

9591 LAGUNA SPRINGS DRIVE ELK GROVE, CA

COMMERCIAL BUILDING WITH PROMINENT BUILDING SIGNAGE ALONG ELK GROVE BLVD



TURTON
COMMERCIAL REAL ESTATE

**BUILDING SIGNAGE AVAILABLE FACING
ELK GROVE BOULEVARD AND ITS 44,300
CARS PER DAY**



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THE OPPORTUNITY

±2,333-7,696
SF AVAILABLE

PROMINENT
BUILDING SIGNAGE

44,300
CARS PER DAY

\$3.00
PER SF PER MONTH NNN

OFFICE, MEDICAL, OR RETAIL USE ON ELK GROVE BOULEVARD

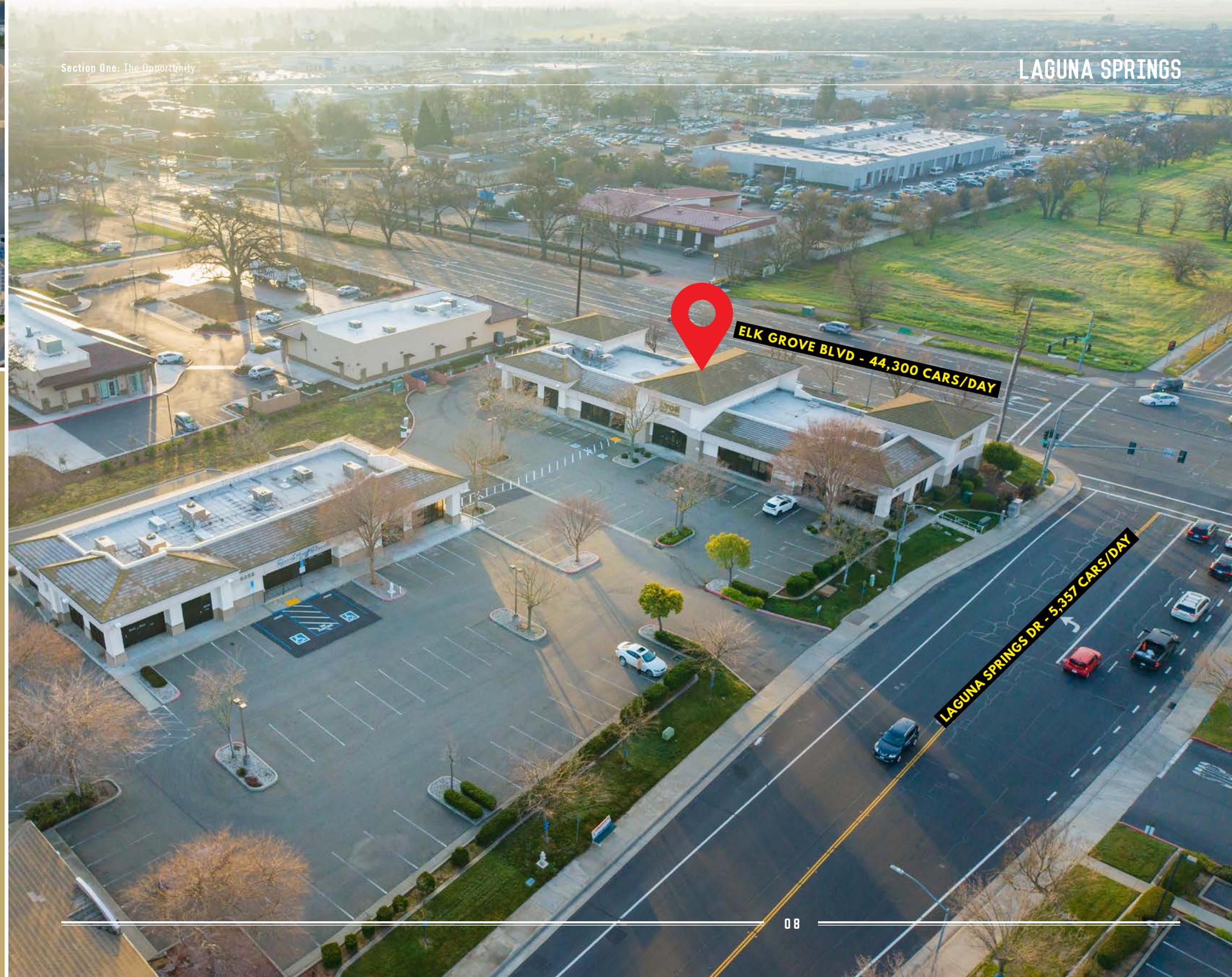
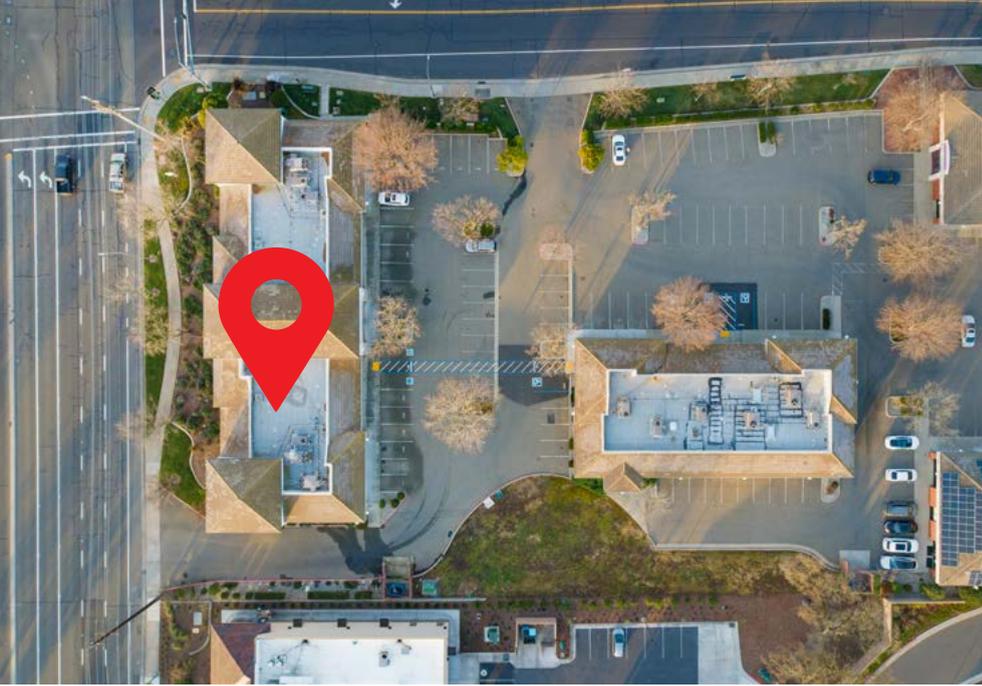
For the first time in over 20 years, Turton Commercial is pleased to market for lease a prominent commercial space at 9591 Laguna Springs Drive. Since the building was constructed in 2005, Lyon Real Estate and later Windermere Real Estate occupied the entire building as their flagship office in Elk Grove. Approximately ±7,696 square feet is now available for

lease, which features upscale office improvements including meeting rooms, private offices, reception area, open bullpen, breakroom, and production rooms typical of a real estate office. While the property has functioned as an office space most recently, it can also accommodate dental, medical, and retail uses given the parking allotment, single-story construction, mul-

iple entrances, and easy access. The existing vacancy can be demised into 2 or 3 separate spaces, as small as ±2,333 usable square feet. The building boasts 4/1,000 on-site parking and large building signs on all four sides of the building prominently displayed to over 44,300 cars per day on Elk Grove Blvd and Laguna Springs Drive.







PROPERTY DETAILS

Address:	9591 Laguna Springs Drive Elk Grove, CA
Submarket:	Elk Grove
Building Type:	Office, Medical or Retail
Total Building Size:	±10,627 SF
Space Available:	±2,333-7,696 SF
Zoning:	LC – Limited Commercial
Year Built:	2005
Cars per Day:	±44,300 cars per day
Asking Rent:	\$3.00/SF/Month NNN
Tenant Improvement Allowance:	Available
Date Available:	Now
Potential Uses:	
Office	Real Estate, Law, Professional Services, Association, Non-profit
Medical	General or Specialized Practice, Dental, Surgery Center, Medical Clinic
Retail	Personal Services, Quick Serve Restaurant, Hospitality

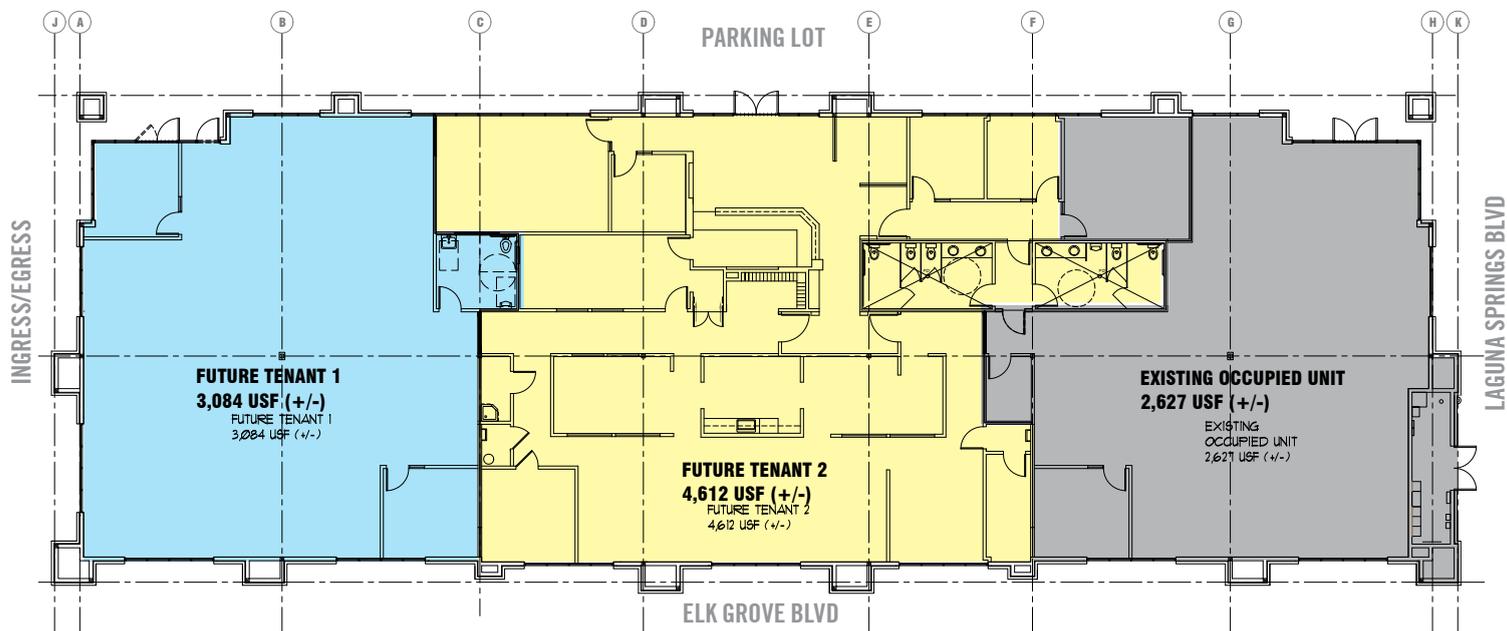
THE FLOOR PLANS

OPTION 1 - 2 UNITS

±2,627-4,612
USF AVAILABLE

±7,696
USF MAX CONTIGUOUS

\$3.00
PER SF PER MO NNN

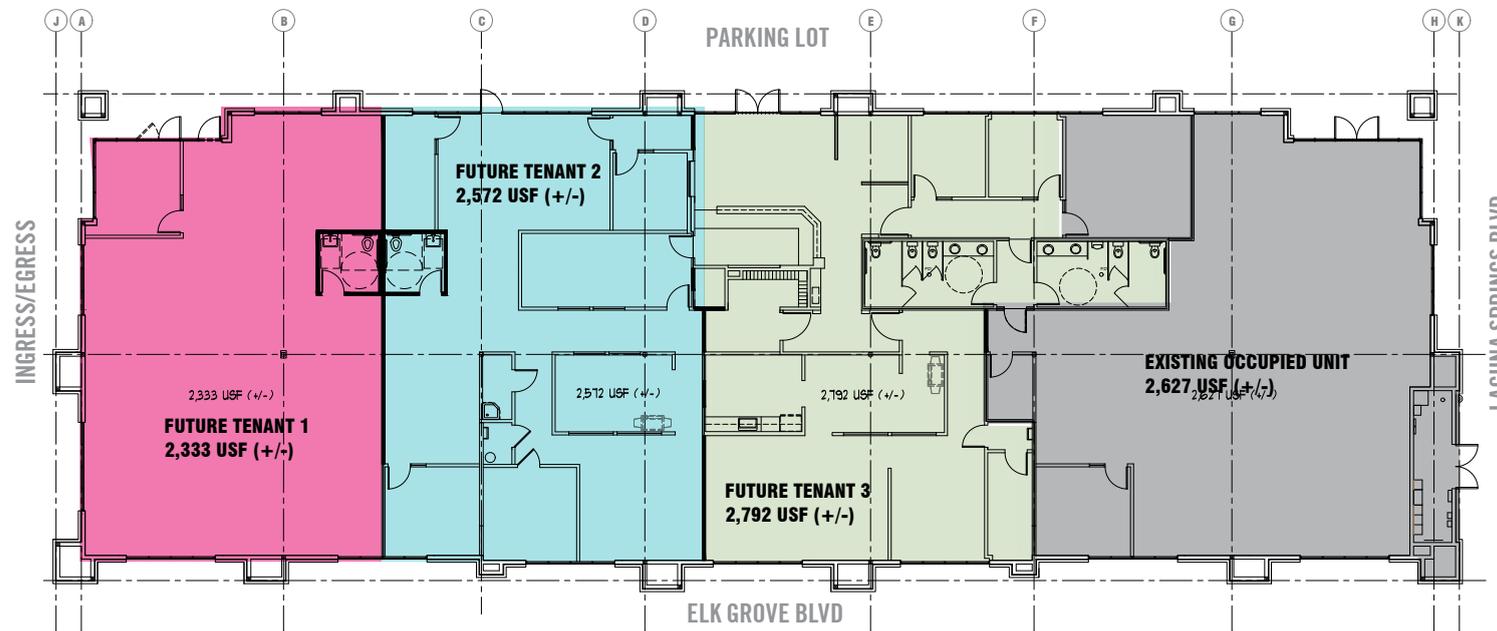


OPTION 2 - 3 UNITS

±2,333-2,792
USF AVAILABLE

±7,696
USF MAX CONTIGUOUS

\$3.00
PER SF PER MO NNN





ELK GROVE

177,600 RESIDENT POPULATION	4,600,000 OUT OF MARKET VISITORS	71,300 EMPLOYEES	\$121,900 MED HOUSEHOLD INCOME	PLACER AI 2026
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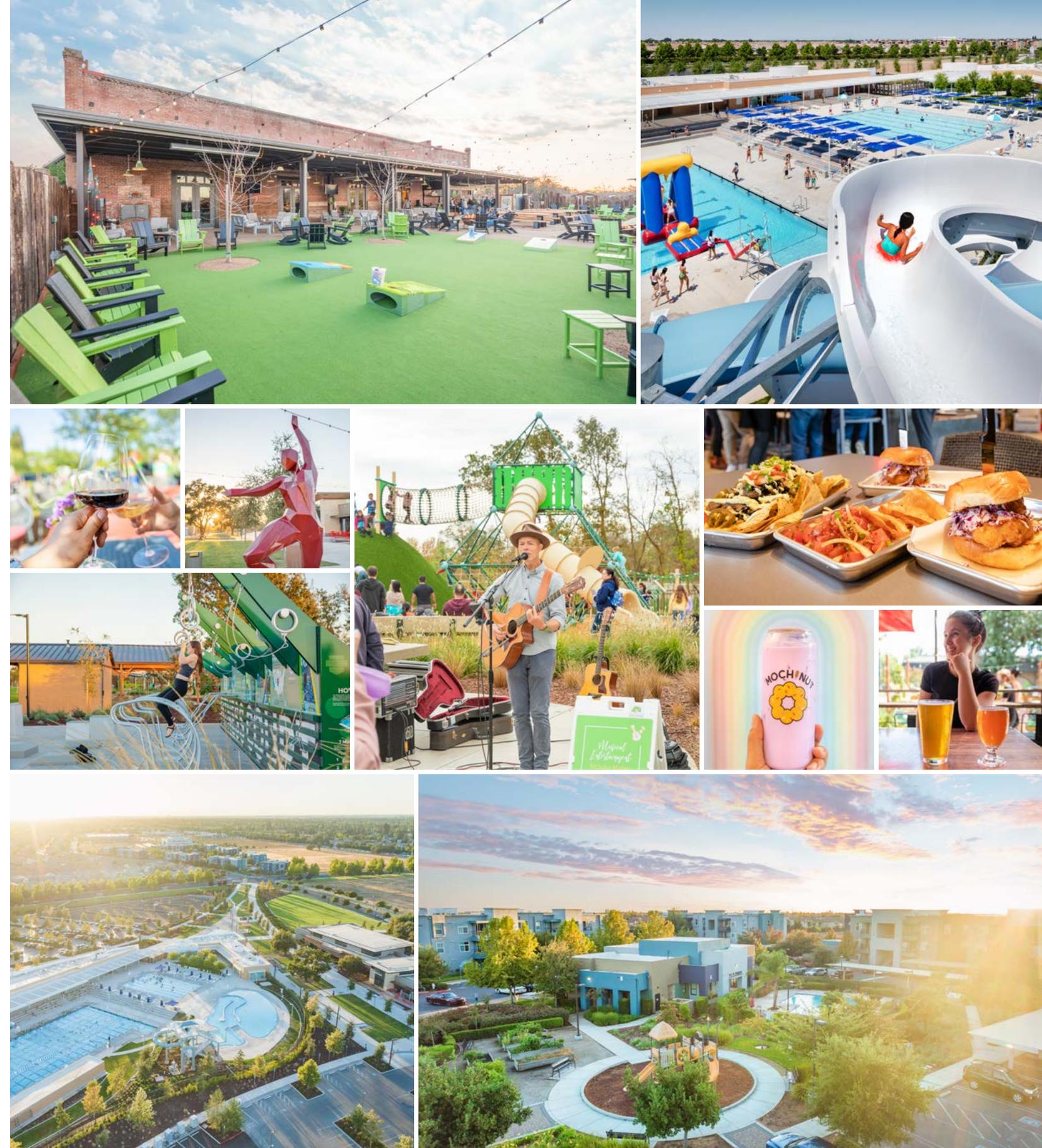
Elk Grove has matured into one of the Sacramento region's most stable and steadily growing commercial markets, supported by continued population growth, rising household incomes, and expanding business activity. Major regional investments, including the opening of Sky River Casino, have strengthened visitation, employment, and consumer spending throughout the city, reinforcing long-term economic momentum. Elk Grove is home to a strong and diverse employment base, with major corporations such as Kubota, Apple, Amazon, ALLDATA, and the State of California maintaining a significant presence in the city. Major healthcare providers including Dignity Health, Sutter Health, and Kaiser

Permanente, along with the Elk Grove Unified School District, further support stable daytime population and long-term economic resilience. Additional large-scale development is underway at Project Elevate, a planned 20-acre mixed-use destination featuring new retail, restaurants, a four-star hotel, and more than 400 multifamily residences. The adjacent South Laguna area, located just south of Elk Grove Boulevard, represents one of the largest concentrations of new residential development in Sacramento County, adding rooftops and strengthening the local customer base.

Positioned along Elk Grove Boulevard near Highway 99, 9591 Laguna Springs Drive ben-

efits from excellent regional connectivity and strong corridor visibility near established retail anchors, including a Walmart-anchored shopping center. The surrounding area includes national retailers, neighborhood services, and dense residential communities that provide a built-in customer and employee base.

These fundamentals make the location especially attractive for office, medical, and service-oriented retail users seeking accessibility, strong co-tenancy, and long-term stability within one of Greater Sacramento's most active submarkets.



ELK GROVE DATA BITES

Home to an entrepreneurial spirit and superior quality of life, Elk Grove is a family-oriented community where opportunity is around every corner. The City offers everything from starter homes to ranch estates, and provides a safe, youthful environment where families put down roots. Its population of nearly 180,000 residents is diverse in ethnicity, age and income levels. There are approximately 55,000 households in Elk Grove with a median income of \$121,900. Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport, rail lines and two ports. The City of Elk Grove is known for an award winning school district, a variety of outstanding restaurants, a historical district, first-rate parks, and much more.

Named the first city to incorporate in California during the 21st century (July 2000), Elk Grove has blossomed with new businesses, residents, and employment opportunities, City services include an outstanding police department, animal care services unit and a first-rate public transportation system managed by Sacramento Regional Transit. Elk Grove is a city with small town roots that boasts a proud heritage and bright future.

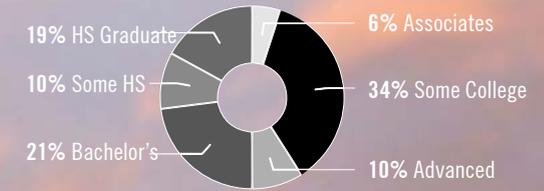
ELK GROVE CITY RANKINGS:

- #1 Sacramento Suburb for Young Couples
- #1 Fastest Growing City in California
- #2 in USA "Where Millennials are Buying Homes"
- #2 Best City for Homeownership in CA
- #7 Cleanest City in the U.S.
- #7 Most Ethnically and Racially Diverse
- #10 Best Cities for Women in the Workforce
- #11 Fastest Growing City in the U.S.
- #17 Safest Cities in America

2025 HOUSEHOLD INCOME - 5 MILE RADIUS OF PROPERTY:

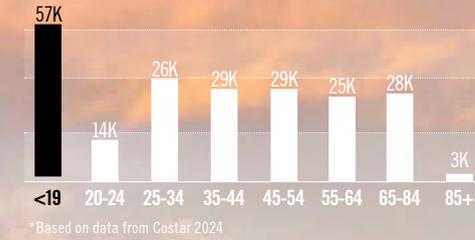


EDUCATION ATTAINMENT WITHIN A 5 MILE RADIUS:



Apartment Vacancy **6.6%**
 12 Mo Rent Growth **1.5%**
 Rent vs Own **26%**

POPULATION BY AGE WITHIN A 3 MILE RADIUS OF PROPERTY



ANNUAL CONSUMER SPENDING - 5 MILE RADIUS:

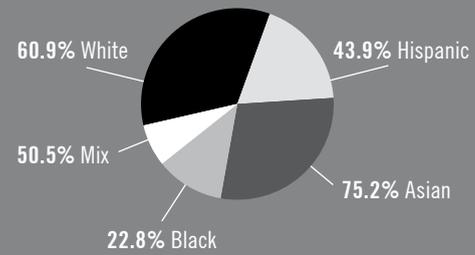


2025 MEDIAN HOME SALE PRICE IN CITY OF ELK GROVE (5 MILE):

\$511,144

2025 RETAIL VACANCY RATE IN ELK GROVE: **2.3%**

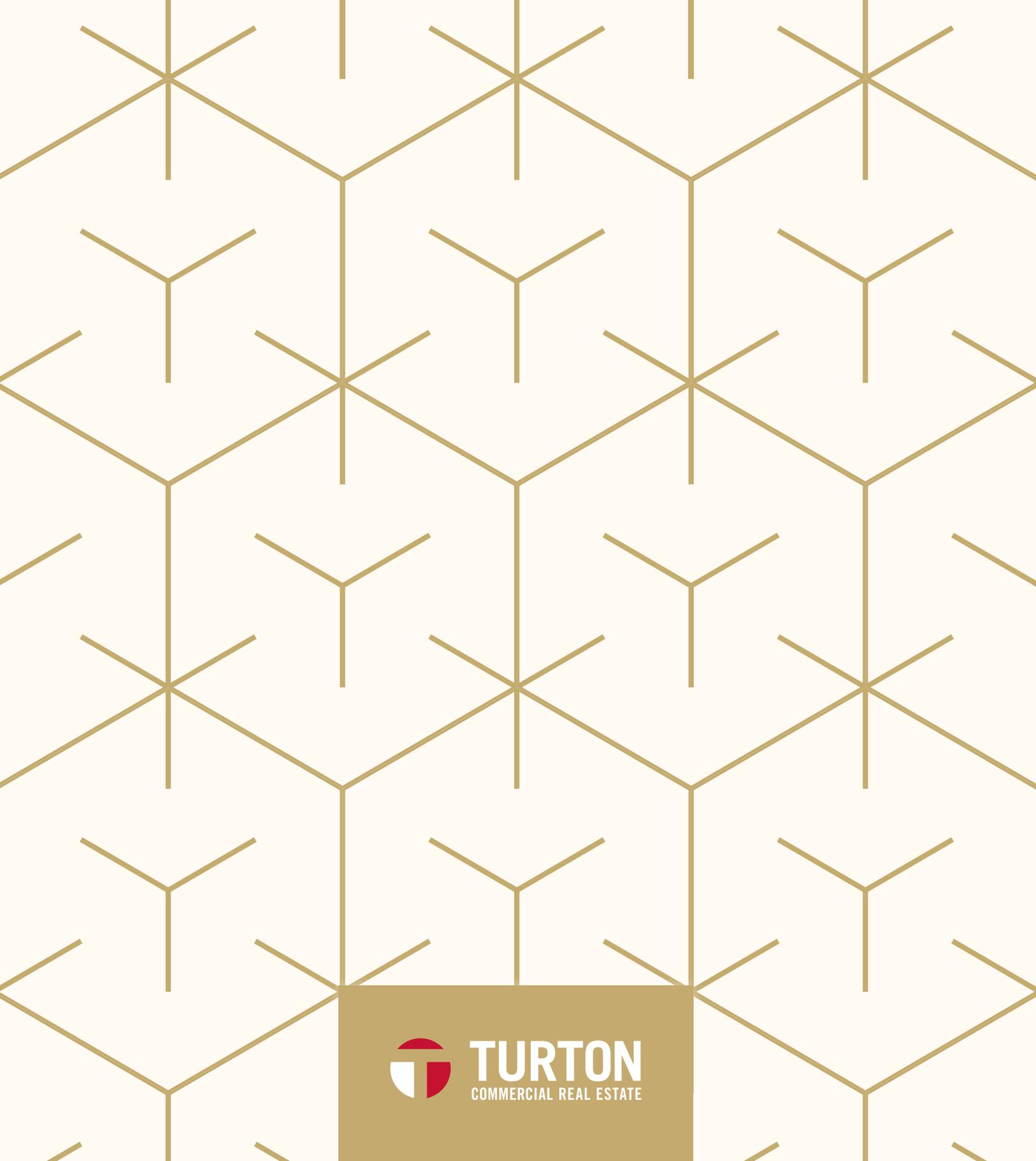
ELK GROVE RACIAL DIVERSITY (5 MILE RADIUS):



PROPERTY LOCATION + MAJOR COMPLIMENTARY RETAIL

AERIAL VIEW 1





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