

**FOR  
LEASE**

**7811 LAGUNA BLVD,  
ELK GROVE, CA**

**±1,200 SF RETAIL SUITE AVAILABLE**

**LAGUNA BLVD**  
±45,352 ADT

**3D Tour  
Click Here**



**CHASE BURKE**  
916.705.8132  
CHASE@ROMECRE.COM  
DRE: 01879336

**ANDY JONSSON**  
916.813.8409  
ANDY@ROMECRE.COM  
DRE: 02076108

**ROME**  
REAL ESTATE GROUP

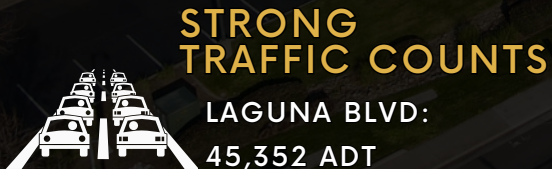


# LAGUNA TRENHOLM PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
180	±1,200 SF	\$2.50 PSF + NNN (NNN Costs: \$0.75 PSF)	Former Wellness Center

## PROPERTY HIGHLIGHTS:

- **High-Visibility Laguna Blvd Frontage:** Position your business on one of Elk Grove's most active retail corridors, with approximately 45,300+ vehicles per day providing consistent exposure and brand recognition.
- **Signalized Corner Location:** Located at the signalized intersection of Laguna Blvd and Trenholm Drive, ensuring easy ingress/egress and strong traffic capture from multiple directions.
- **Prime Neighborhood Retail Center:** Laguna Trenholm Plaza is a well-maintained, modern retail and medical plaza offering excellent curb appeal, monument signage, and a professional tenant mix.
- **Surrounded by Major Retail Draws:** Benefit from proximity to national and regional anchors including Target, Michaels, Ross Dress for Less, Total Wine & More, Sprouts, Petco, PetSmart, and Sportsman's Warehouse, driving steady consumer traffic to the area.
- **Quick Access to Highway 99:** Less than one mile from Interstate 99, providing seamless connectivity to the greater Elk Grove and Sacramento metro areas for customers and employees alike.
- **Strong Daytime & Residential Population:** Over 133,000 daytime employees and 160,000 residents within three miles fuel consistent weekday and weekend demand.
- **Excellent Signage Opportunities:** Building and monument signage available, allowing tenants to maximize visibility along Laguna Blvd and reinforce brand presence.



AVERAGE  
**\$101,294**  
WITHIN 1 MILE  
**HOUSEHOLD INCOME**



**PROPERTY  
ZONING**  
MP  
SACRAMENTO  
COUNTY



±100  
**PARKING  
SPACES**

# FLOOR PLAN

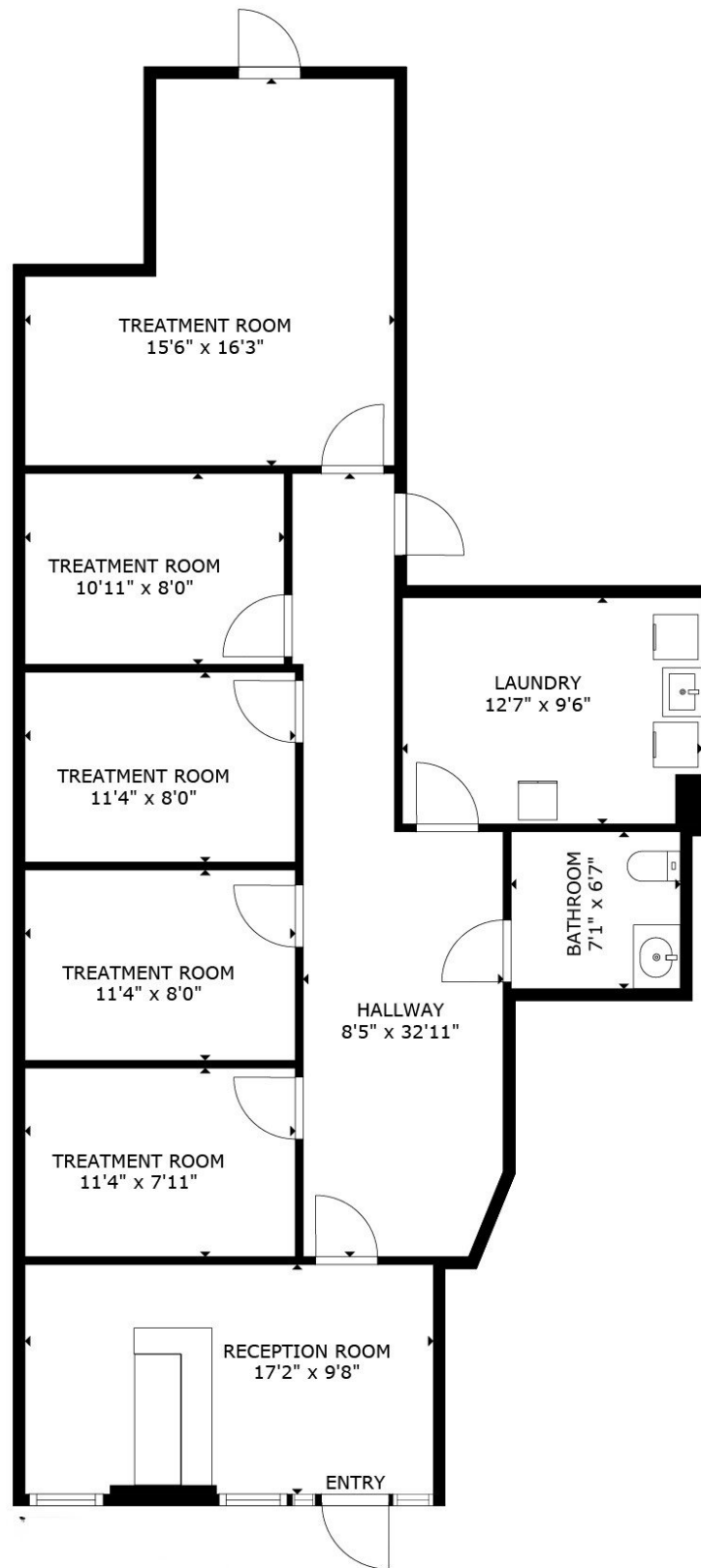
## SUITE 180

±1,200 SF

Lease Rate: \$2.50 PSF + NNN

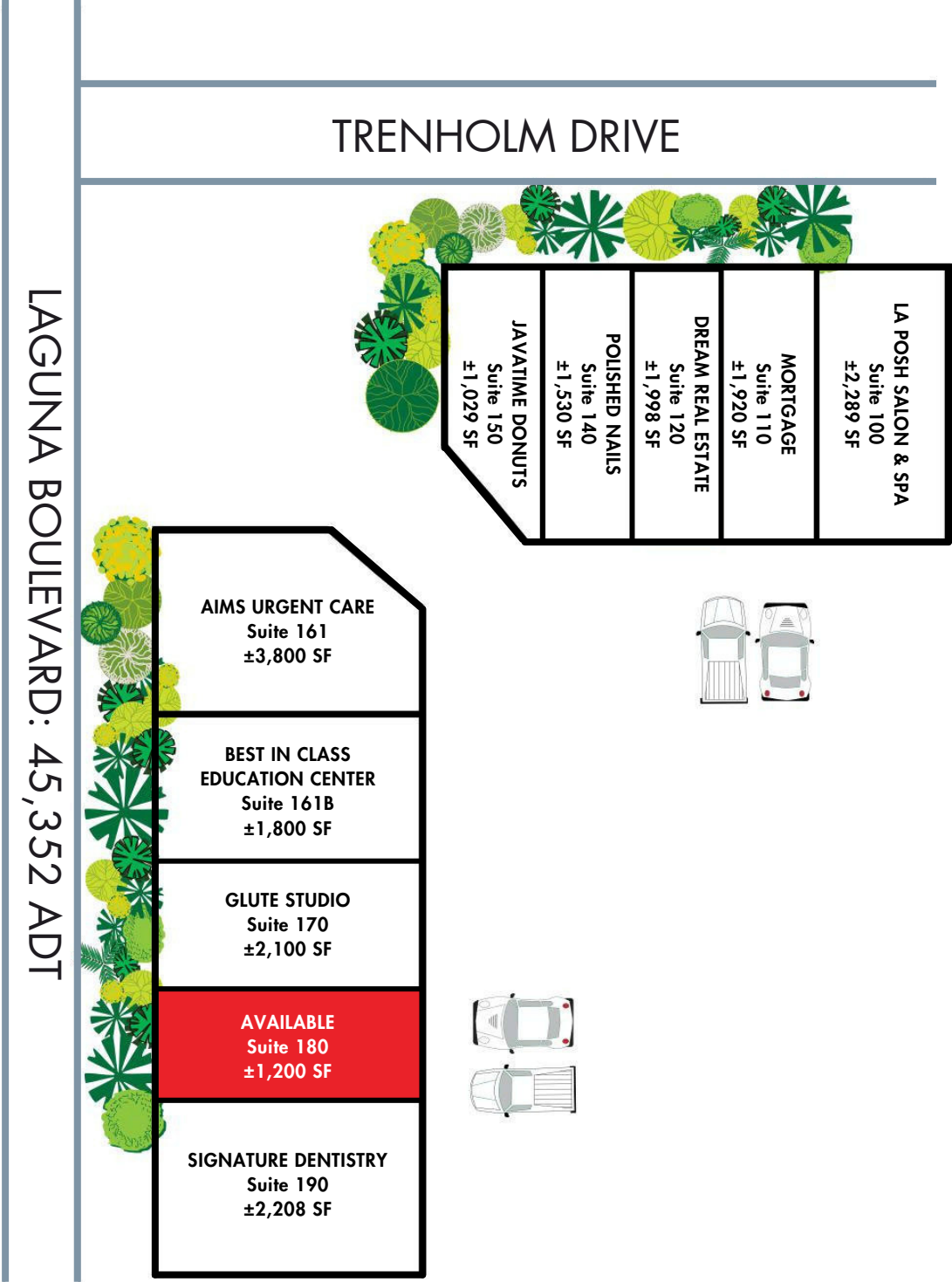
(NNN Costs: \$0.75 PSF)

**3D Tour**  
**Click Here**

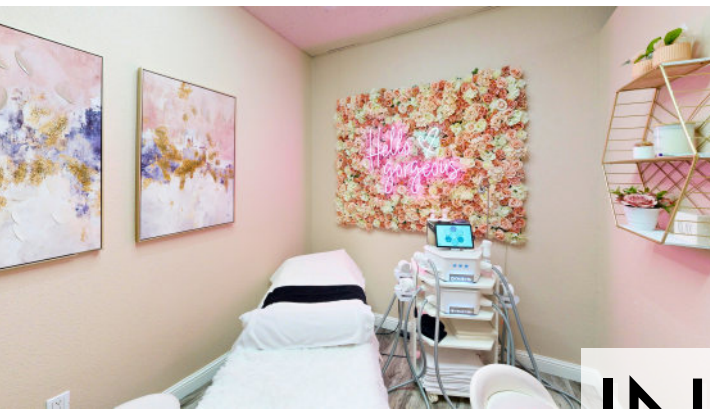


LAGUNA  
TRENHOLM  
PLAZA

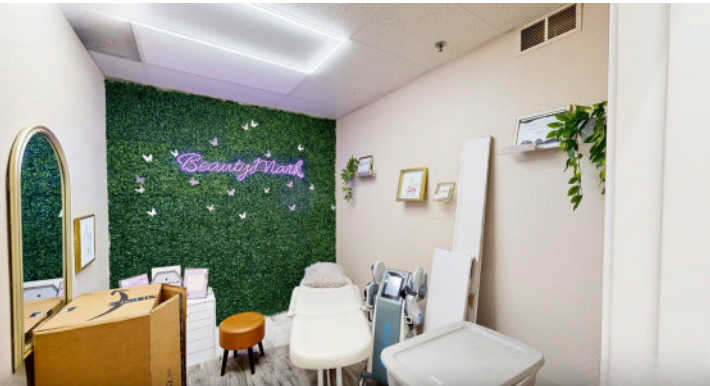
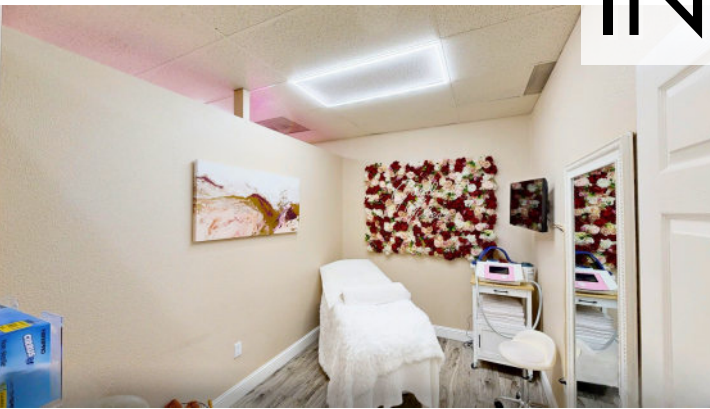
SITE PLAN







# INTERIOR PHOTOS







# EXTERIOR PHOTOS





# ELK GROVE RETAIL AERIAL





# DEMOGRAPHIC SUMMARY REPORT

7811 LAGUNA BLVD, ELK GROVE, CA 95758



## POPULATION 2024 ESTIMATE

1-MILE RADIUS	18,061
3-MILE RADIUS	160,428
5-MILE RADIUS	312,030



## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$101,294.00
3-MILE RADIUS	\$116,395.00
5-MILE RADIUS	\$110,846.00

## POPULATION 2029 PROJECTION

1-MILE RADIUS	18,097
3-MILE RADIUS	161,448
5-MILE RADIUS	314,091

## HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$88,243.00
3-MILE RADIUS	\$100,198.00
5-MILE RADIUS	\$92,600.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,622	43,810	78,017
BLACK	2,209	18,992	38,775
HISPANIC ORIGIN	4,347	34,560	74,307
AM.INDIAN & ALASKAN	191	1,501	3,216
ASIAN	4,984	54,049	104,255
HAWAIIAN & PACIFIC ISLAND	228	2,815	5,966
OTHER	4,826	39,260	81,802



# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



*Chase Burke*

PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECRE.COM

CHASE@ROMECRE.COM



@ROMECREGROUP



101 PARKSHORE DRIVE, SUITE , FOLSOM, CA 95630  
2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



*Andy Jonsson*

PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108