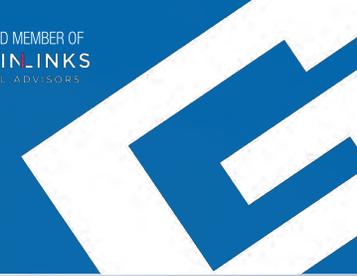


LAGUNA CREEK TOWN CENTER

SEC Laguna Boulevard & Franklin Boulevard - Elk Grove, CA

A PROUD MEMBER OF
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LAGUNA CREEK TOWN CENTER

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SEC Laguna Boulevard and Franklin Boulevard
Elk Grove, CA

notable tenants: Bel Air, CVS Pharmacy

shopping center GLA: ±119,173 Square Feet (GLA)

availability: ±1,400 & ±4,060 SF Retail Spaces



2024 total population

1-mile	18,160
3-mile	128,945
5-mile	284,145



2024 daytime population

1-mile	16,135
3-mile	112,572
5-mile	246,275



2024 total employees

1-mile	3,169
3-mile	27,316
5-mile	69,388



2024 total households

1-mile	6,124
3-mile	40,803
5-mile	87,262



2024 average HH income

1-mile	\$142,777
3-mile	\$145,594
5-mile	\$132,962



traffic counts

Laguna Blvd (west of Franklin Blvd)	±35,314
Laguna Blvd (east of Franklin Blvd)	±36,006
Franklin Blvd (north of Laguna Blvd)	±26,443
Franklin Blvd (south of Laguna Blvd)	±22,832



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SITE PLAN



SUITE	TENANT	SQ. FT.
Major 1	Bel Air	45,540
Major 2	CVS Pharmacy	31,276
1A	West Coast Sourdough	1,227
1B	Woof Gang Bakery and Grooming	1,250
1C	The Fade Room	950
1D	Laguna Creek Family Dentistry	1,300
1E	Skin Affinity Aesthetics +	1,000
1F	Superior Cleaners	1,500
2A	Mail & More	1,500
2B	Laguna Creek Optometry	1,980
2E	AVAILABLE	4,060
3A	Round Table Pizza	3,150
3C	AVAILABLE	1,400
3D	Hotworx	1,540
Pad A	Surfside Kid's Dental	5,000
Pad B	US Bank	4,500
C1 & C2	Laguna Creek Veterinary	3,000
C3	Starbucks	1,400
C4	TN Nails & Spa	1,000
C5	Liberty Tax Service	600
Pad D	Wells Fargo	6,000

For leasing information,
please contact:

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LAGUNA CREEK TOWN CENTER

PROPERTY OVERVIEW

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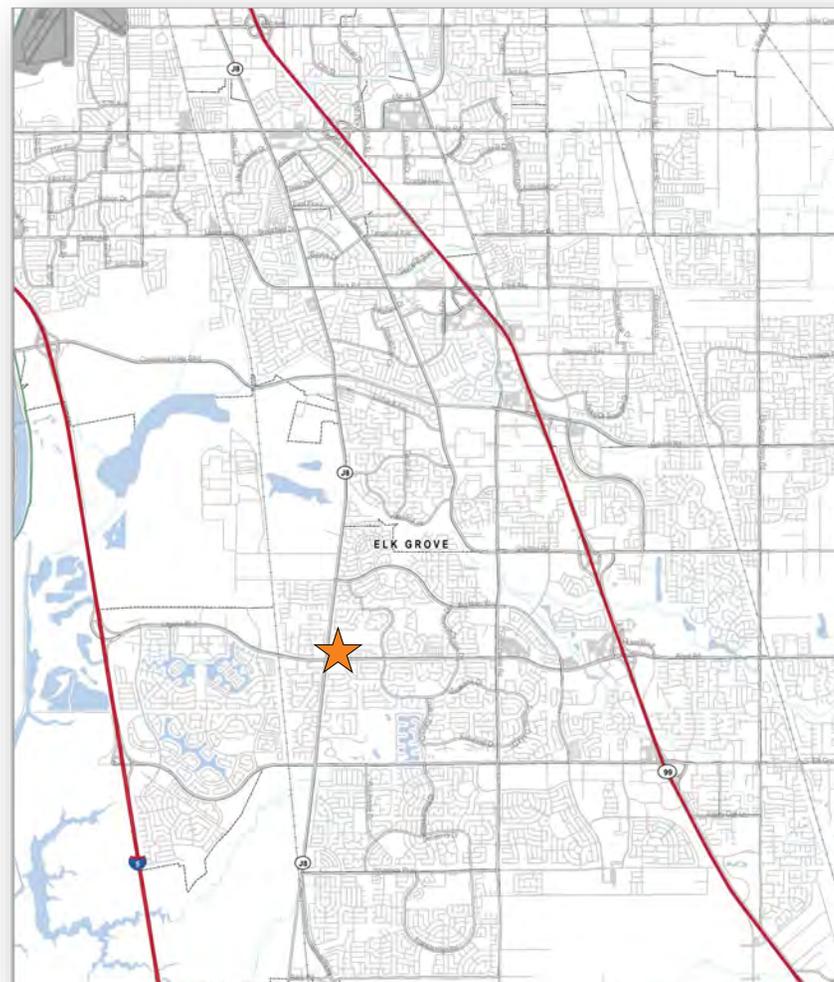
Laguna Creek Town Center is a ±119,173 square foot neighborhood center located at the southeast corner of Laguna Boulevard and Franklin Boulevard in the heart of the Elk Grove/Laguna area.

Visible to over 60,000 cars per day at the intersection, the center is anchored by Bel Air and CVS Pharmacy and is part of more than ±1,000,000 square feet of retail along the Laguna Boulevard corridor.

Laguna Creek Town Center serves Elk Grove's southwestern community of Laguna and benefits from strong area demographics.

With a city population of approximately 176,584, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.



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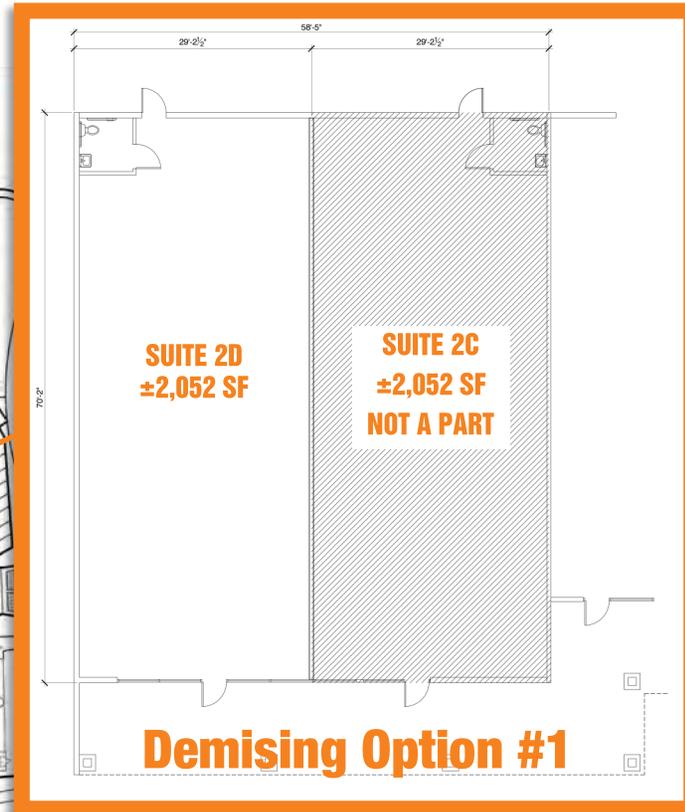
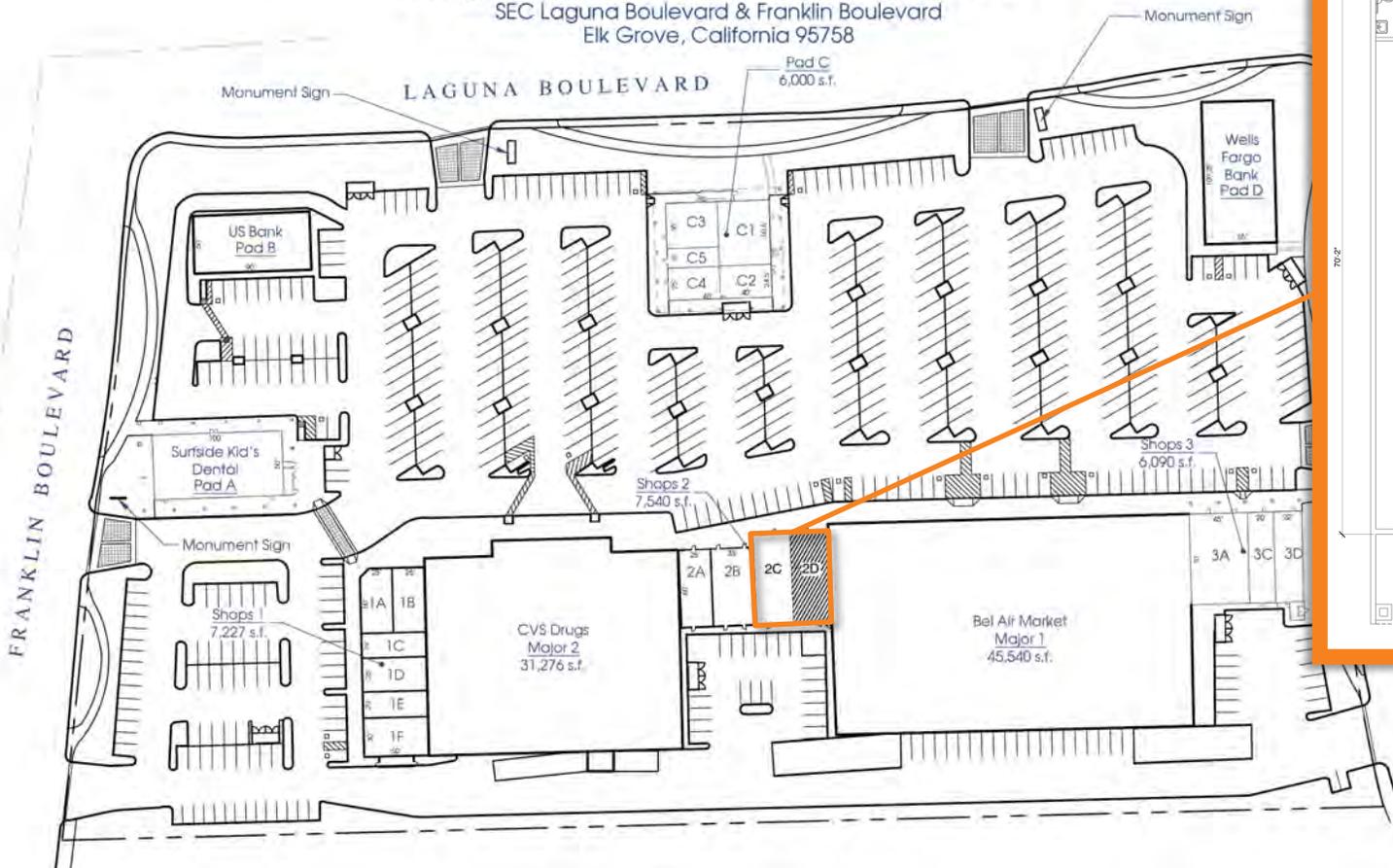
LAGUNA CREEK TOWN CENTER

ELK GROVE RETAIL TRADE AREA

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Laguna Creek Town Center

SEC Laguna Boulevard & Franklin Boulevard
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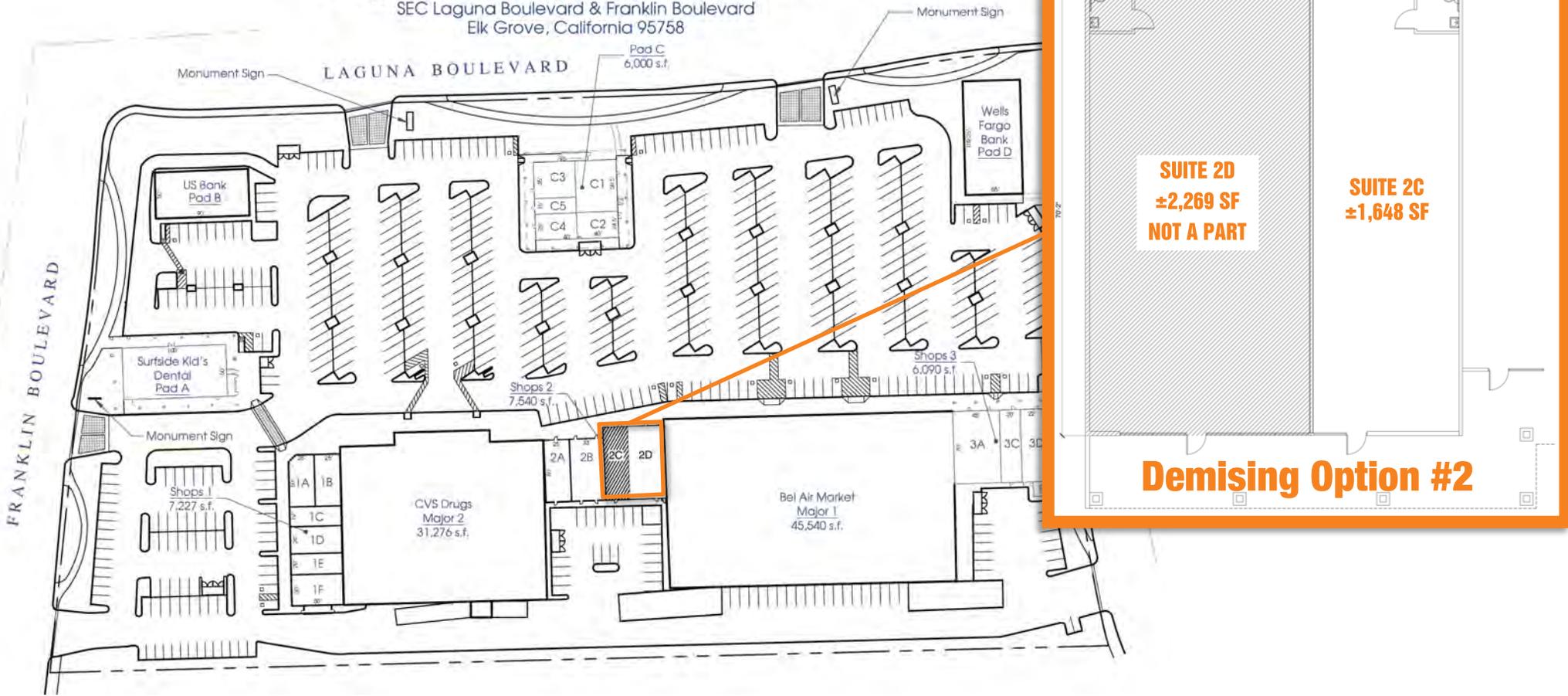
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LAGUNA CREEK TOWN CENTER

INTERSECTION AERIAL

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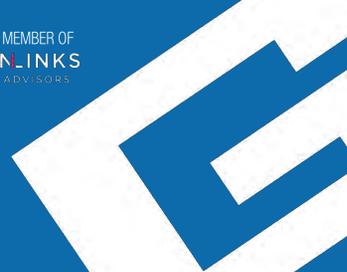


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