



±0.85 Acre Prime Corner Location

Big Horn Blvd. & Laguna Blvd. | Elk Grove, CA

Highlights



Lot Size
±0.85 Acres
±37,164 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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Prime Land Development Opportunity

High-Visibility Corner Location

Situated at the bustling intersection of Big Horn Blvd and Laguna Blvd in the heart of Elk Grove, one of Sacramento County's fastest-growing communities.

Property Highlights

- Signalized Intersection with excellent ingress/egress
- High Traffic Counts along Laguna Blvd., a major retail and commuter corridor
- Surrounded by Strong Retail Co-Tenancy: national retailers, restaurants, schools, and residential neighborhoods
- Flexible Zoning: suitable for retail, medical, mixed-use, or service-oriented development
- Strong Demographics: Elk Grove is known for its growing population, high household incomes, and family-oriented community
- The bank will consider reciprocal parking

Investment Summary

Situated at the bustling intersection of Big Horn Blvd and Laguna Blvd in the heart of Elk Grove, one of Sacramento County's fastest-growing communities.

Location Advantages

- Minutes from Highway 99 & easy access to I-5
- Adjacent to established neighborhoods and schools
- Within Elk Grove's primary retail corridor with Costco, Walmart, Target, and other anchors nearby
- Elk Grove is one of Northern California's fastest-growing cities, with over 180,000 residents

Attractive opportunity for developers, investors, or owner-users looking to establish a presence in one of Sacramento's most dynamic growth markets.

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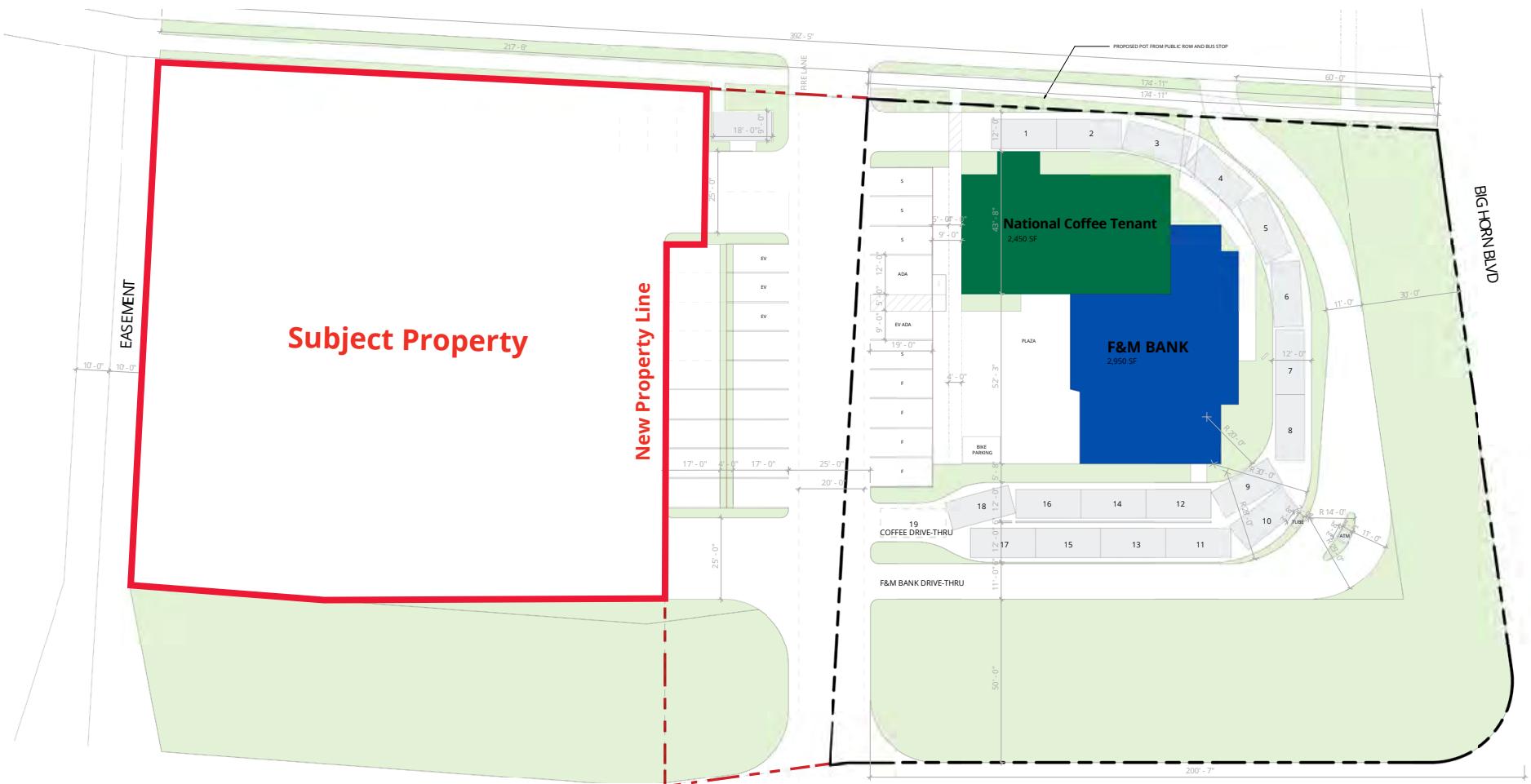
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Site Plan



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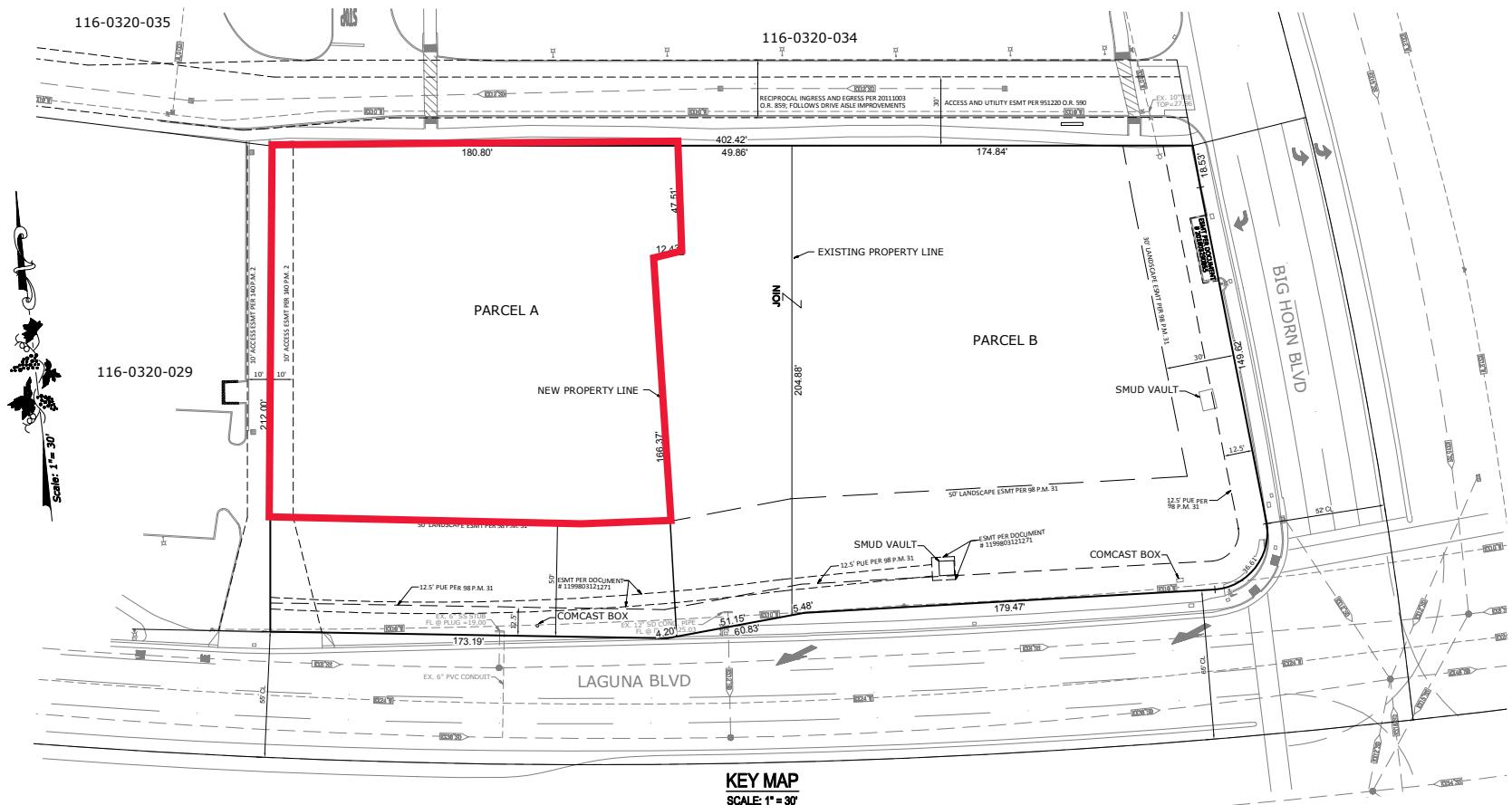
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Parcel Map



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Demographics

1, 2, 3 Mile Radius

Current total population

1 Mile: 17,308
2 Miles: 66,338
3 Miles: 147,479

Current total households

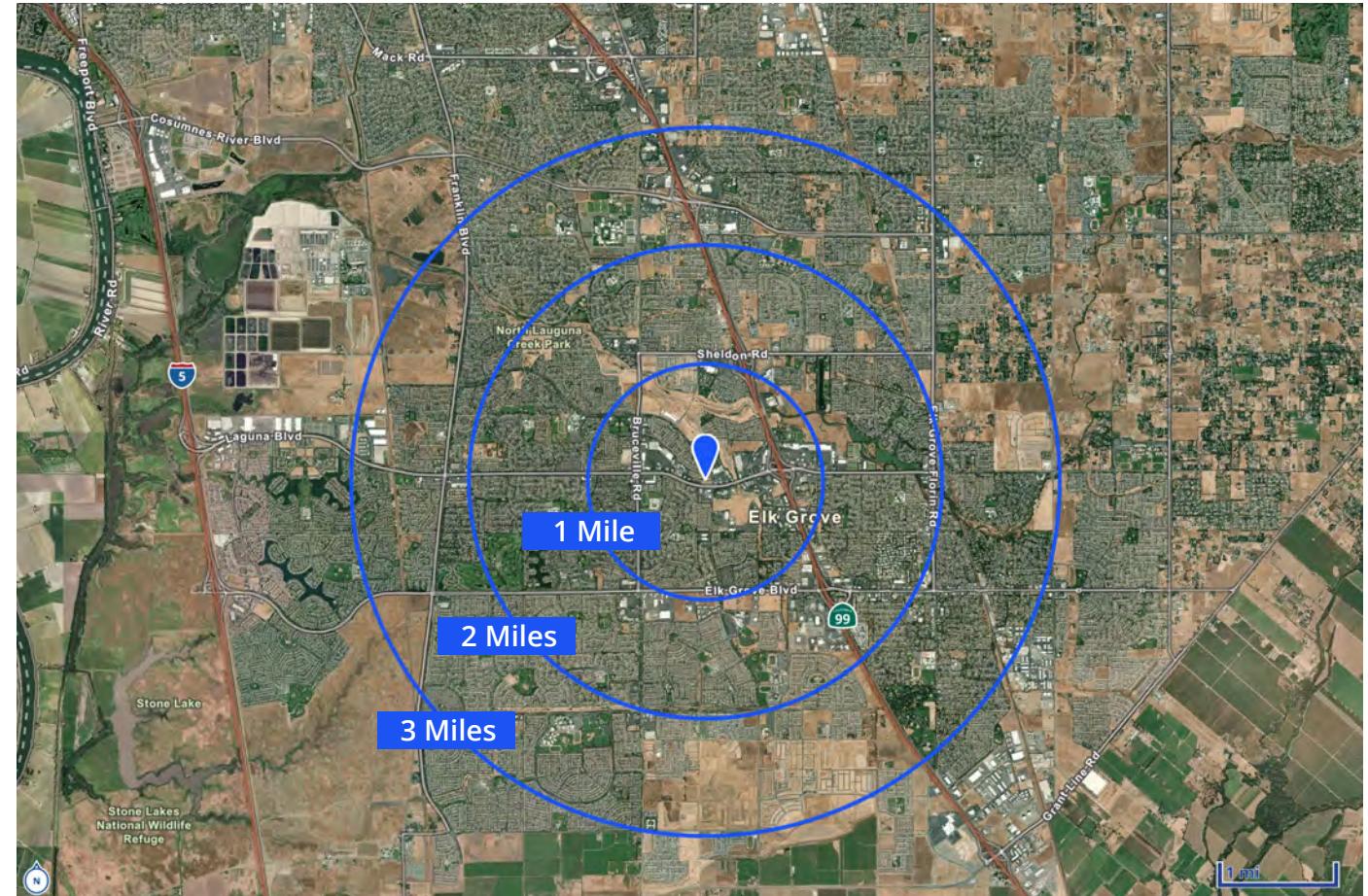
1 Mile: 5,685
2 Miles: 21,409
3 Miles: 45,821

Median household income

1 Mile: \$111,535
2 Miles: \$115,200
3 Miles: \$114,591

Total businesses

1 Mile: 698
2 Miles: 1,991
3 Miles: 3,375



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