

For Ground Lease  
Retail & Office Uses Allowed

# ±1.11 Acre Prime Corner Location

Big Horn Boulevard at Laguna Boulevard | Elk Grove, CA

## Highlights



Lot Size  
±1.11 Acres  
±48,352 SF



Retail or office  
commercial  
zoning



Infill corner property  
on Elk Grove's primary  
retail thoroughfare



Excellent visibility  
from both Laguna  
Blvd & Big Horn Blvd



Easy access  
from  
Highway 99



All utilities on  
site - ready for  
development

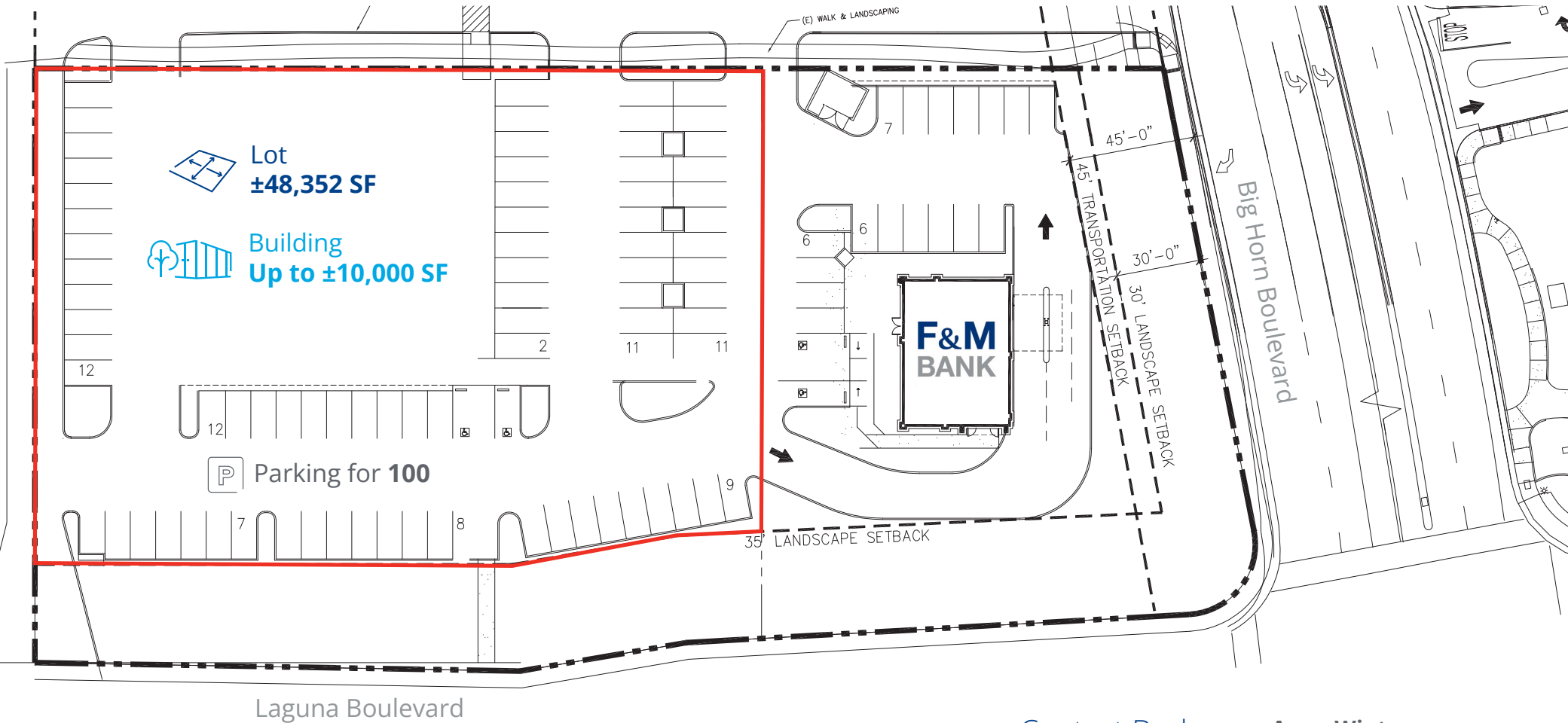
## Contact Broker

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# Site Plan



Lot  
±48,352 SF

Building  
Up to ±10,000 SF

Parking for 100

F&M  
BANK

35' LANDSCAPE SETBACK

45'-0"  
45' TRANSPORTATION SETBACK  
30'-0"  
30' LANDSCAPE SETBACK

Big Horn Boulevard

Laguna Boulevard

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