

# FOR LEASE

8153 ELK GROVE BLVD  
ELK GROVE, CA

KOHL'S

TRADER JOE'S

HomeGoods®

ACE  
Hardware

NORDSTROM  
RACK

amazon  
fresh

COSTCO  
WHOLESALE

STARBUCKS  
IN-N-OUT  
BURGER

PRIME INTERSECTION @ BIG HORN & ELK GROVE BLVD

+/- 1,200 - 3,600 SF OF RETAIL SPACE AVAILABLE

PROPERTY  
LOCATION

Dignity Health®

ELK GROVE BLVD - 43,372 ADT  
pet food express®  
WHOLE FOODS MARKET  
Yard House  
Mendocino Farms

BIG HORN BLVD - 14,008 ADT  
PROJECT  
ELEVATE

3D Tour  
Click Here



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REAL ESTATE GROUP

# LAGUNA OAKS - 8153 ELK GROVE BLVD

SUITE	SIZE	PRICING	SPACE NOTES
35	±1,200	CONTACT BROKER	EXCELLENT GLASS LINE - CORNER UNIT
50	±2,400	CONTACT BROKER	2 RESTROOMS IN SUITE - OPEN FLOOR PLAN
COMBINED	±3,600	CONTACT BROKER	60 FEET OF FRONTRAGE ON BIG HORN BLVD

## 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

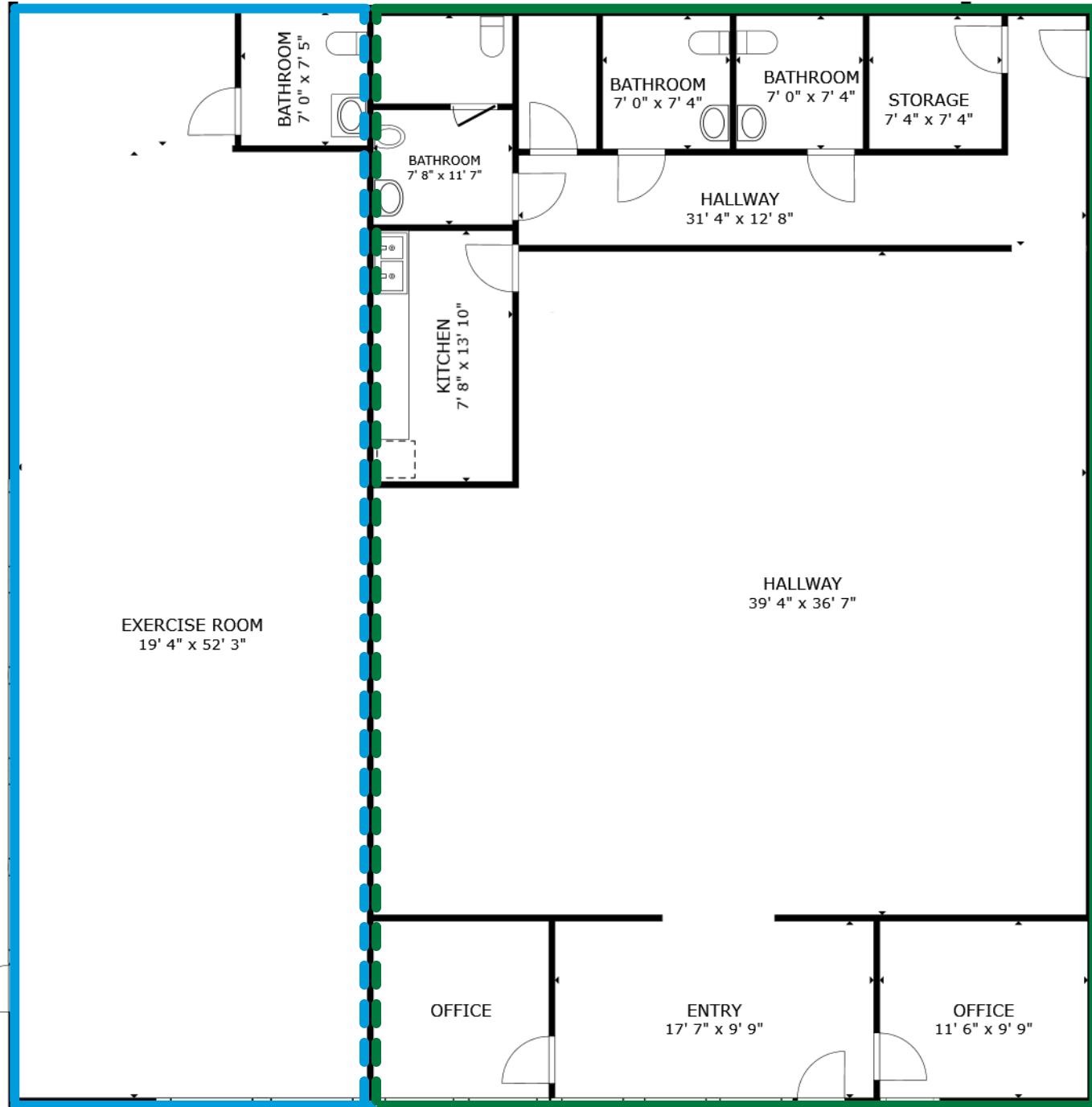
# FLOOR PLAN

3D Tour  
Click Here 

**SUITE 35:**  
+/- 1,200 SQ. FT.  
LEASE RATE: CONTACT BROKER

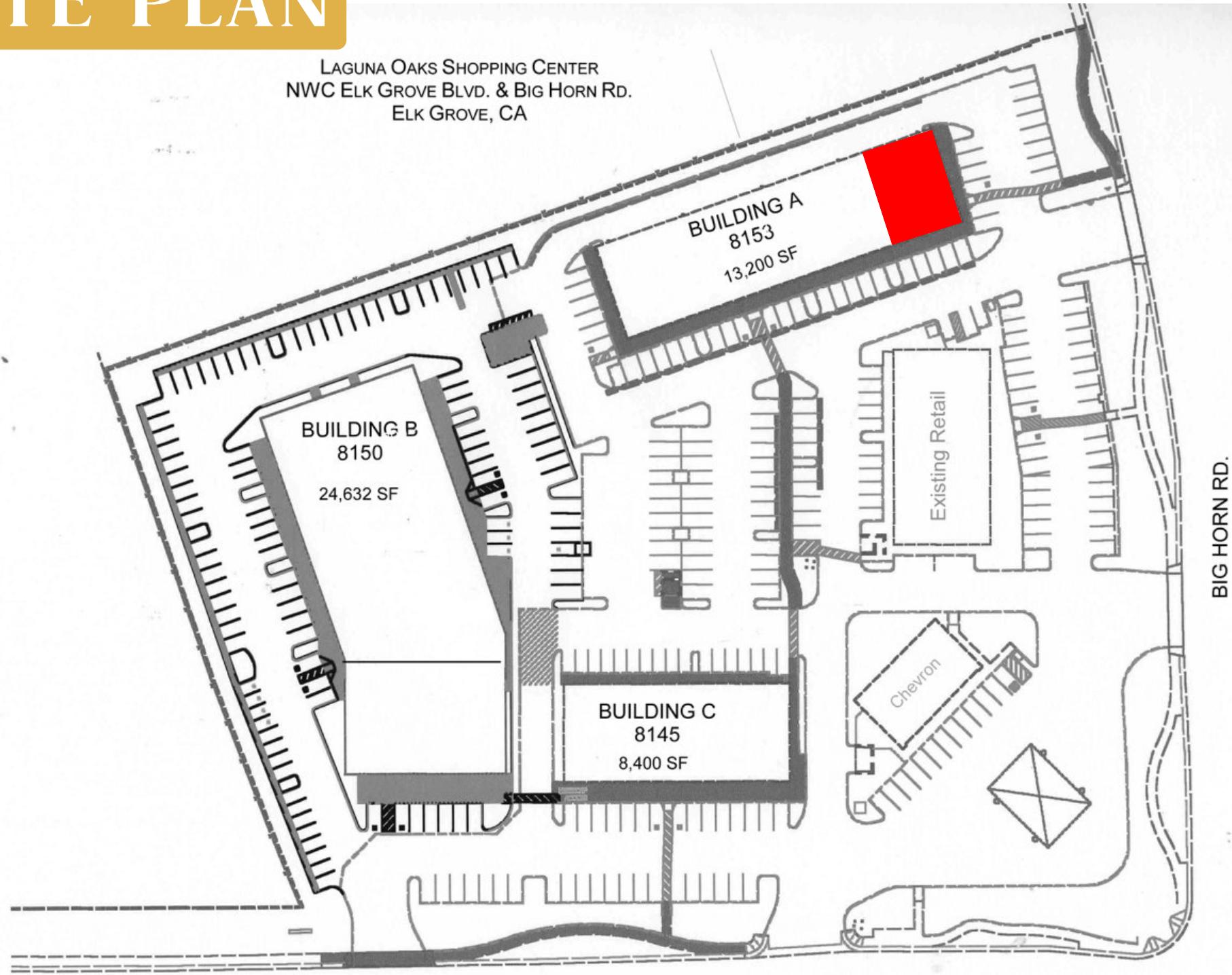
**SUITE 50:**  
+/- 2,400 SQ. FT.  
LEASE RATE: CONTACT BROKER

**COMBINED:**  
+/- 3,600 SQ. FT.  
LEASE RATE: CONTACT BROKER



# SITE PLAN

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

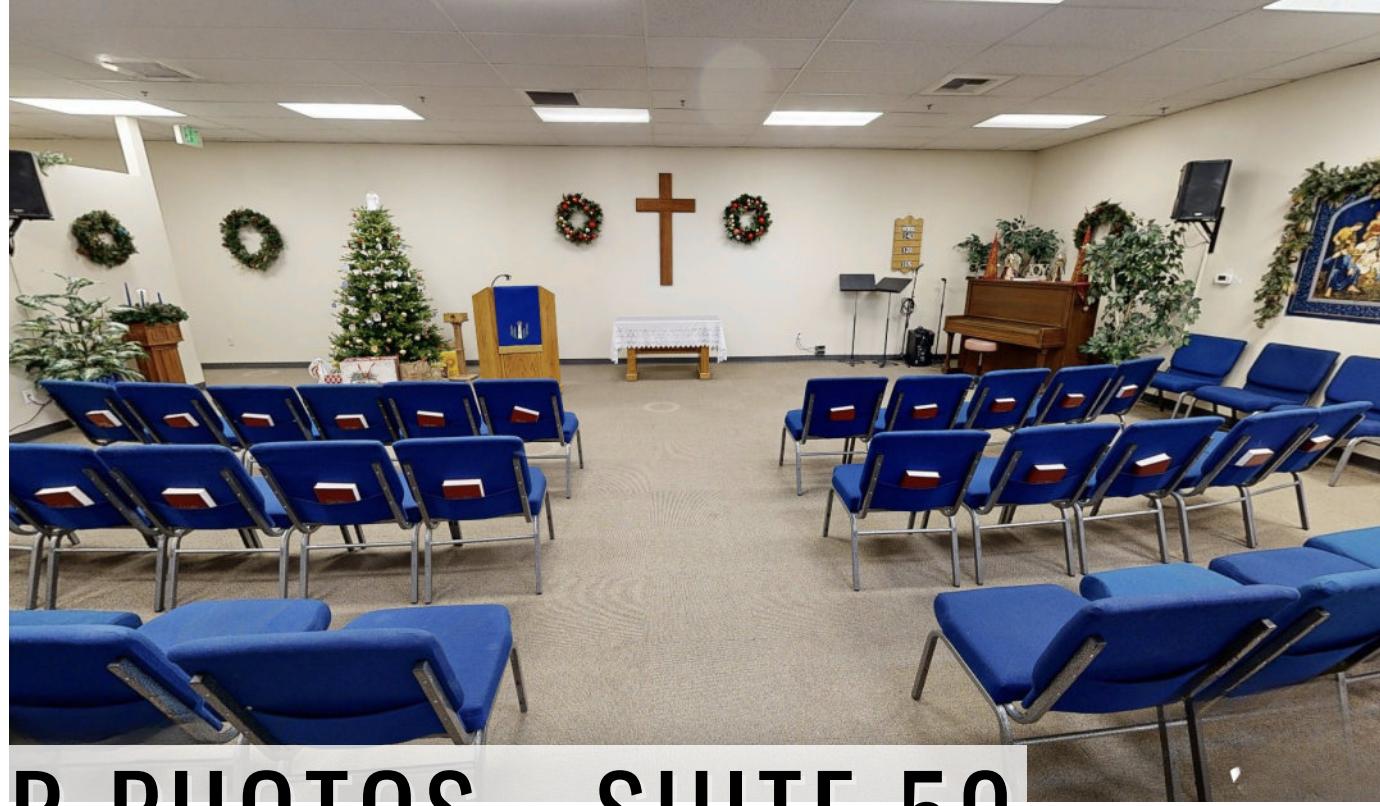
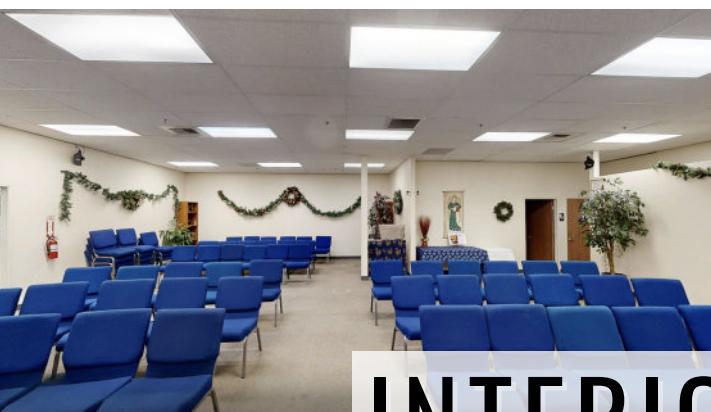


# SATELLITE SITE PLAN



# ELK GROVE RETAIL AERIAL





## INTERIOR PHOTOS - SUITE 50





# 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



## HOUSEHOLD INCOME 2024 AVERAGE

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



## 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 THESE RETAIL SUITES



*Chase Burke*

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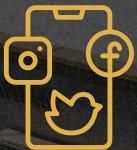
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