

**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	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  $\approx$ 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:**  $\pm$ 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  $\approx$ 85K residents with  $\pm$ \$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.

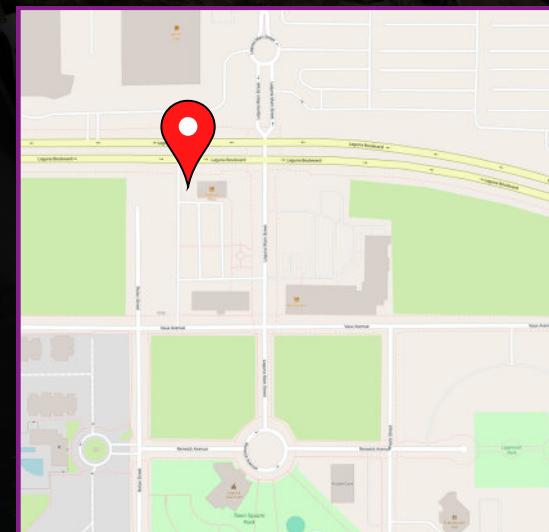


**STREETZLAN**  
"The Street Food Project"

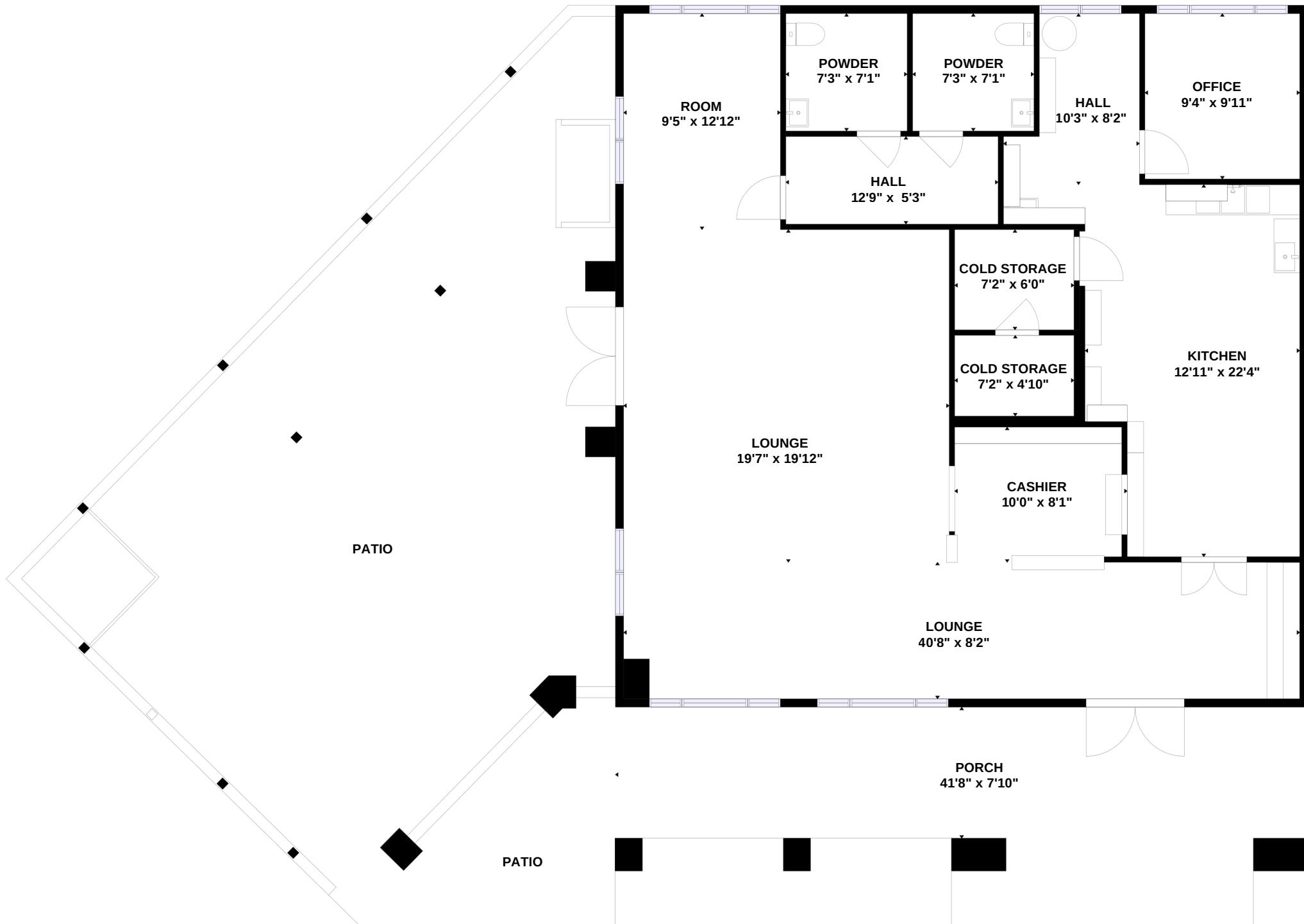
**16,000+**

 **FOLLOWERS ON  
INSTAGRAM**

 **114+ REVIEWS  
ON GOOGLE**



# SUITE 2 FLOOR PLAN



# IMMEDIATE VICINITY AERIAL



# 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

### 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

## 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

# CONTACT US!

## FOR MORE INFORMATION ABOUT THIS OPPORTUNITY



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