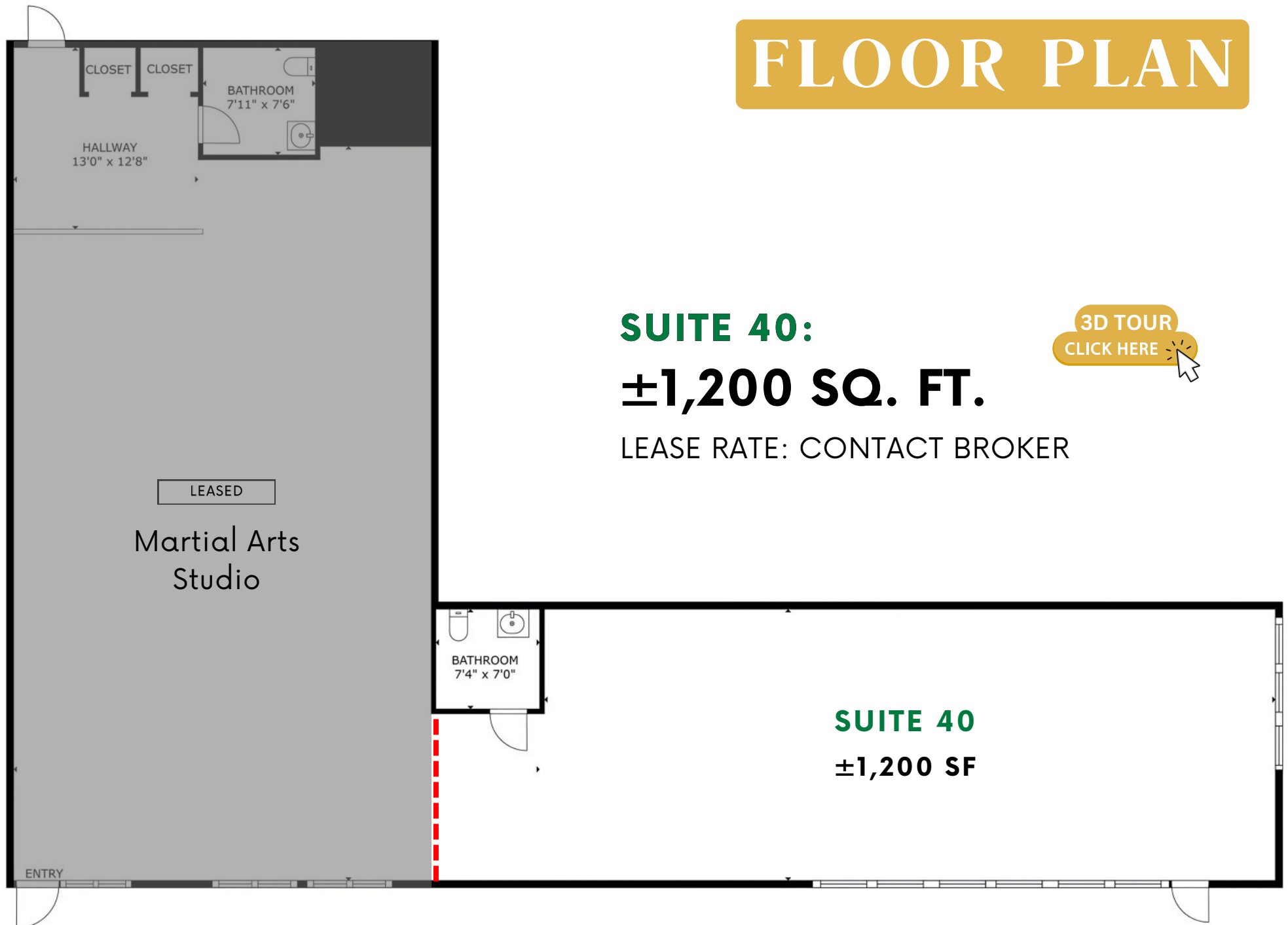


PROPERTY ZONING  
**GENERAL COMMERCIAL (GC)**  
SACRAMENTO COUNTY



**±66 SPACES**

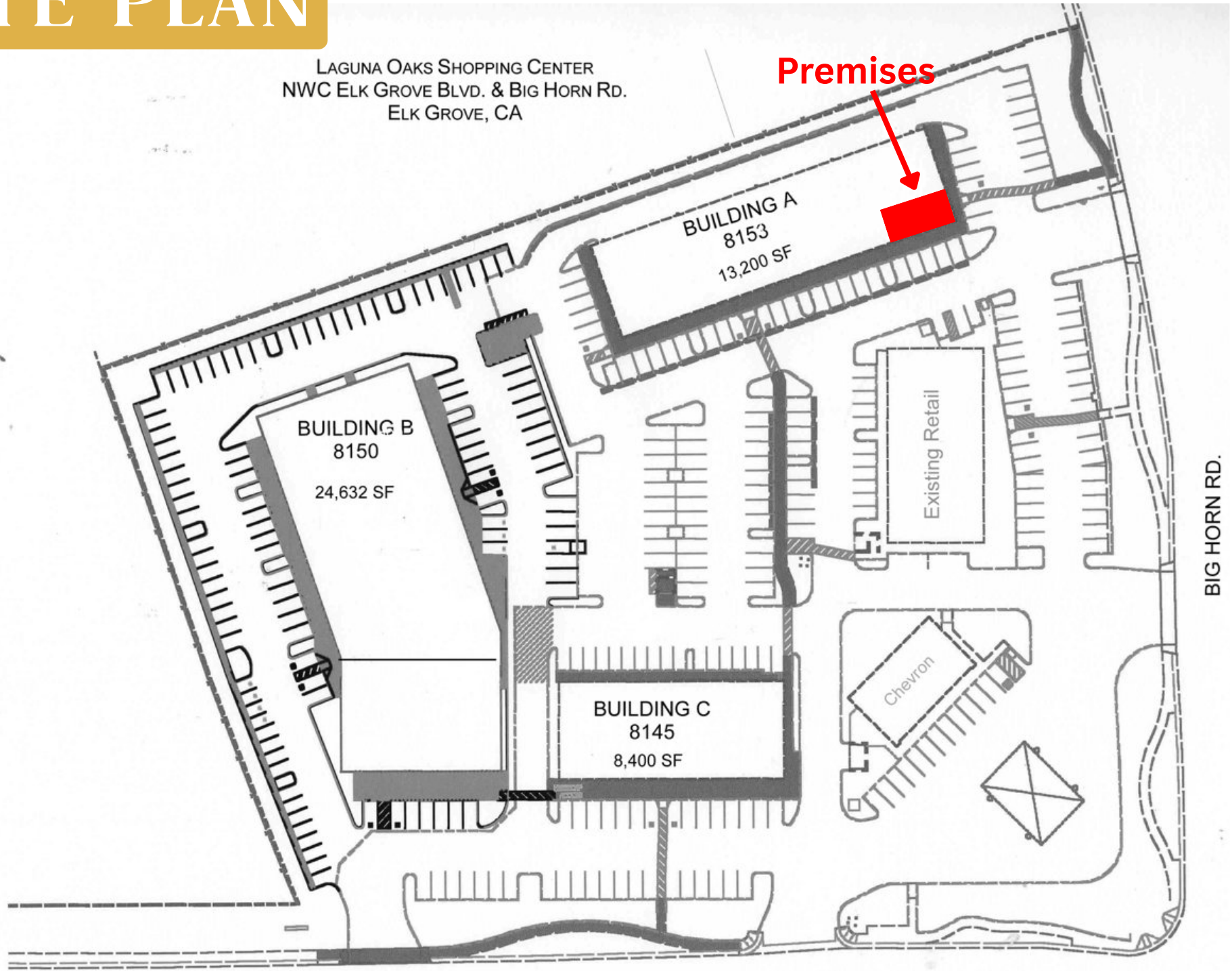
# FLOOR PLAN



# SITE PLAN

LAGUNA OAKS SHOPPING CENTER  
NWC ELK GROVE BLVD. & BIG HORN RD.  
ELK GROVE, CA

Premises



BIG HORN RD.

ELK GROVE BLVD.

# SATELLITE SITE PLAN



PROPERTY  
LOCATION

INNOGROVE

ELK GROVE BLVD - 43,372 ADT

BIG HORN BLVD - 14,008 ADT

# ELK GROVE RETAIL AERIAL



**Target**  
**Michaels**  
THE ARTS AND CRAFTS STORE™  
**Stein Mart**  
Fashion and Quality. Always at discount prices.  
**Total Wine & More**  
**Petco**  
**Party City**  
**Walgreens**

**Hobby Lobby**  
**In-N-Out Burger**  
**Grocery Outlet**  
bargain market  
**Ross**  
DRESS FOR LESS™  
**Chuck E. Cheese**  
**In-Shape Fitness**

**The Home Depot**  
**Best Buy**  
**Sprouts Farmers Market**  
**BevMo!**

**Century Theatres**

**AutoZone**  
**Bel Air**  
**Round Table Pizza**  
PIZZA ROYALTY  
**CVS Pharmacy**  
**Jack in the Box**  
**W**

**Nugget Markets**  
**Rite Aid**

**Smart & Final**  
**Harbor Freight**  
QUALITY TOOLS. LOWEST PRICES.

**Walmart**

**Whole Foods Market**

**Elk Grove Auto Mall**

**PROPERTY LOCATION**

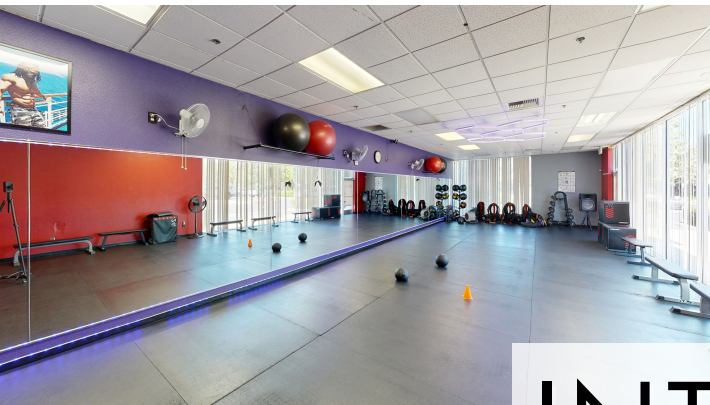
**Costco Wholesale**

**HomeGoods**  
**Kohl's**  
**Trader Joe's**  
LANE BRYANT

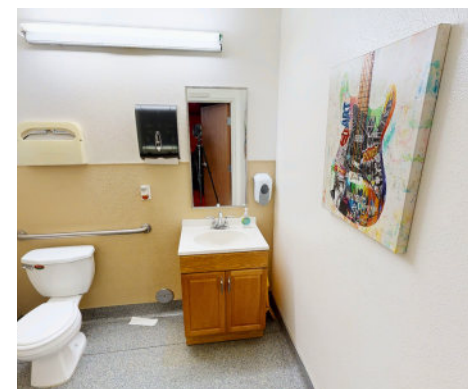
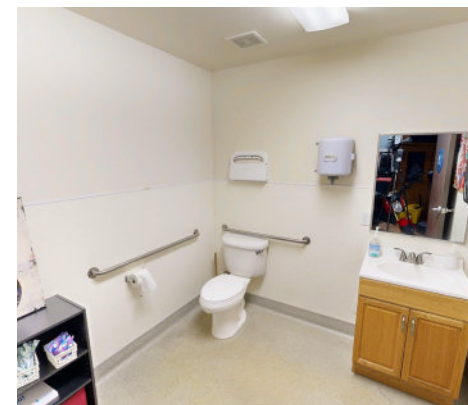
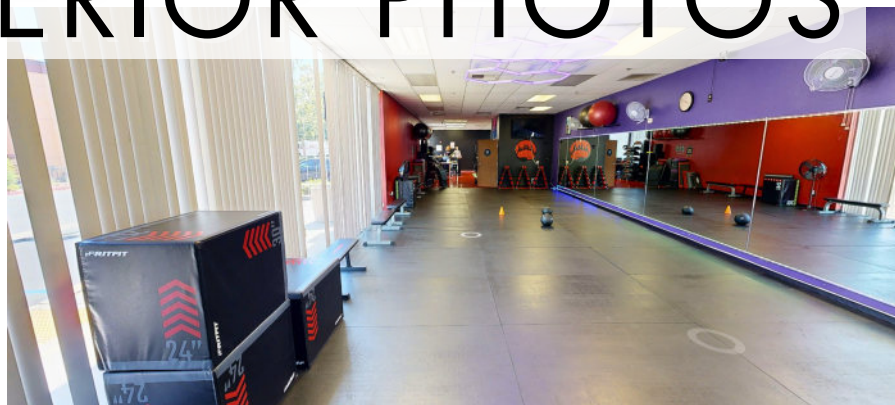
**Raley's**

**CALIFORNIA NORTHSTATE UNIVERSITY**

ELK GROVE BLVD



# INTERIOR PHOTOS





# EXTERIOR PHOTOS



# DEMOGRAPHIC SUMMARY REPORT

8153 BIG HORN BLVD, ELK GROVE, CA 95758



## POPULATION 2025 ESTIMATE

|                |         |
|----------------|---------|
| 1-MILE RADIUS  | 18,344  |
| 5-MILE RADIUS  | 272,894 |
| 10-MILE RADIUS | 555,677 |

## POPULATION 2029 PROJECTION

|                |         |
|----------------|---------|
| 1-MILE RADIUS  | 18,409  |
| 5-MILE RADIUS  | 274,809 |
| 10-MILE RADIUS | 559,176 |



## HOUSEHOLD INCOME 2024 AVERAGE

|                |              |
|----------------|--------------|
| 1-MILE RADIUS  | \$122,640.00 |
| 5-MILE RADIUS  | \$115,883.00 |
| 10-MILE RADIUS | \$101,955.00 |

## HOUSEHOLD INCOME 2024 MEDIAN

|                |             |
|----------------|-------------|
| 1-MILE RADIUS  | \$98,451.00 |
| 5-MILE RADIUS  | \$98,115.00 |
| 10-MILE RADIUS | \$81,216.00 |



## POPULATION 2024 BY ORIGIN

|                           | 1-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|---------------------------|---------------|---------------|----------------|
| WHITE                     | 5,452         | 71,185        | 149,046        |
| BLACK                     | 2,029         | 33,010        | 68,064         |
| HISPANIC ORIGIN           | 3,811         | 61,185        | 154,157        |
| AM. INDIAN & ALASKAN      | 156           | 2,640         | 7,109          |
| ASIAN                     | 6,195         | 92,577        | 158,508        |
| HAWAIIAN/PACIFIC ISLANDER | 180           | 4,953         | 10,300         |
| OTHER                     | 4,332         | 68,528        | 162,650        |

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



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