

FOR LEASE

8153 ELK GROVE BLVD ELK GROVE, CA

KOHL'S

PRIME INTERSECTION @ BIG HORN & ELK GROVE BLVD



±1,200 - 3,000 SF OF RETAIL SPACE AVAILABLE



PROPERTY
LOCATION

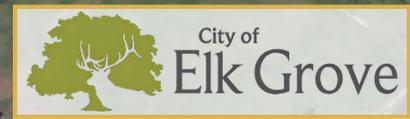


ELK GROVE BLVD - 43,372 ADT



BIG HORN BLVD - 14,008 ADT

PROJECT
ELEVATE



3D Tour
Click Here

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ROME

REAL ESTATE GROUP

LAGUNA OAKS - 8153 ELK GROVE BLVD

SUITE	SIZE	PRICING	SPACE NOTES
35	±1,800	CONTACT BROKER	OPEN FLOOR PLAN - 30 FT X 60 FT
40	±1,200	CONTACT BROKER	EXCELLENT GLASS LINE - CORNER UNIT

PROPERTY HIGHLIGHTS:

- Exceptional Elk Grove Location:** Located in the vibrant Laguna Oaks Shopping Center, directly on bustling Big Horn Boulevard, ensuring constant exposure to a steady flow of local and commuter traffic.
- Major Developments at this Intersection:** The Village Shopping Center is currently being developed directly across the street from this property. This shopping center will be anchored by a Whole Foods Market and include other notable retailers such as: Yard House, Mendocino Farms, Pet Food Express, and NuYo. In addition, the City of Elk Grove owns a 20-acre property at the southeast corner of Elk Grove and Big Horn Boulevards and is pursuing its development as a mixed-use project that includes retail, dining, entertainment, office, and residential uses, as well as a hotel. The project is currently in the disposition phase.
- Outstanding Visibility & Traffic:** Benefit from prominent frontage along Big Horn Boulevard, a key Elk Grove artery linking major regional freeways (Interstate 5 and Highway 99), delivering impressive daily vehicle counts (over 57,000 cars per day at this intersection) and customer accessibility.
- Prime Commercial Zoning:** Zoned General Commercial (GC), the property presents a wide range of tenant possibilities, encouraging retail synergy and fostering robust business activity.
- Strong Local Demographics:** Positioned within an affluent community boasting above-average household incomes and a growing residential population, ensuring sustained consumer demand and business stability.



STRONG TRAFFIC COUNTS

BIG HORN BLVD: 14,008 ADT
ELK GROVE BLVD: 43,372 ADT



AVERAGE
\$122,640
WITHIN 1 MILE
HOUSEHOLD INCOME

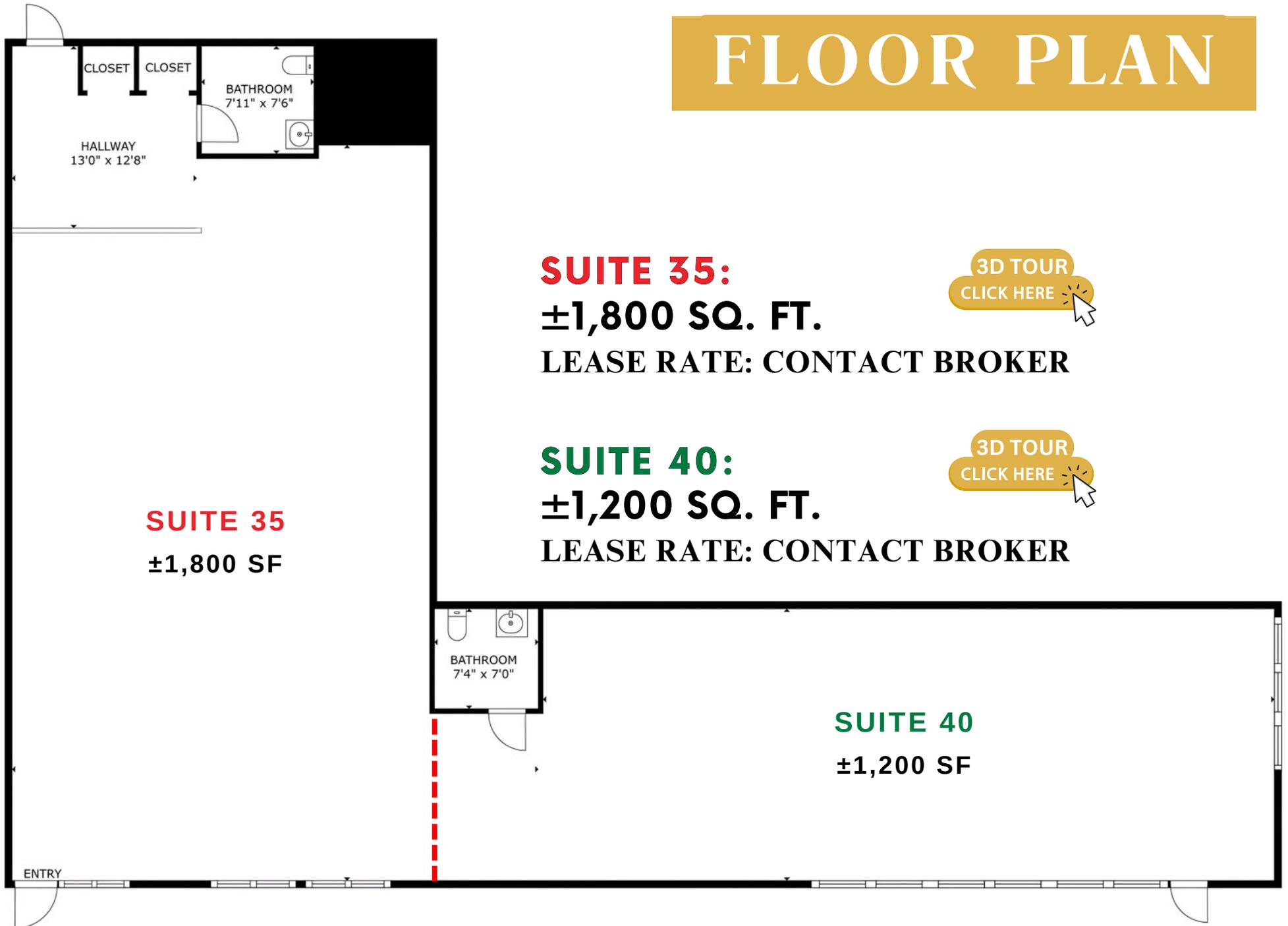


PROPERTY ZONING
GENERAL COMMERCIAL (GC)
SACRAMENTO COUNTY



±66 SPACES

FLOOR PLAN



SUITE 35
±1,800 SF

SUITE 35:
±1,800 SQ. FT.
LEASE RATE: CONTACT BROKER

3D TOUR
CLICK HERE 

SUITE 40:
±1,200 SQ. FT.
LEASE RATE: CONTACT BROKER

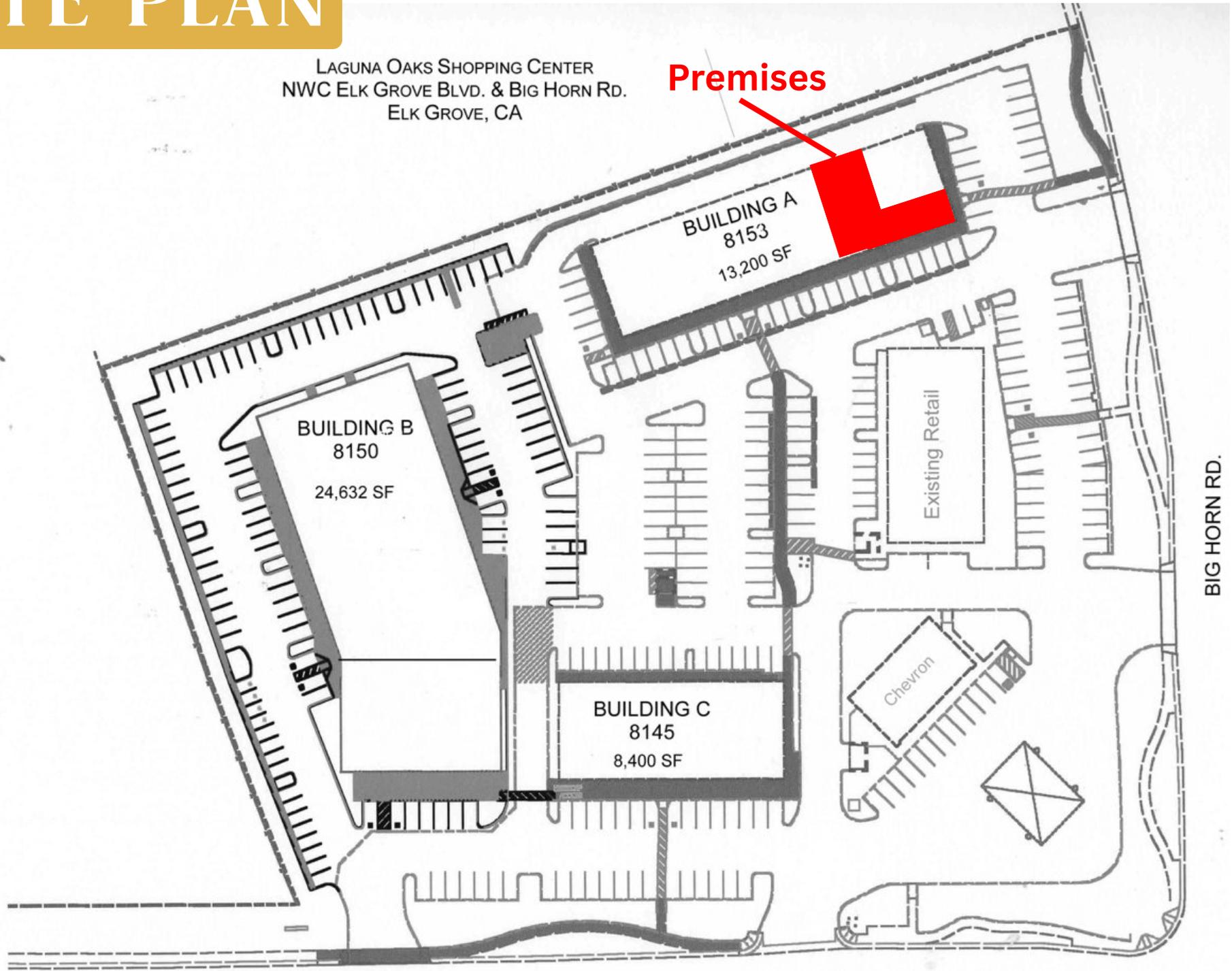
3D TOUR
CLICK HERE 

SUITE 40
±1,200 SF

SITE PLAN

LAGUNA OAKS SHOPPING CENTER
NWC ELK GROVE BLVD. & BIG HORN RD.
ELK GROVE, CA

Premises



BIG HORN RD.

ELK GROVE BLVD.

SATELLITE SITE PLAN



PROPERTY
LOCATION

INNOGROVE



ELK GROVE BLVD - 43,372 ADT

BIG HORN BLVD - 14,008 ADT

ELK GROVE RETAIL AERIAL



Target
Michaels
THE ARTS AND CRAFTS STORE™

Stein Mart
Fashion and Quality. Always at discount prices.

Total Wine & More
petco

Party City
Walgreens

HOBBY LOBBY
IN-N-OUT BURGER

GROCERY OUTLET
bargain market

ROSS
DRESS FOR LESS™

Chuck E. Cheese
IN-SHAPE FITNESS

THE HOME DEPOT
SPROUTS FARMERS MARKET

BEST BUY
BevMo!

CENTURY THEATRES

AutoZone
BEL AIR
SAFeway
CVS pharmacy
Jack in the box
ROUND TABLE PIZZA ROYALTY
W

Nugget MARKETS
RITE AID

Smart & Final
HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Walmart

CALIFORNIA NORTHSTATE UNIVERSITY

ELK GROVE BLVD



WHOLE FOODS MARKET

ELK GROVE AUTO MALL

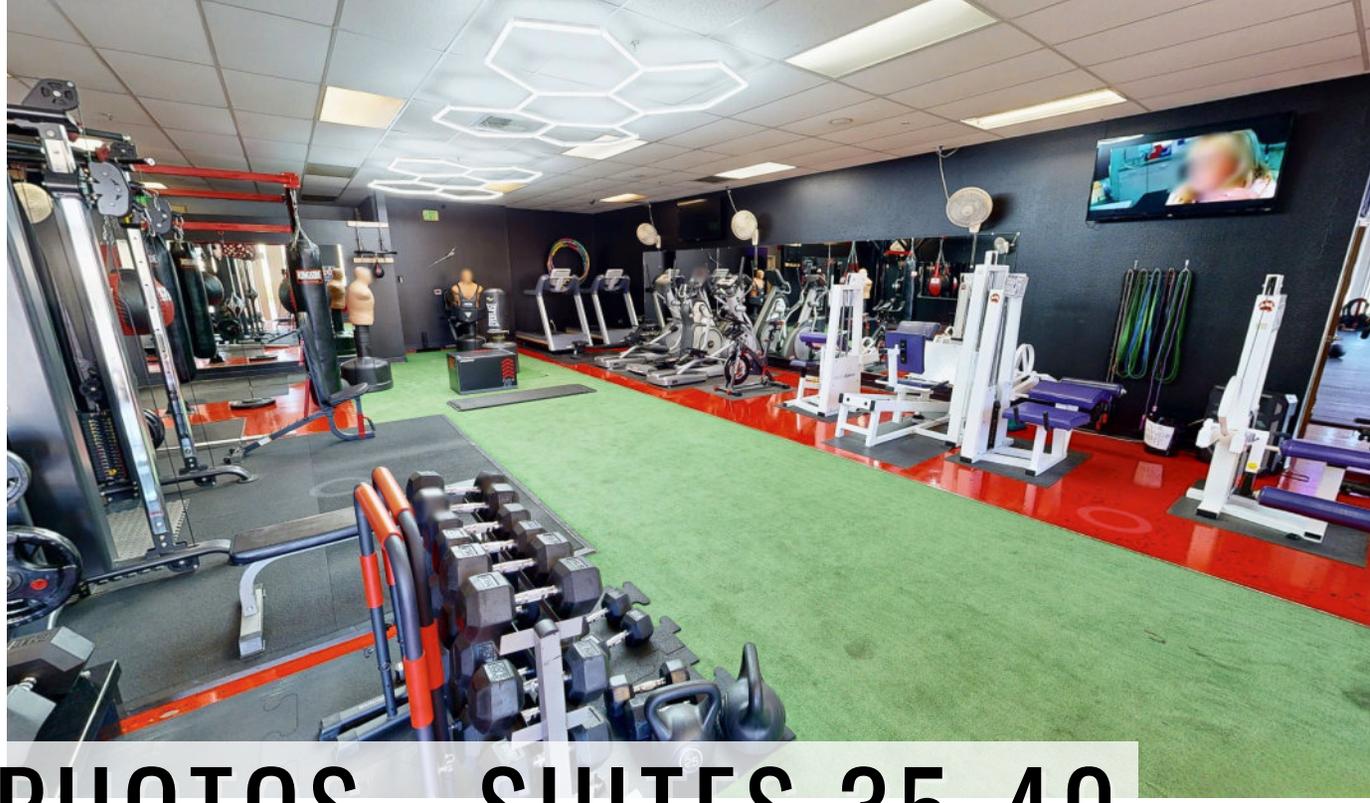
Raley's

HomeGoods
KOHL'S
TRADER JOE'S
LANE BRYANT

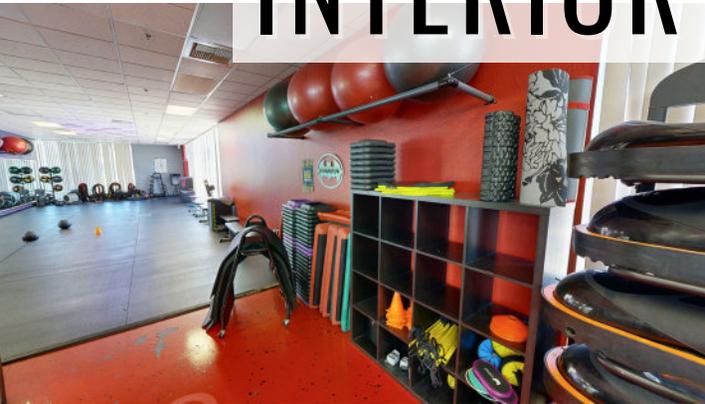
PROPERTY LOCATION

COSTCO WHOLESALE





INTERIOR PHOTOS - SUITES 35-40





EXTERIOR PHOTOS



DEMOGRAPHIC SUMMARY REPORT

8153 BIG HORN BLVD, ELK GROVE, CA 95758



POPULATION

2025 ESTIMATE

1-MILE RADIUS	18,344
5-MILE RADIUS	272,894
10-MILE RADIUS	555,677

POPULATION

2029 PROJECTION

1-MILE RADIUS	18,409
5-MILE RADIUS	274,809
10-MILE RADIUS	559,176



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$122,640.00
5-MILE RADIUS	\$115,883.00
10-MILE RADIUS	\$101,955.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$98,451.00
5-MILE RADIUS	\$98,115.00
10-MILE RADIUS	\$81,216.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	5,452	71,185	149,046
BLACK	2,029	33,010	68,064
HISPANIC ORIGIN	3,811	61,185	154,157
AM. INDIAN & ALASKAN	156	2,640	7,109
ASIAN	6,195	92,577	158,508
HAWAIIAN/PACIFIC ISLANDER	180	4,953	10,300
OTHER	4,332	68,528	162,650

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

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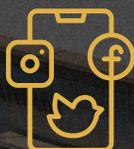


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