

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

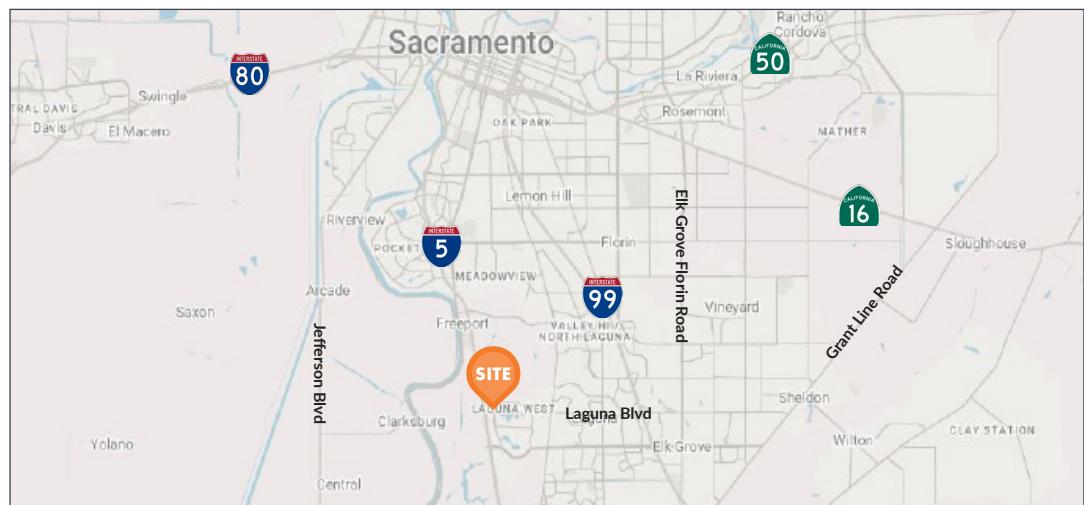
PROPERTY HIGHLIGHTS

- 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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Kennedy Wilson Brokerage | 1860 Howe Ave., Suite 240, Sacramento, CA 98525

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

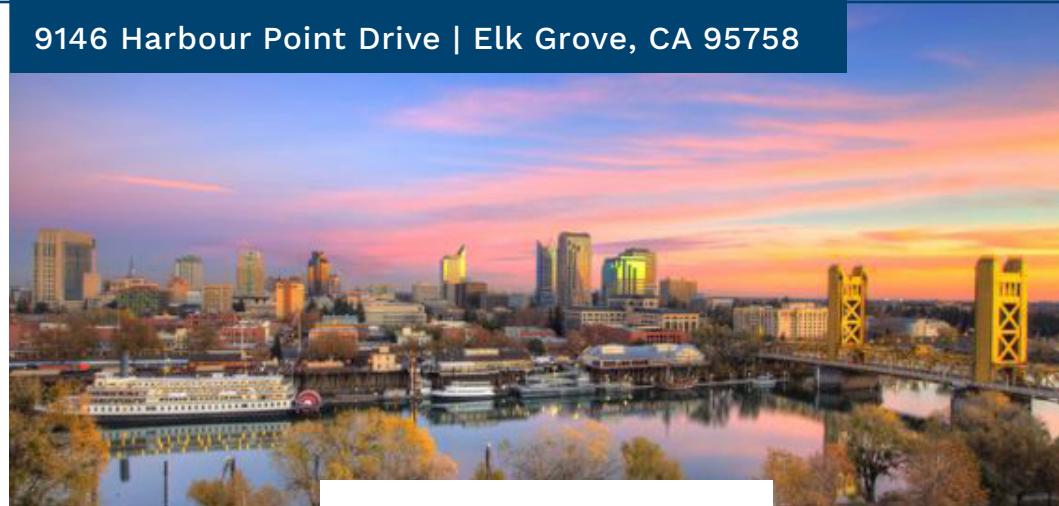
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AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Miles
POPULATION			
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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