

**FOR
LEASE**

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

±1,200 SF RETAIL SUITE AVAILABLE



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ROME
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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.

STRONG TRAFFIC COUNTS
LAGUNA BLVD:
45,352 ADT



AVERAGE
\$101,294
WITHIN 1 MILE
HOUSEHOLD INCOME



±100
PARKING
SPACES

FLOOR PLAN

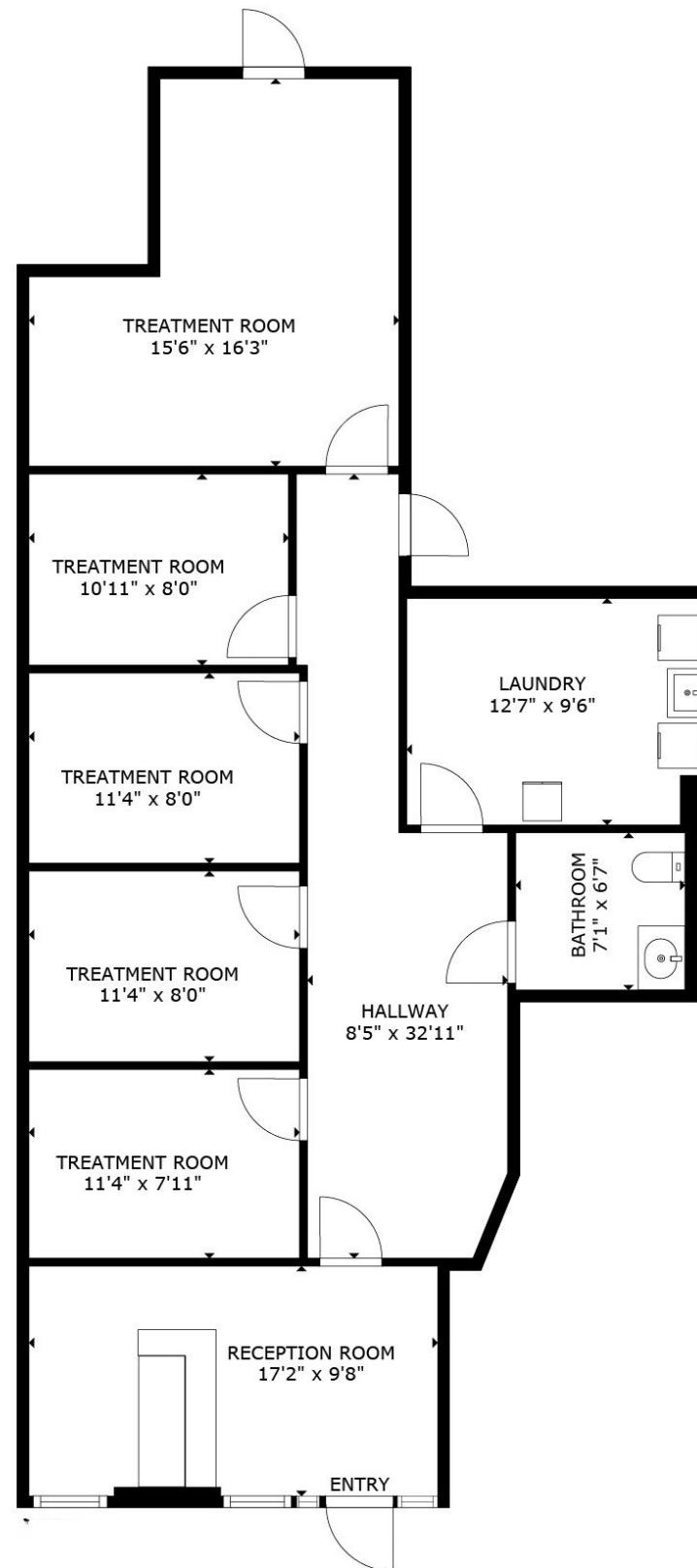
SUITE 180

±1,200 SF

Lease Rate: \$2.50 PSF + NNN

(NNN Costs: \$0.75 PSF)

3D Tour 
Click Here

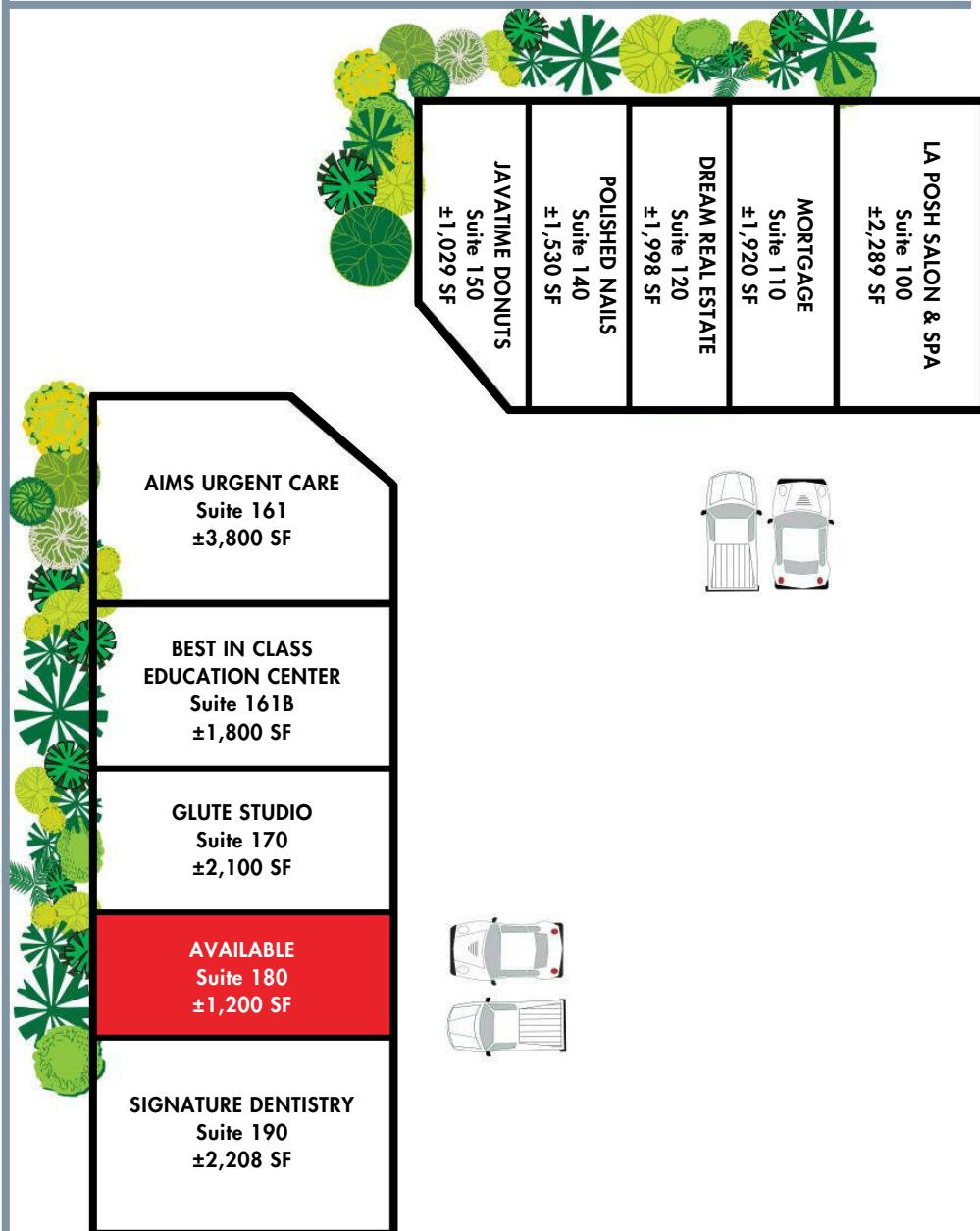


LAGUNA TRENHOLM PLAZA

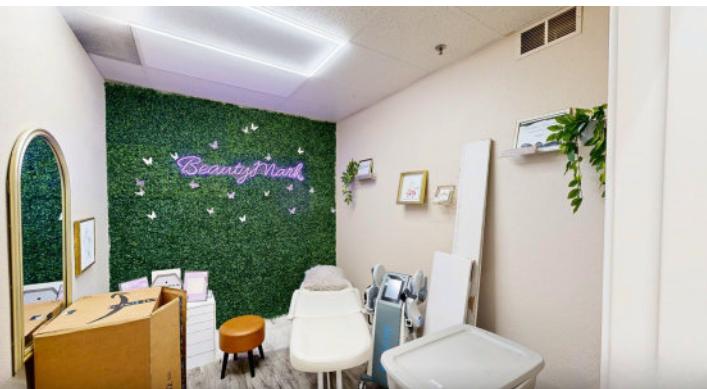
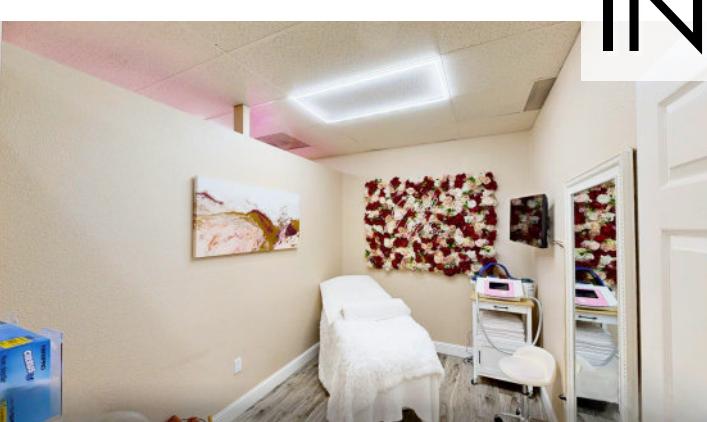
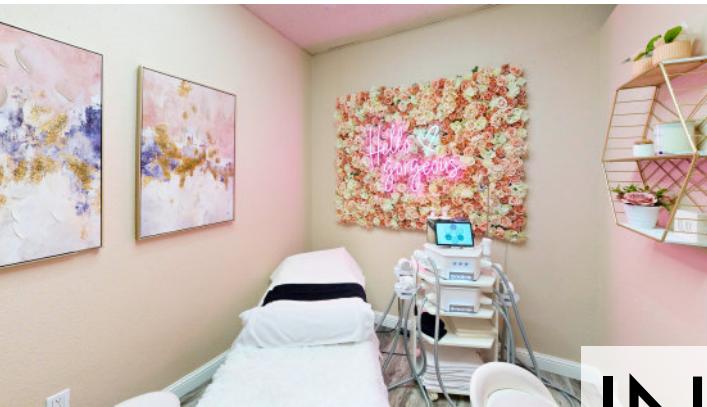
SITE PLAN

LAGUNA BOULEVARD: 45,352 ADT

TRENHOLM DRIVE



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 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

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

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL SUITE



Chase Burke

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