

**FOR  
LEASE**

**9028 FRANKLIN BLVD,  
ELK GROVE, CA**

**±1,628 SF RETAIL SUITE AVAILABLE**



**3D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# LAGUNA CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
160	±1,628 SF	\$1.85 PSF + NNN (NNN Costs: \$0.75 PSF)	Former Orthodontic Suite

## PROPERTY HIGHLIGHTS:

- **High-Visibility Franklin–Laguna Corridor:** Positioned just north of the Franklin Blvd / Laguna Blvd intersection—over 60,000 combined vehicles per day—keeping your practice or business in constant view of commuters and shoppers.
- **Versatile Dental / Quasi-Medical Buildout:** Approximately 1,628 SF former orthodontist space with extensive plumbing ideal for orthodontist, specialty dental or specialty medical use. Additional TIs negotiable.
- **Powerhouse Retail Co-Tenancy:** Over 1,000,000 SF of retail along the Laguna Blvd corridor puts you next to Safeway, Bel Air, CVS, Walgreens, Starbucks, US Bank, Wells Fargo, Bank of America, AutoZone, and dozens more national brands.
- **Affluent, Dense Trade Area:** The 3-mile ring captures 140,649 residents with an average household income of \$110,421—ideal patient demographics for dental, orthodontic, and specialty medical practices.
- **Sacramento's Fastest-Growing City:** Elk Grove's population has surpassed 183,000 and continues to outpace statewide growth, fueled by new housing, retail development, and major employers—a built-in pipeline of new patients and customers.
- **Competitive Rates & Low CAM:** Among the most affordable lease rates and lowest common area maintenance costs of any center in the trade area, maximizing your bottom line from day one.



### STRONG TRAFFIC COUNT



FRANKLIN BLVD:  
26,443 ADT

### PROPERTY ZONING



BP  
SACRAMENTO  
COUNTY



AVERAGE  
\$114,784  
WITHIN 1 MILE  
HOUSEHOLD  
INCOME



25  
PARKING  
SPACES

# FLOOR PLAN

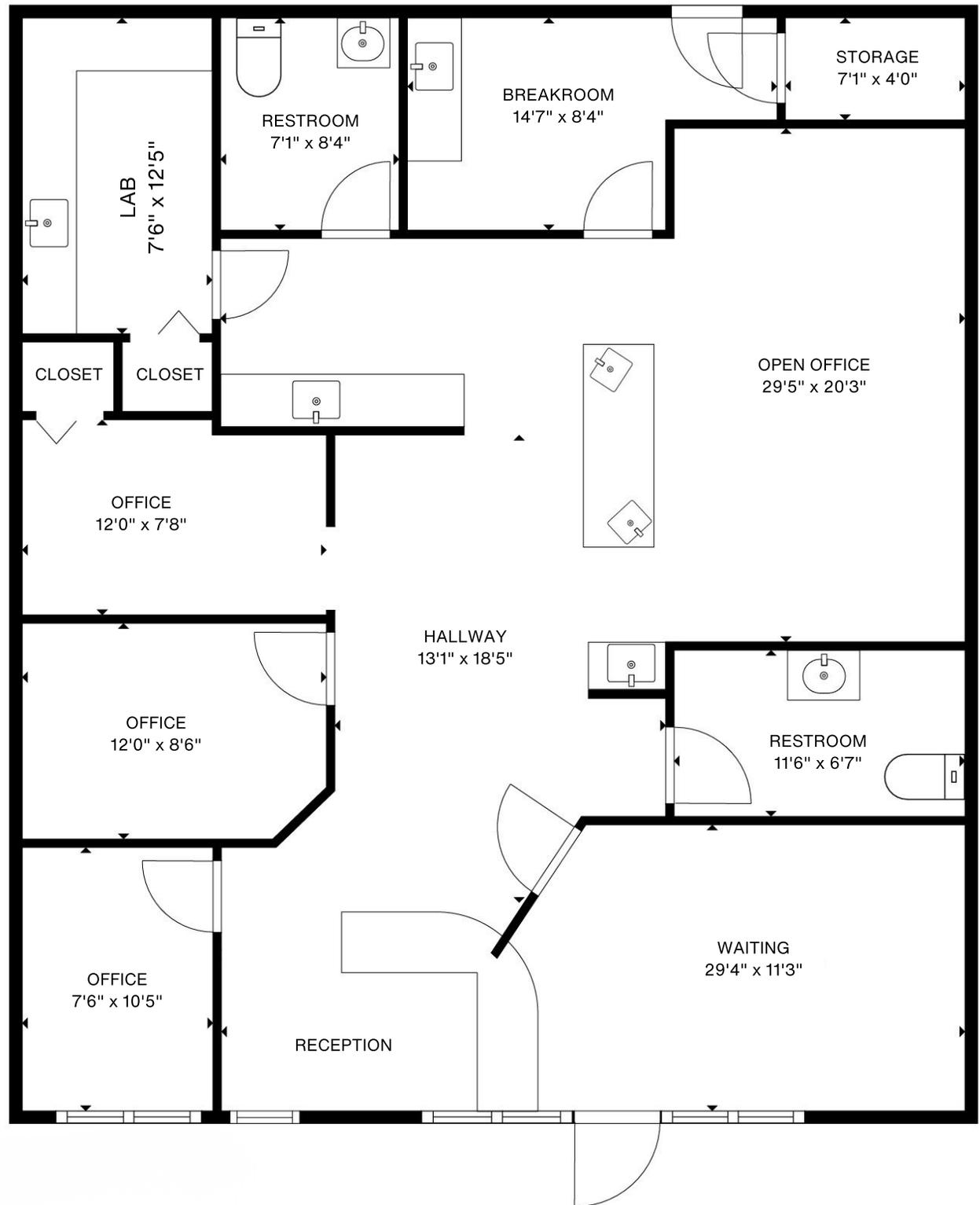
## SUITE 160

±1,628 SF

Lease Rate: \$1.85 PSF + NNN

(NNN Costs: \$0.75 PSF)

**3D Tour**  
**Click Here**

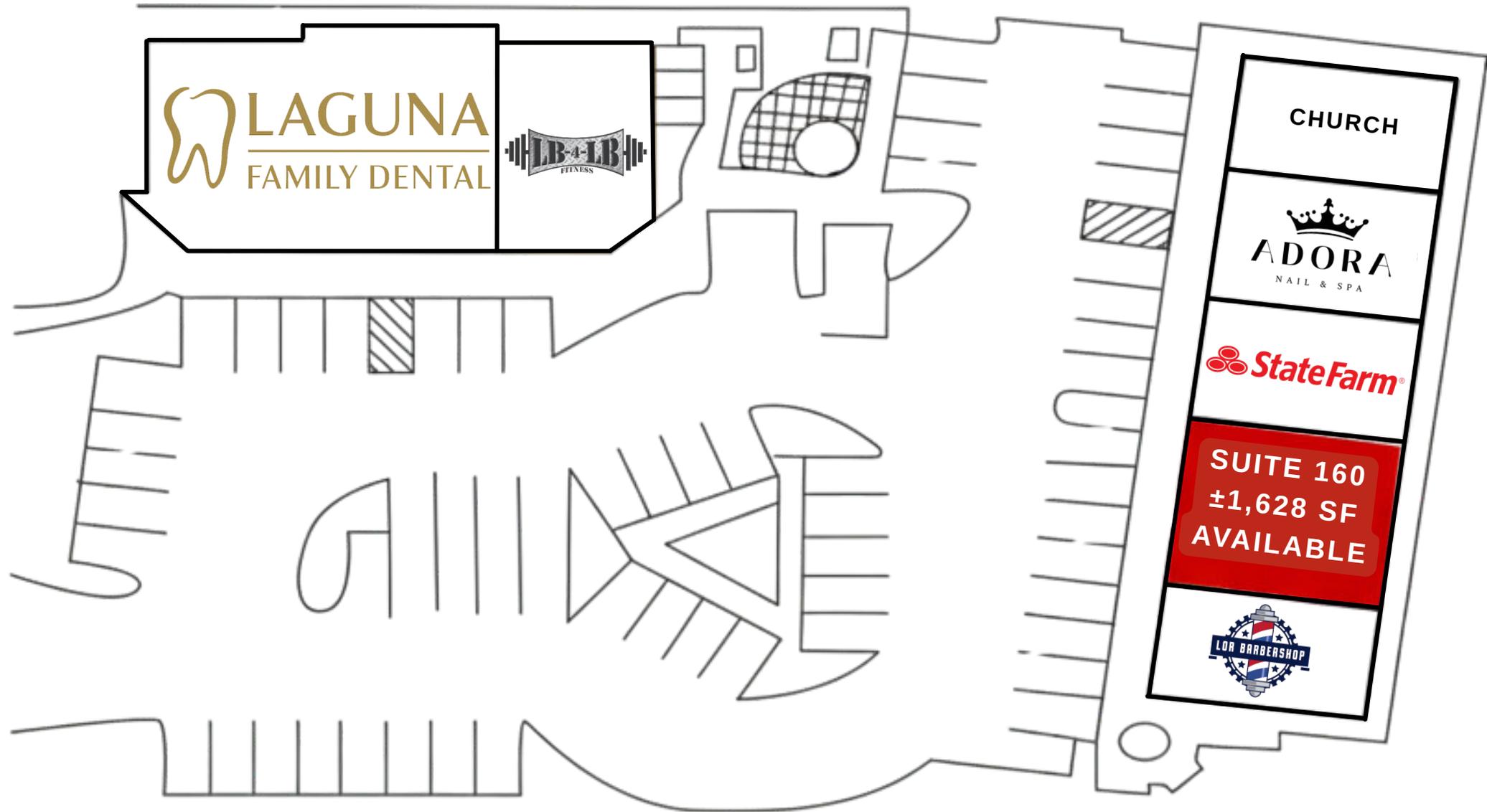




# INTERIOR PHOTOS



# SITE PLAN





# EXTERIOR PHOTOS



# ELK GROVE RETAIL AERIAL



PROPERTY LOCATION

FRANKLIN BLVD

**Target**  
**Michaels**  
THE ARTS AND CRAFTS STORE™  
**Stein Mart**  
Fashion and Quality. Always at discount prices.  
**Total Wine & More**  
**Party City**  
**Walgreens**  
**Petco**

**Hobby Lobby**  
**In-N-Out Burger**  
**Grocery Outlet**  
bargain market  
**Ross**  
DRESS FOR LESS™  
**Chuck E. Cheese**  
**In-Shape Fitness**



**THE FOOD DEPOT**  
**Sprouts Farmers Market**  
**Best Buy**  
**BevMo!**

**CENTURY THEATRES**

**CALIFORNIA NORTHSTATE UNIVERSITY**

**AutoZone**  
**Bel Air**  
**Safeway**  
**CVS pharmacy**  
**Jack in the Box**  
**Round Table PIZZA ROYALTY**  
**W**

**Nugget Markets**  
**Rite Aid**

**Walmart**

**Smart & Final**  
**Harbor Freight**  
QUALITY TOOLS. LOWEST PRICES.

ELK GROVE BLVD

**Raley's**

**HomeGoods**  
**Kohl's**  
**Trader Joe's**  
LANE BRYANT

**Whole Foods Market**

**ELK GROVE AUTO MALL**

**Costco Wholesale**



# DEMOGRAPHIC SUMMARY REPORT

9028 FRANKLIN BLVD., UNIT 160, ELK GROVE, CA 95758



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	17,037
3-MILE RADIUS	133,009
5-MILE RADIUS	305,284

## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	17,048
3-MILE RADIUS	133,577
5-MILE RADIUS	307,037



## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$114,784.00
3-MILE RADIUS	\$114,749.00
5-MILE RADIUS	\$104,794.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$107,100.00
3-MILE RADIUS	\$98,766.00
5-MILE RADIUS	\$86,437.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,456	32,439	69,659
BLACK	2,071	17,880	41,759
HISPANIC ORIGIN	4,270	31,054	79,477
AM. INDIAN & ALASKAN	153	1,219	3,426
ASIAN	4,371	44,118	98,423
HAWAIIAN & PACIFIC ISLAND	245	2,520	6,685
OTHER	4,740	34,833	85,332

# CONTACT US

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



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