

LAGUNA RESERVE MARKETPLACE

SWC Whitelock Parkway & Bruceville Road - Elk Grove, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



IDEALLY POSITIONED FOR HIGH VISIBILITY ANCHOR



RENDERING SUBJECT TO CHANGE



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LAGUNA RESERVE MARKETPLACE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

SWC Whitelock Parkway and
Bruceville Road
Elk Grove, CA

notable tenants:

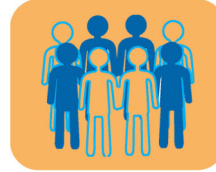
Bank of America, Starbucks,
Matthews Mattress, Round Table
Pizza

shopping center GLA:

±95,109 Square Feet (GLA)

availability:

±1,100 SF Retail Space
±56,000 SF Future Anchor
±4,801 SF Future Pad



2022 total population

1-mile	18,758
3-mile	108,027
5-mile	217,504



2022 daytime population

1-mile	13,694
3-mile	92,554
5-mile	178,656



2022 total employees

1-mile	2,454
3-mile	29,552
5-mile	52,890



2022 total households

1-mile	4,778
3-mile	33,008
5-mile	63,571



2022 average HH income

1-mile	\$152,678
3-mile	\$127,417
5-mile	\$125,496

traffic counts

Bruceville Rd (north of Whitelock Pkwy)	22,400
Bruceville Rd (south of Whitelock Pkwy)	8,600
Whitelock Pkwy (west of Bruceville Rd)	17,500
Whitelock Pkwy (east of Bruceville Rd)	11,700



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PROPERTY OVERVIEW

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Laguna Reserve Marketplace is located at the southwest corner of Whitelock Parkway and Bruceville Road in Elk Grove, California.

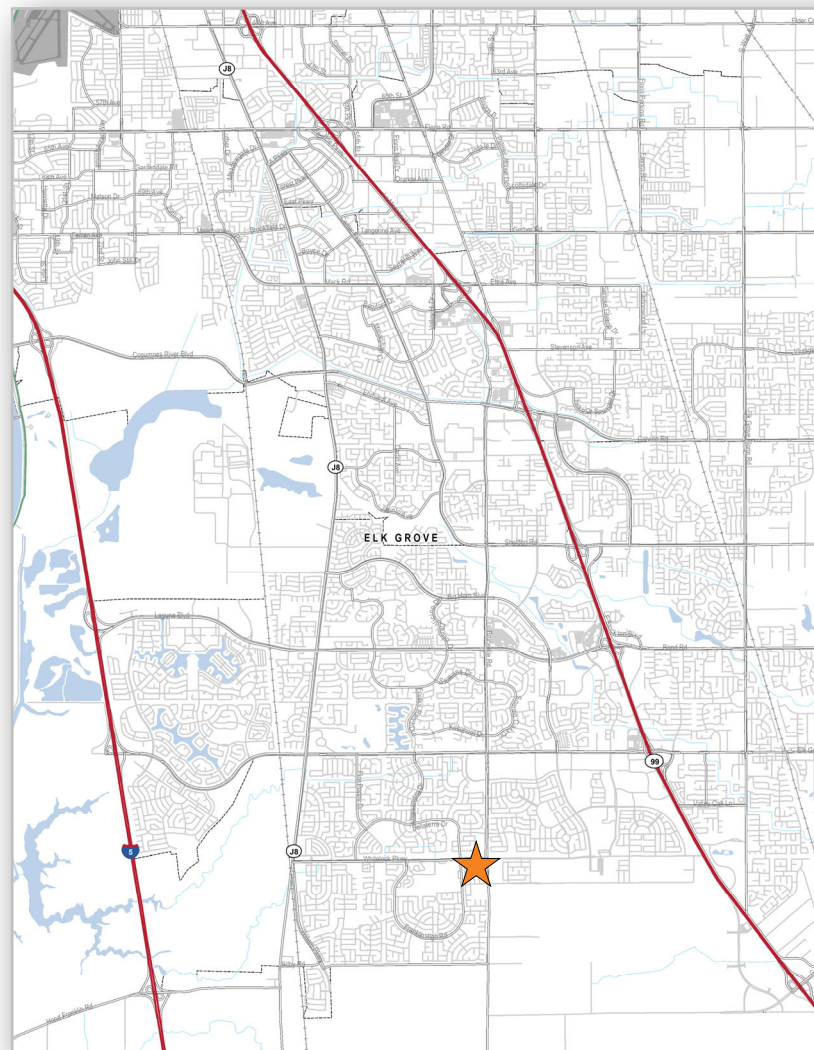
Ideally situated in the northeast area of the East Franklin Specific Plan, the center draws from both western Elk Grove and the Laguna sub-trade areas.

Notable tenants within close proximity include Walmart, Nugget Market, Kohl's, Trader Joe's and HomeGoods.

Other traffic generators in close proximity include Del Webb's Glenbrooke Senior Community and Franklin High School.

With a city population of approximately 180,329, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.



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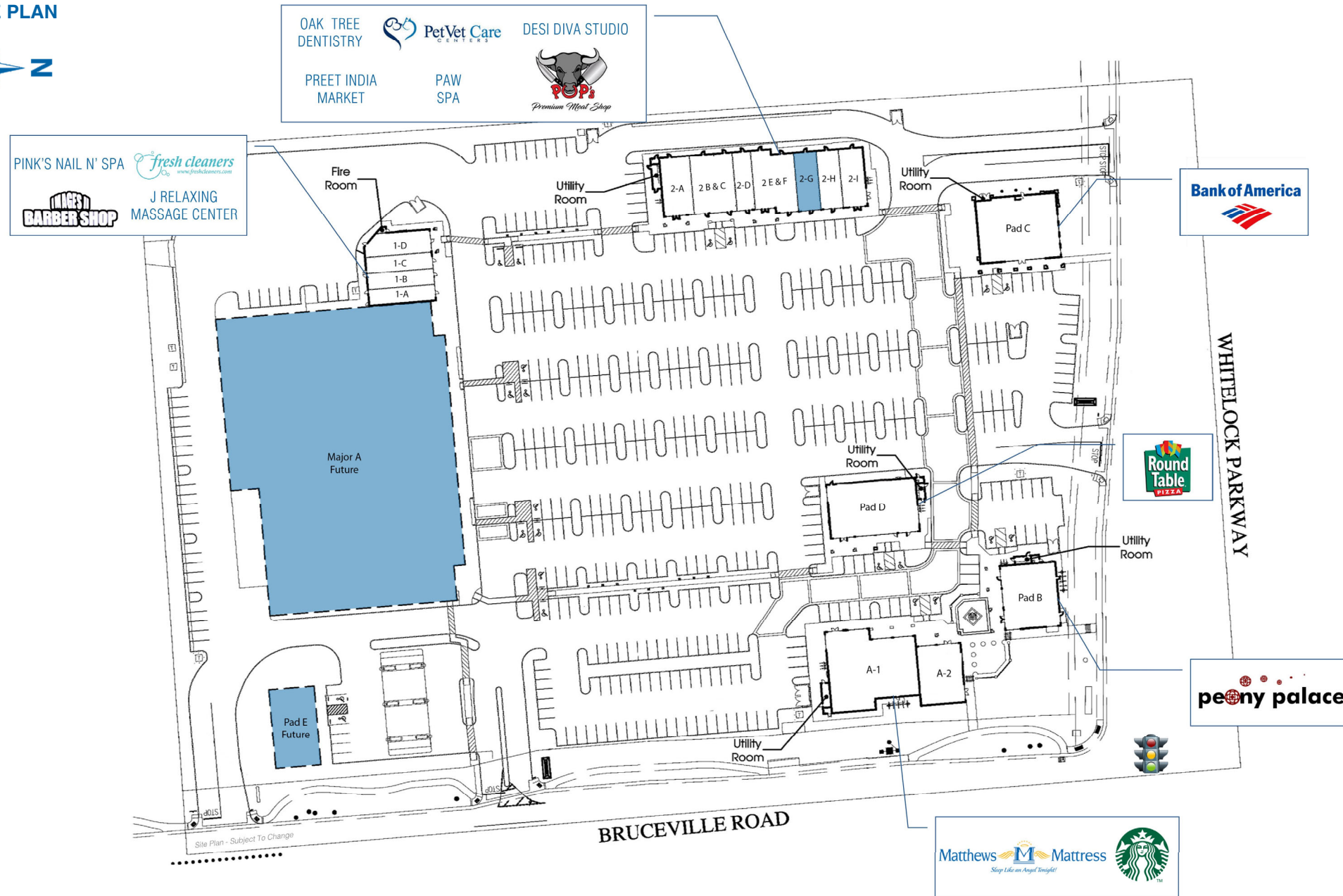
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SWC Bruceville Road & Whitelock Parkway - Elk Grove, CA

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SITE PLAN



SUITE	TENANT	SQ. FT.
Major A	AVAILABLE	±56,000
A-1	Matthews Mattress	5,200
A-2	Starbucks	2,200
Pad B	Peony Palace Restaurant	3,000
Pad C	Bank of America	5,000
Pad D	Round Table Pizza	4,000
1-A	Pink's Nail N' Spa	900
1-B	Fresh Cleaners	900
1-C	Images II Barber Shop	900
1-D	J Relaxing Massage	1,198
2-A	Oak Tree Dentistry	1,500
2-B/2-C	PetVet Care Center	2,100
2-D	Desi Diva Studio	900
2-E/2-F	Preet India Market	2,100
2-G	AVAILABLE	1,100
2-H	Paw Spa	1,100
2-I	Pop's Premium Meat Shop	1,210
Pad E	AVAILABLE	4,801

For leasing information, please contact:

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LAGUNA RESERVE MARKETPLACE

INTERSECTION AERIAL

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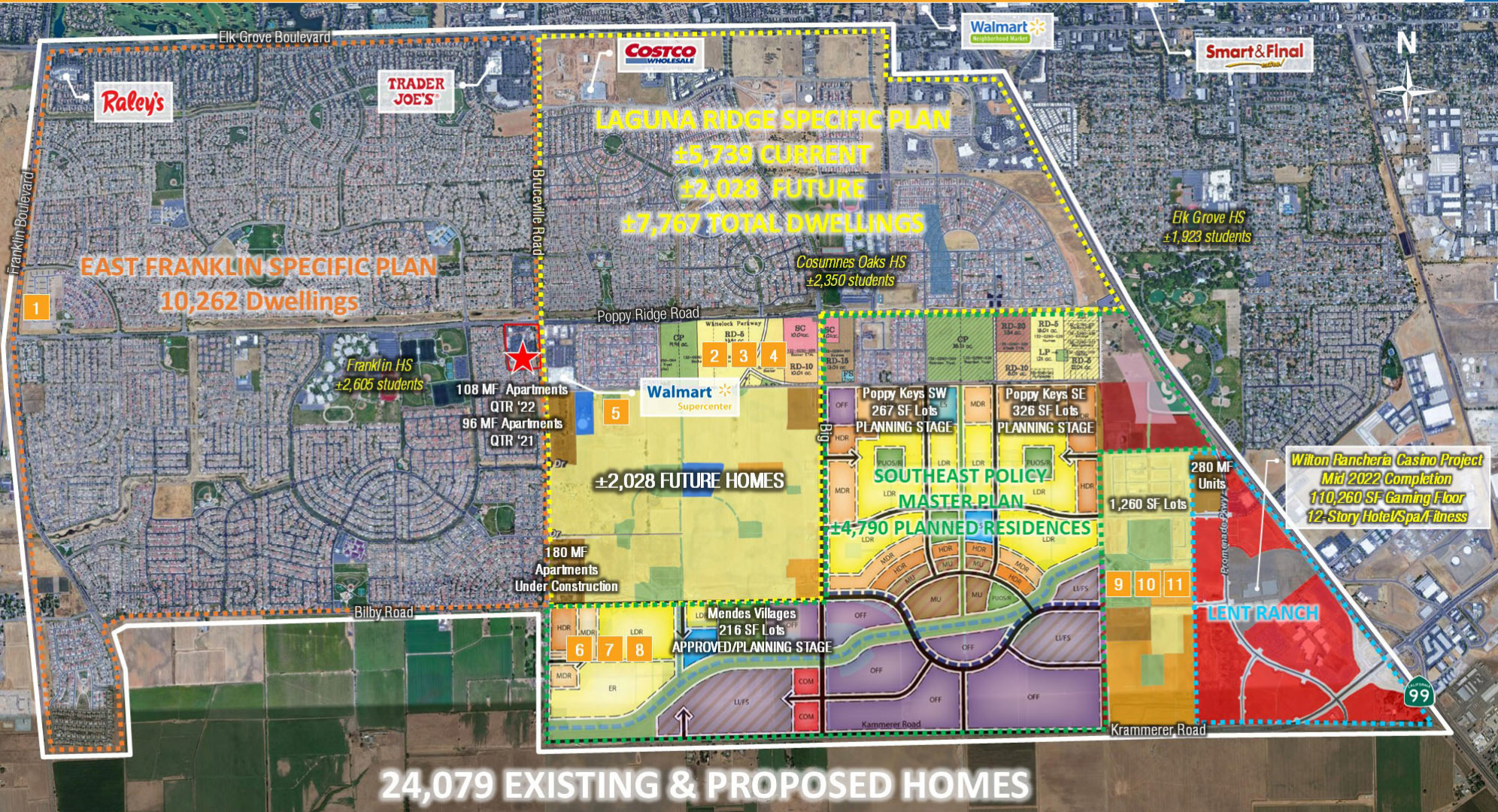


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FUTURE HOUSING AERIAL

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LAGUNA RESERVE MARKETPLACE

IMMEDIATE VICINITY RETAIL AERIAL

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