

FOR LEASE

8153 ELK GROVE BLVD ELK GROVE, CA

KOHL'S



PRIME INTERSECTION @ BIG HORN & ELK GROVE BLVD

+/- 1,200 - 3,600 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 |
|----------|--------|----------------|--|
| 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 FRONTAGE 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:

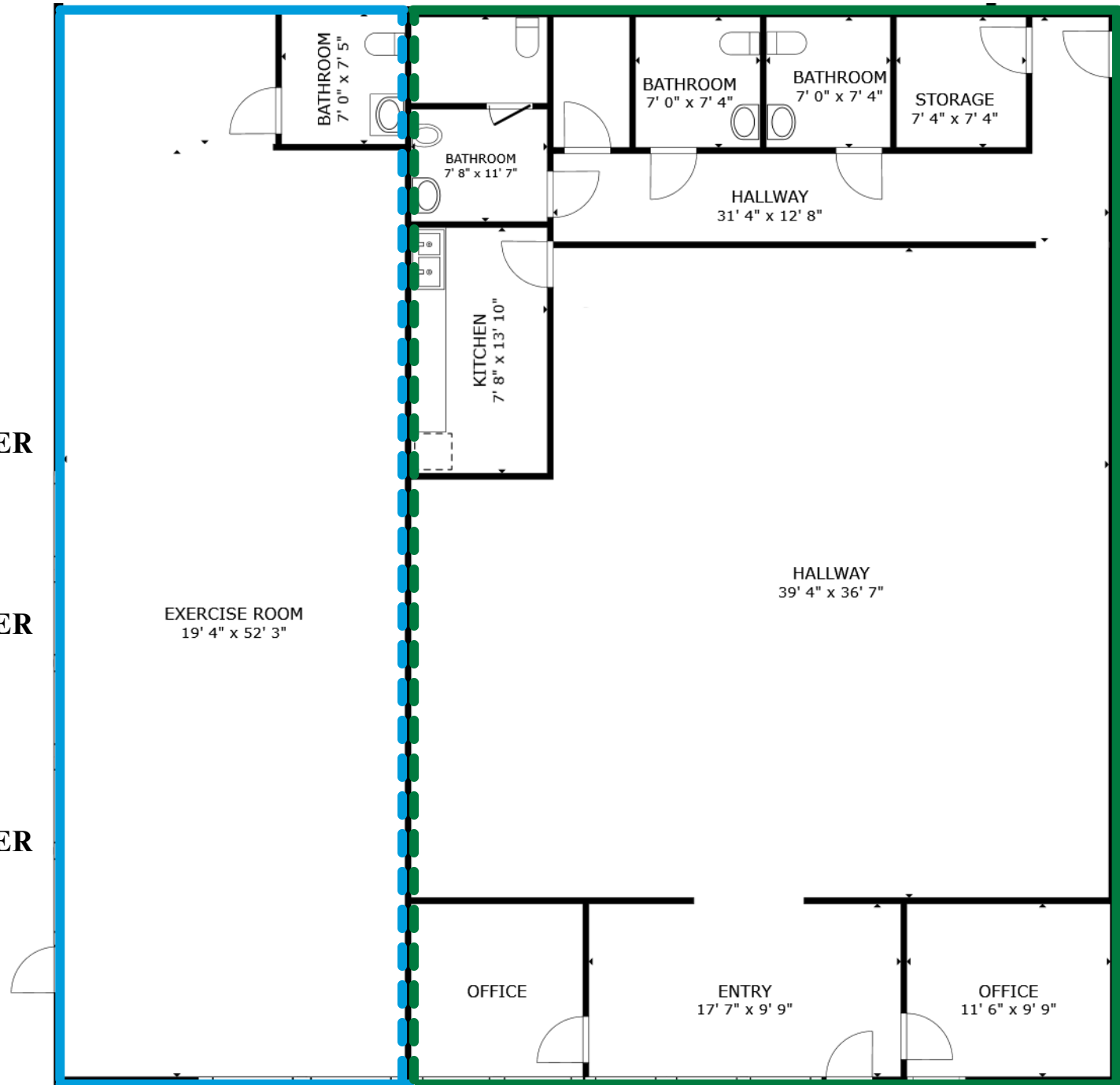
+/- 2,400 SQ. FT.

LEASE RATE: CONTACT BROKER

COMBINED:

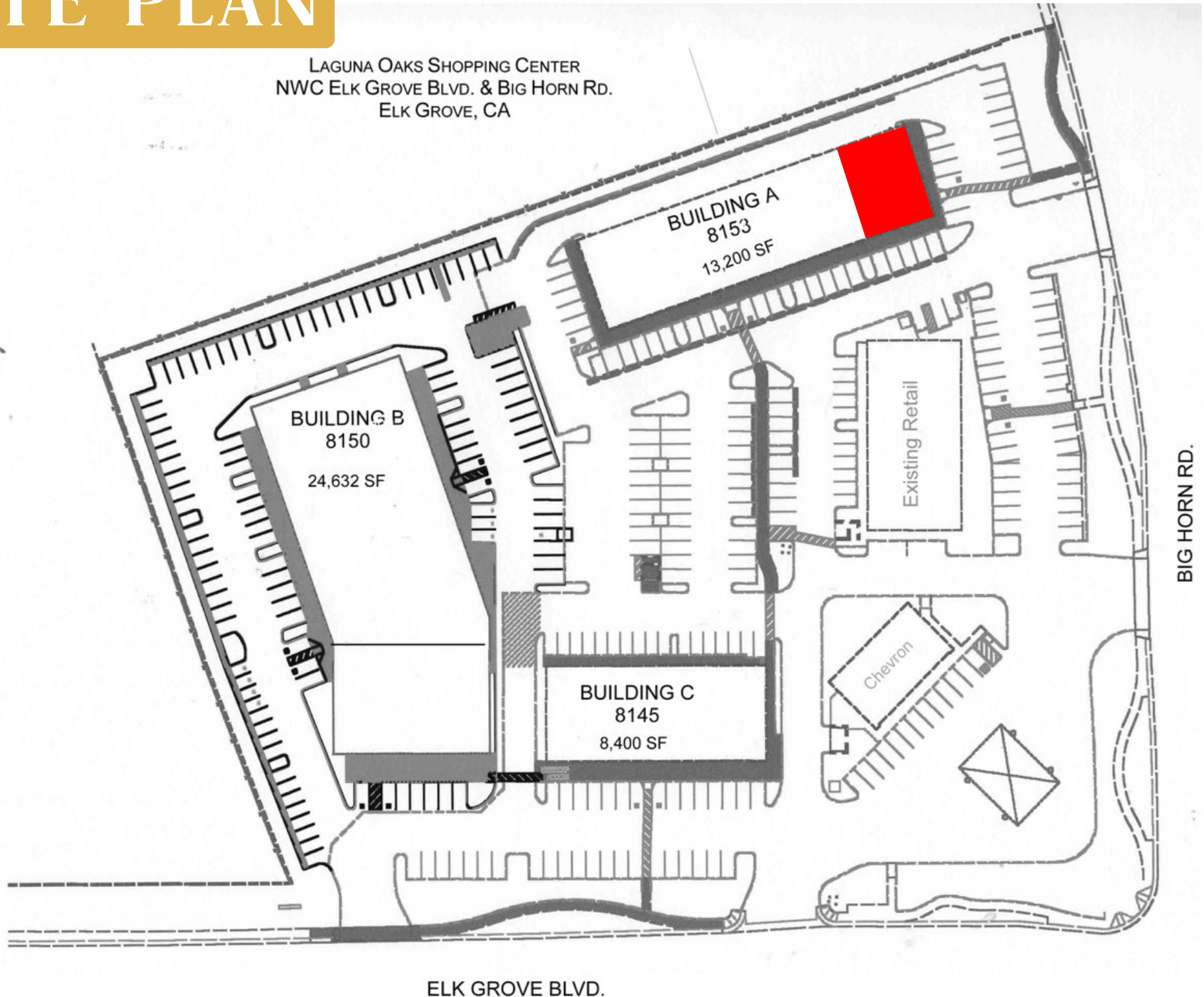
+/- 3,600 SQ. FT.

LEASE RATE: CONTACT BROKER



SITE PLAN

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



SATELLITE SITE PLAN



PROPERTY
LOCATION

INN**GROVE**

BIG HORN BLVD
±14,008 ADT

ELK GROVE BLVD
±43,372 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

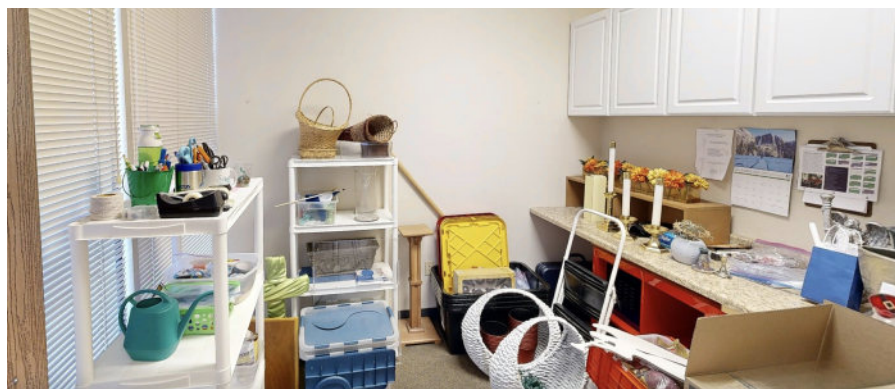
Raley's

CALIFORNIA NORTHSTATE UNIVERSITY

ELK GROVE BLVD



INTERIOR PHOTOS - 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 |

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
THESE RETAIL SUITES



Chase Burke

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