

TACO BELL LOCATION IN AFFLUENT LAGUNA WEST/ELK GROVE AREA

Retail Space for Lease

KENNEDY WILSON

BROKERAGE

9146 Harbour Point Drive | Elk Grove, CA 95758



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AVAILABLE

Size: ±2,580 SF
Rent: \$2.00 PSF/Mo., NNN

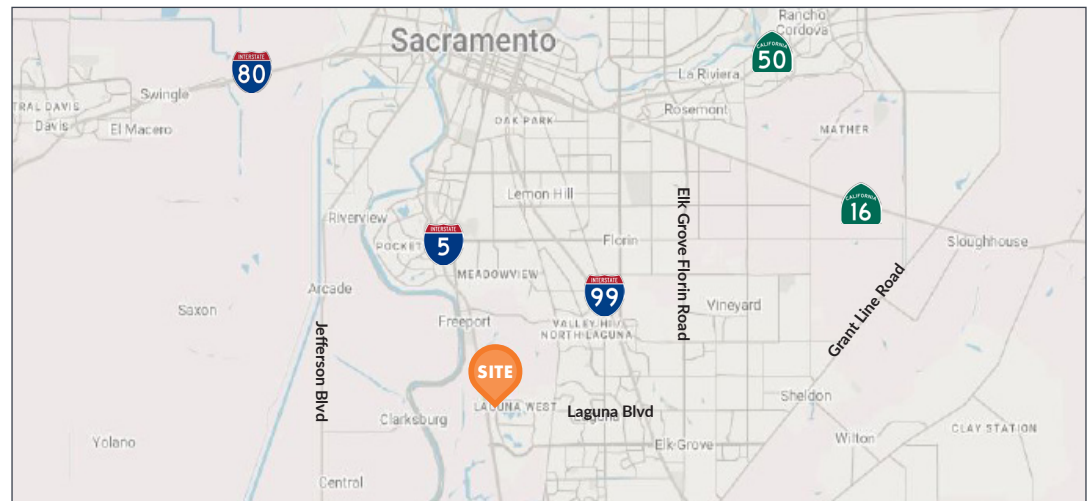
PROPERTY HIGHLIGHTS

- Available January 6, 2024
- Fantastic Fast Food space with Drive-Thru
- Shared Location with Chevron; shared front door and bathrooms for both businesses
- Property is strategically located right off I-5, next to hotels and retailers such as Starbucks, Wendy's, Hampton Inn & Suites, Extended Stay America & Apple Corporate Offices

Prospective tenants are hereby advised that all uses are subject to City approval.



LOCATION



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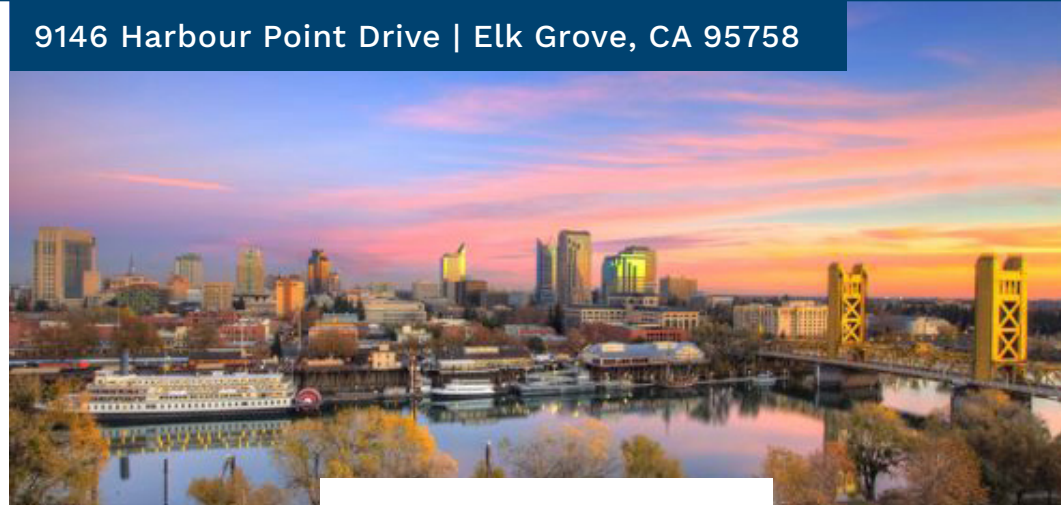
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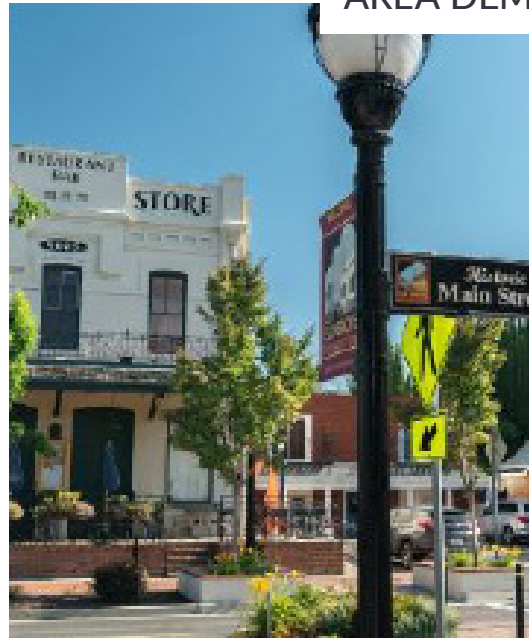
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AREA DEMOGRAPHICS



POPULATION

| | 1 Mile | 3 Mile | 5 Miles |
|---------------------------------------|--------------|----------------|----------------|
| 2023 Estimated Population | 8,499 | 237,501 | 631,333 |
| 2028 Projected Population | 8,709 | 244,545 | 648,610 |
| 2010 Census Population | 7,697 | 208,125 | 557,362 |
| Projected Annual Growth 2010 to 2023 | 10.42% | 14.11% | 13.27% |
| Historical Annual Growth 2023 to 2028 | 2.47% | 2.97% | 2.74% |

HOUSEHOLDS

| | | | |
|---------------------------------------|--------|--------|---------|
| 2023 Estimated Households | 2,950 | 74,084 | 213,590 |
| 2028 Projected Households | 3,025 | 76,397 | 219,572 |
| 2010 Census Households | 2,656 | 64,280 | 187,866 |
| Projected Annual Growth 2010 to 2023 | 11.07% | 15.25% | 13.69% |
| Historical Annual Growth 2023 to 2028 | 2.54% | 1.31% | 1.79% |

RACE & ETHNICITY

| | | | |
|--|-------|--------|---------|
| 2023 Estimated White | 3,677 | 95,898 | 307,989 |
| 2023 Estimated Black or African American | 1,056 | 40,623 | 86,799 |
| 2023 Estimated Asian or Pacific Islander | 2,857 | 73,337 | 167,939 |
| 2023 Estimated American Indian or Native Alaskan | 79 | 3,050 | 10,451 |
| 2023 Estimated Other Races | 738 | 18,550 | 46,633 |
| 2023 Estimated Hispanic | 1,728 | 63,745 | 176,117 |

INCOME

| | | | |
|--|------------------|------------------|-----------------|
| 2023 Estimated Average Household Income | \$119,259 | \$102,247 | \$98,851 |
| 2023 Estimated Median Household Income | \$105,878 | \$82,178 | \$76,388 |

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