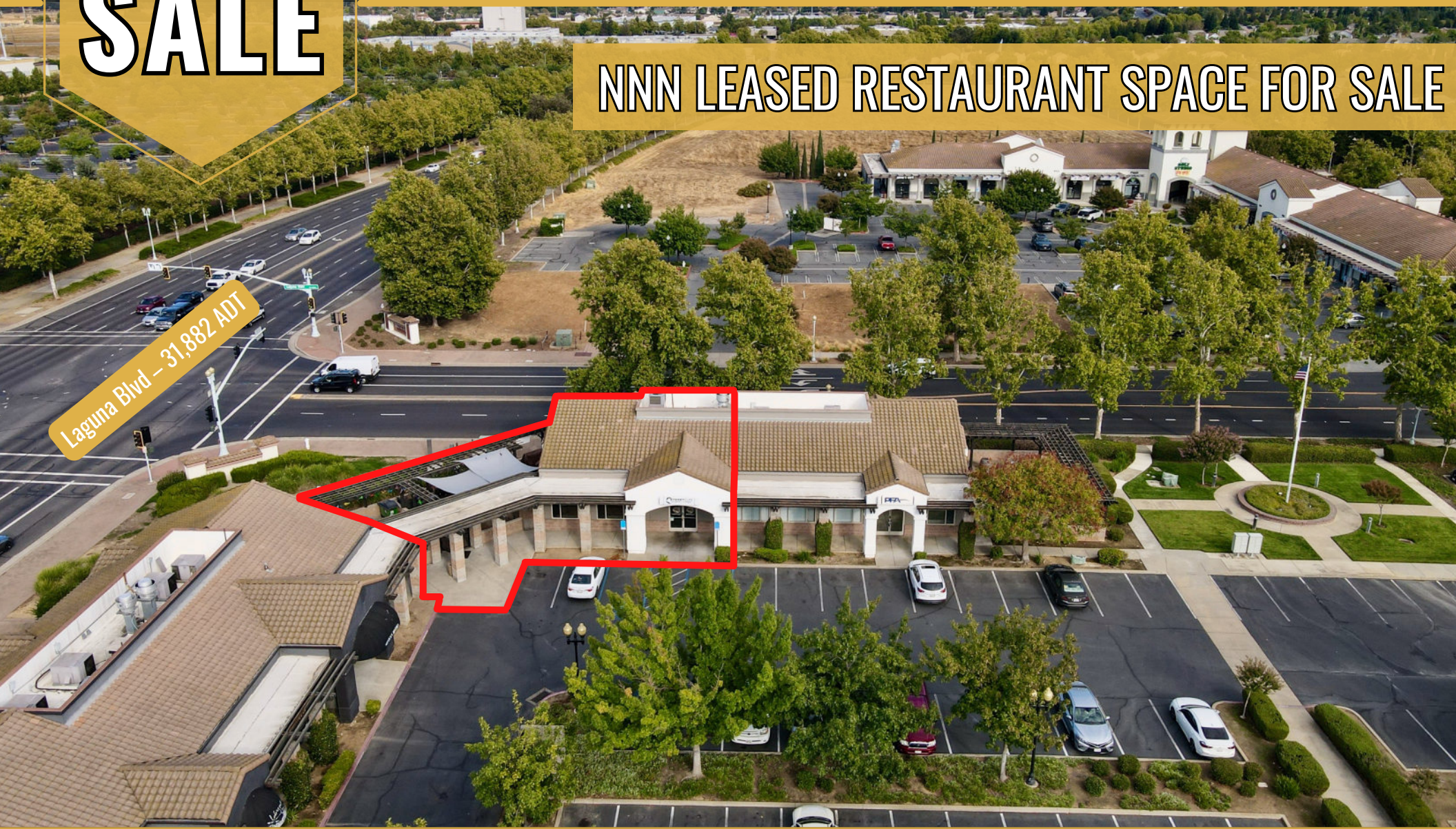


**FOR
SALE**

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

NNN LEASED RESTAURANT SPACE FOR SALE

Laguna Blvd – 31,882 ADT



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ROME
REAL ESTATE GROUP

MAIN STREET PLAZA

FOR SALE:

\$980,000.00

(\$599 PSF)

INVESTMENT SUMMARY

INVESTMENT SUMMARY	DETAILS
SALES PRICE	6.5% CAP (\$980,000.0)
ANNUAL RENT	\$63,660 + NNN
RENT INCREASES	4% ANNUALLY
LEASE EXPIRATION	AUGUST 14, 2028
RENEWAL	ONE 5-YEAR OPTION AT FMV RENT

PROPERTY HIGHLIGHTS:

- **Signal Corner Presence:** At Laguna Blvd & Laguna Main St with ~31,882 cars daily—your brand lives in the line of travel, not the blind spot.
- **Restaurant Buildout:** Kitchen with type I hood system, grease trap, cold storage, and two restrooms.
- **Patio:** ±1,050 SF of patio to boost seats, daypart programming, and brand visibility along the frontage.
- **Apple Elk Grove Campus:** Apple's Elk Grove facilities just steps away.
- **Dense Trade Area with \$120K Avg HH Income:** 3-mile ring counts ~85K residents with ±\$120K average household income—ideal for F&B and everyday convenience concepts.
- **Monument Signage:** Highly visible monument signage on Laguna Blvd



STRONG TRAFFIC COUNTS

LAGUNA BLVD AT
LAGUNA MAIN ST: 31,882



AVERAGE
\$120,655
WITHIN 3 MILES
HOUSEHOLD INCOME



PROPERTY ZONING
LC (LIGHT COMMERCIAL)
CITY OF SACRAMENTO

TENANT SPOTLIGHT:

Locally owned and chef-driven, StreetZlan reimagines Mexican street food with bold creativity and flair. Praised as a “hidden gem” with 16,000+ 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.



STREETZLAN
“The Street Food Project”

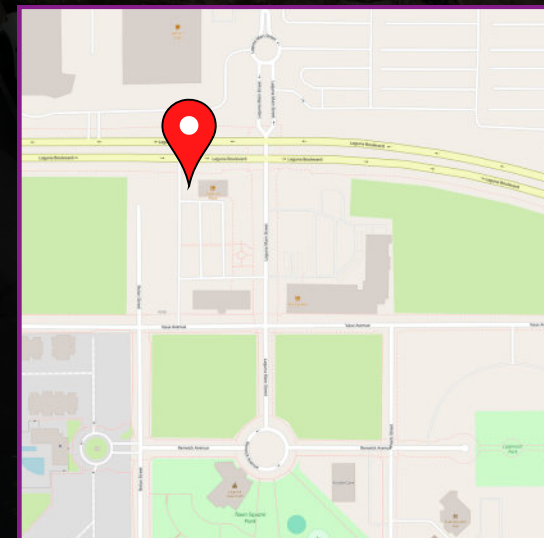
16,000+



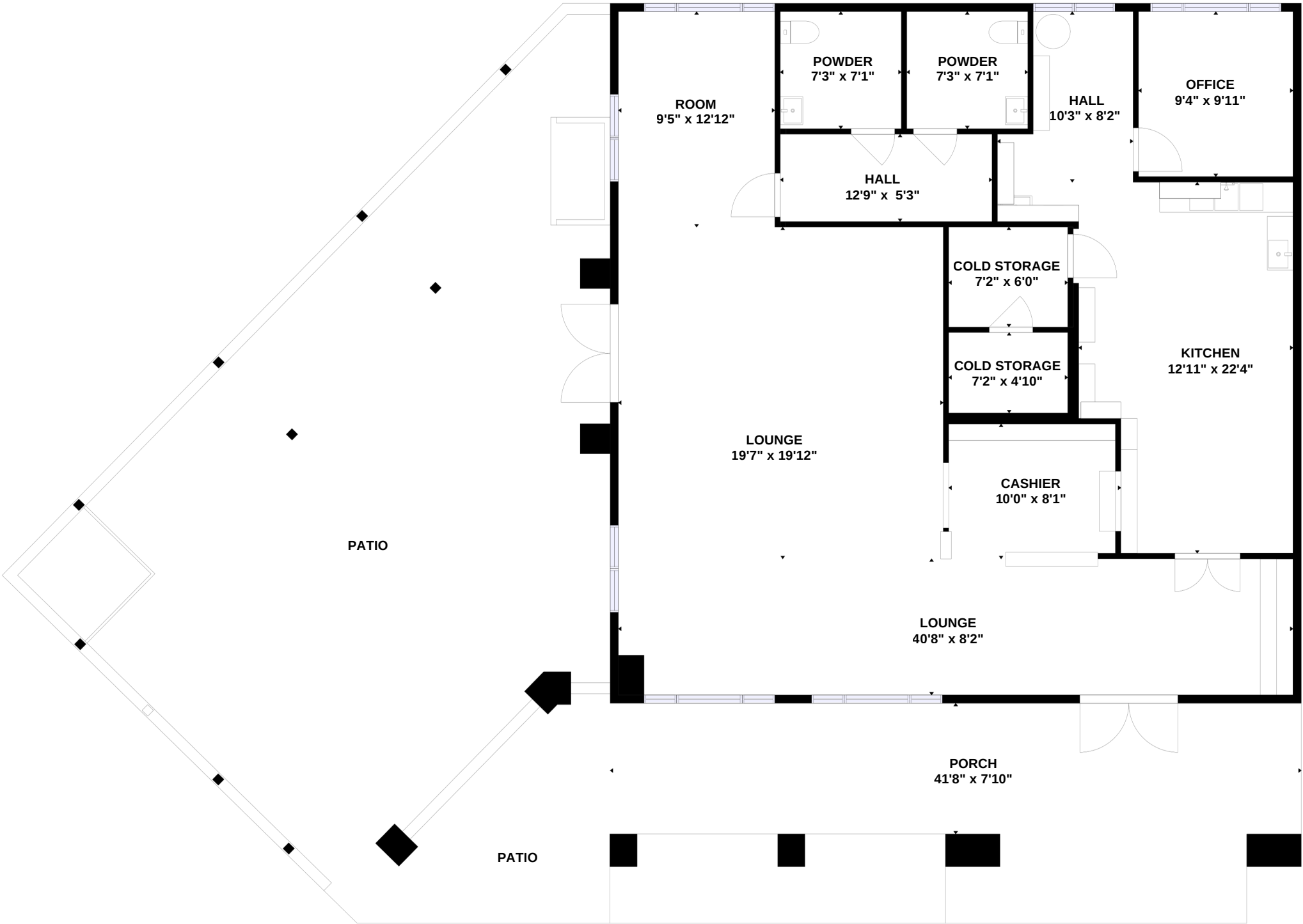
**FOLLOWERS ON
INSTAGRAM**



**114+ REVIEWS
ON GOOGLE**



SUITE 2 FLOOR PLAN



IMMEDIATE VICINITY AERIAL



HOBBY LOBBY
RC Willey
Walmart
Chick-fil-A
Jamba

Consummes River Blvd

COSUMNES RIVER COLLEGE

target **sam's club**

SLAKEY BROTHERS
DISTRIBUTOR OF HVAC AND PLUMBING PRODUCTS
LAGUNA SHOOTING CENTER

PROPERTY LOCATION

APPLE INC.

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

Bruceville Rd



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

Laguna Blvd

LAGUNA CREEK HIGH SCHOOL

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

SAFeway **BEL AIR** **ROUND TABLE**
PIZZA ROYALTY
CVS pharmacy **Jack in the box** **Wendy's**

Franklin Blvd

Elk Grove Blvd

Raley's SUPERCUTS
CHIPOTLE **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

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



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

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



Chase Burke

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