

**FOR
LEASE**

**7811 LAGUNA BLVD,
ELK GROVE, CA**

1,920 SF RETAIL SUITE AVAILABLE

**3D Tour
Click Here**



**LAGUNA BLVD
±45,352 ADT**

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ROME
REAL ESTATE GROUP

FOR LEASE • ELK GROVE, CALIFORNIA

LAGUNA TRENHOLM PLAZA

7811 Laguna Blvd, Elk Grove, CA 95758

Retail suite available in a well-maintained neighborhood center anchored at the signalized corner of Laguna Blvd and Trenholm Drive.



AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	NNN COSTS	SPACE NOTES
Suite 110	±1,920 SF	\$2.50 PSF + NNN	\$0.75 PSF	Former Counseling & Wellness Center

PROPERTY HIGHLIGHTS

- **High-Visibility Laguna Blvd Frontage**
Approximately 45,300+ vehicles per day along one of Elk Grove's most active retail corridors deliver consistent exposure and brand recognition.
- **Signalized Corner Location**
Positioned at the signalized intersection of Laguna Blvd and Trenholm Drive for easy ingress/egress and strong traffic capture from every direction.
- **Prime Neighborhood Retail Center**
A well-maintained, modern retail and medical plaza offering excellent curb appeal, monument signage, and a professional tenant mix.
- **Surrounded by Major Retail Draws**
Target, Michaels, Ross Dress for Less, Total Wine & More, Sprouts, Petco, PetSmart, and Sportsman's Warehouse drive steady consumer traffic.
- **Quick Access to Highway 99**
Less than one mile from Highway 99, providing seamless connectivity to greater Elk Grove and the Sacramento metro for customers and staff.
- **Strong Daytime & Residential Population**
Over 133,000 daytime employees and 160,000 residents within three miles fuel consistent weekday and weekend demand.
- **Excellent Signage Opportunities**
Building and monument signage available, allowing tenants to maximize visibility along Laguna Blvd and reinforce brand presence.
- MOVE-IN READY SUITE**
±1,920 SF Available

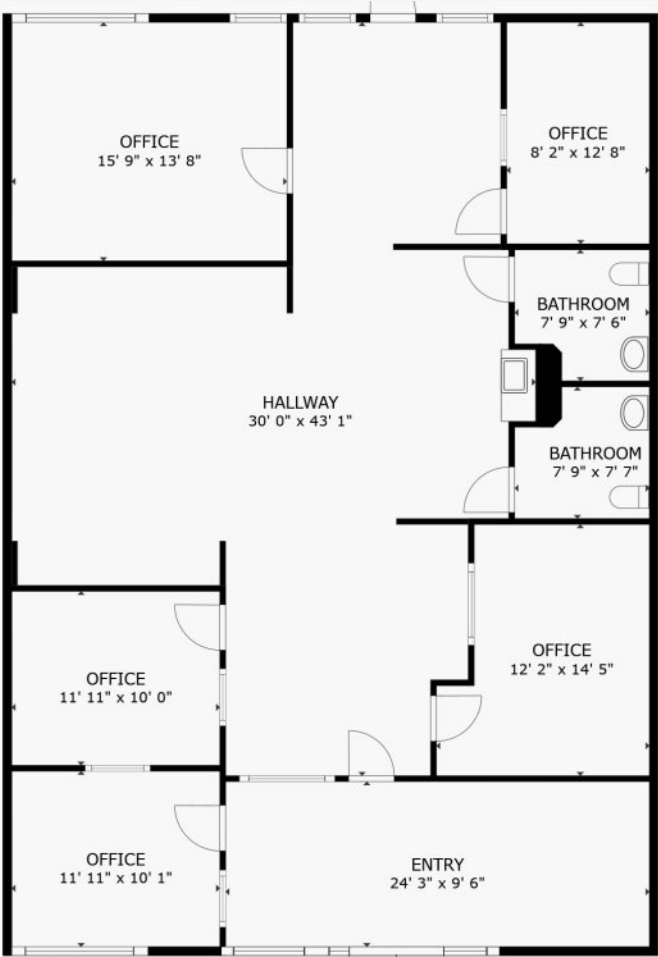
 **45,352 ADT**
Laguna Blvd traffic count

 **\$101,294**
Avg. household income — 1 mile

 **MP Zoning**
Sacramento County

 **±100 Spaces**
On-site surface parking

SUITE 110 • FLOOR PLAN



SUITE 110

±1,920 SQ. FT.

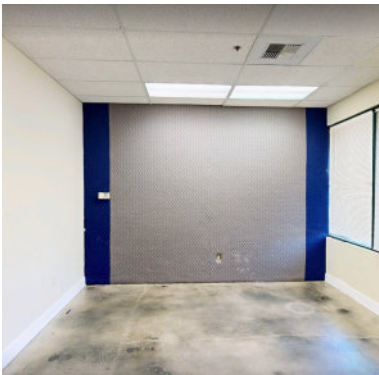
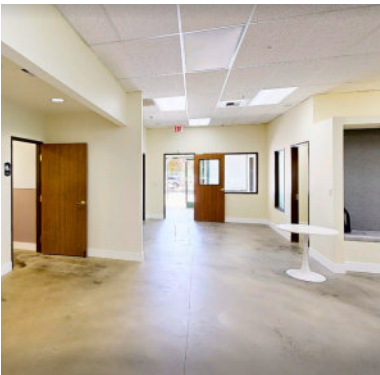
LEASE RATE

\$2.50 PSF + NNN

NNN COSTS

\$0.75 PSF

[VIEW 3D TOUR](#)





EXTERIOR PHOTOS



ELK GROVE RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

7811 LAGUNA BLVD • ELK GROVE, CA 95758



 POPULATION 2024 ESTIMATE	
1 MILE	18,061
3 MILES	160,428
5 MILES	312,030

 POPULATION 2029 PROJECTION	
1 MILE	18,097
3 MILES	161,448
5 MILES	314,091

 HOUSEHOLD INCOME 2024 AVERAGE	
1 MILE	\$101,294
3 MILES	\$116,395
5 MILES	\$110,846

 HOUSEHOLD INCOME 2024 MEDIAN	
1 MILE	\$88,243
3 MILES	\$100,198
5 MILES	\$92,600

 2024 POPULATION BY ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,622	43,810	78,017
BLACK	2,209	18,992	38,775
HISPANIC ORIGIN	4,347	34,560	74,307
AM. INDIAN & ALASKAN	191	1,501	3,216
ASIAN	4,984	54,049	104,255
HAWAIIAN & PACIFIC ISLANDER	228	2,815	5,966
OTHER	4,826	39,260	81,802

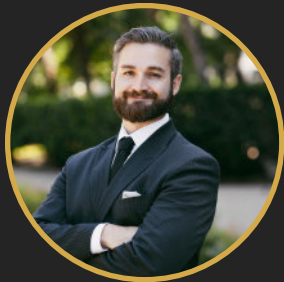
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CONTACT US

For more information about this retail suite



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