

LAGUNA RESERVE MARKETPLACE

A Neighborhood Center

A proud member of
CHAINLINKS
RETAIL ADVISORS



PROPERTY HIGHLIGHTS

LOCATION	Southwest corner Whitelock Parkway and Bruceville Road Elk Grove, CA
SIZE	±95, 109 Square Feet (GLA)
AVAILABILITY	±56,000 SF Anchor Opportunity ±4,801 SF Gas Pad Opportunity ±1,100 - ±1,500 SF Shops

TRAFFIC COUNTS

Bruceville Road (north of Whitelock Parkway)	±22,400 ADT (City of Elk Grove)
Bruceville Road (south of Whitelock Parkway)	±8,600 ADT (City of Elk Grove)
Whitelock Parkway (west of Bruceville Road)	±17,500 ADT (City of Elk Grove)
Whitelock Parkway (east of Bruceville Road)	±11,700 ADT (City of Elk Grove)

For leasing information, please contact:

Jason K. Gallelli
Cal BRE Lic ID #01143594
jgallelli@GallelliRE.com

Kevin M. Soares
Cal BRE Lic ID #01291491
ksoares@GallelliRE.com

Kurt D. Conley
Cal BRE Lic ID #-1851169
kconley@GallelliRE.com

Matt N. Goldstein
Cal BRE Lic ID #01886233
mgoldstein@GallelliRE.com



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com

LAGUNA RESERVE MARKETPLACE

A Neighborhood Center

A proud member of
CHAINLINKS
RETAIL ADVISORS

MARKET OVERVIEW

Laguna Reserve Marketplace is located at the southwest corner of Whitelock Parkway and Bruceville Road in Elk Grove, California. Ideally situated in the northeast corner 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 Wal-Mart Neighborhood Market, Nugget Market, Kohl's, Trader Joe's, HomeGoods and Cost Plus World Market. Other traffic generators include Del Webb's Glenbrooke Senior Community and Franklin High School.

With a city population of approximately 163,000, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region and is considered to be on of the "Most Notable High-Growth Cities" in the nation.

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

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2016 Total Population	16,519	99,023	202,628
2016 Total Households	4,880	31,563	61,411
2016 Average Household Income	\$109,620	\$98,486	\$96,608



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.

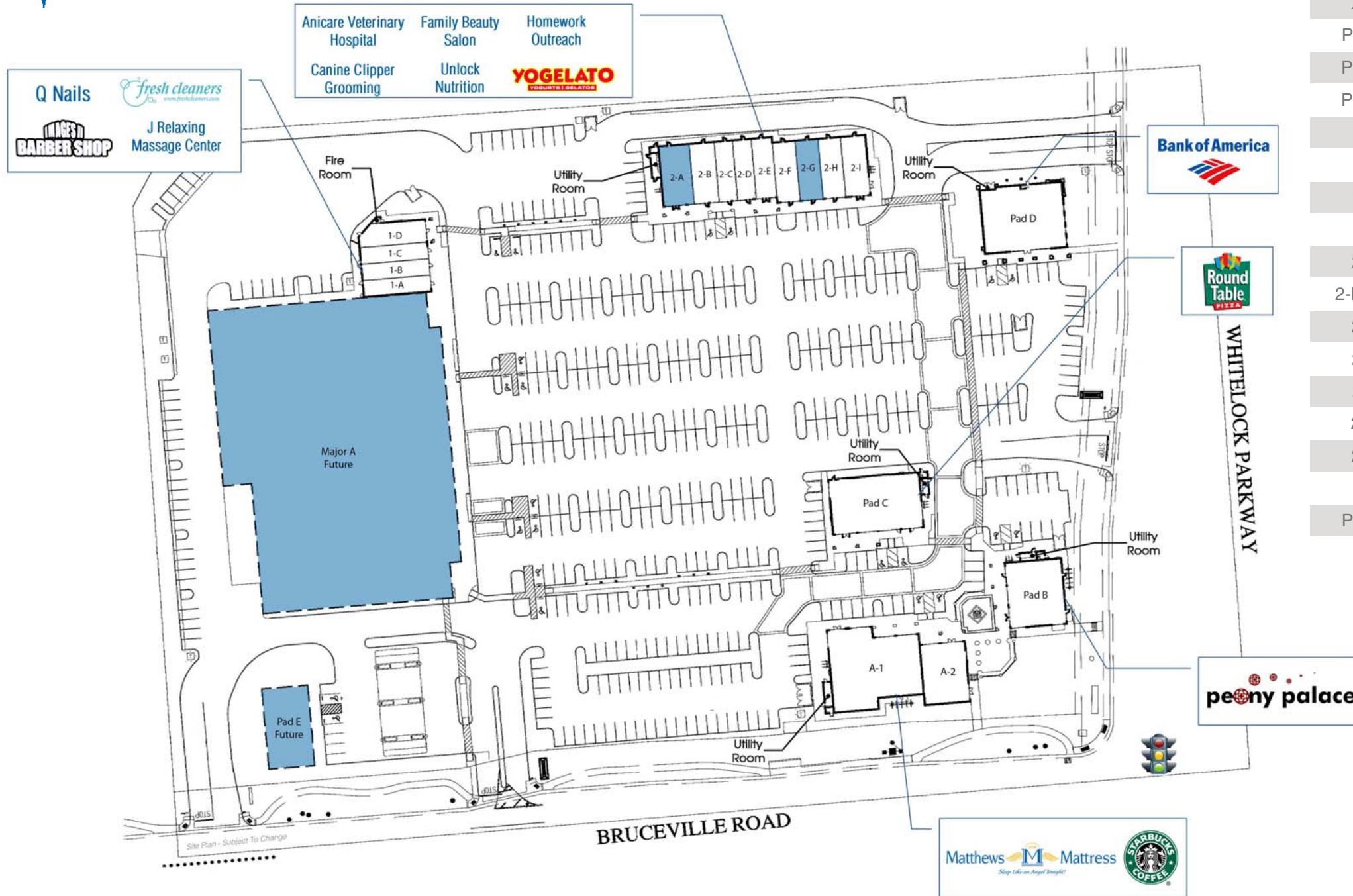


LAGUNA RESERVE MARKETPLACE

SWC Bruceville Road & Whitelock Parkway - Elk Grove, CA

A proud member of
CHAINLINKS
RETAIL ADVISORS

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	6,000
Pad D	Round Table Pizza	4,000
1-A	Q-Nails	900
1-B	Fresh Cleaners	900
1-C	Images II Barber Shop	900
1-D	J Relaxing Massage	1,198
2-A	AVAILABLE	1,500
2-B/2-C	Anicare Veterinary Hospital	2,100
2-D	Family Beauty Salon	900
2-E	Unlock Nutrition	1,000
2-F	Homework Outreach	1,100
2-G	AVAILABLE	1,100
2-H	Canine Clipper Grooming	1,100
2-I	Yogelato	1,210
Pad E	AVAILABLE	4,801

For leasing information,
please contact:

Jason K. Gallelli
Cal BRE Lic ID #01143594
jgallelli@GallelliRE.com

Kevin M. Soares
Cal BRE Lic ID #01291491
ksoares@GallelliRE.com

Kurt D. Conley
Cal BRE Lic ID #01851169
kconley@GallelliRE.com

Matt N. Goldstein
Cal BRE Lic ID #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



LAGUNA RESERVE MARKETPLACE

A Neighborhood Center

A proud member of
CHAINLINKS
RETAIL ADVISORS



For leasing information,
please contact:

Jason K. Gallelli
Cal BRE Lic ID #01143594
jgallelli@GallelliRE.com

Kevin M. Soares
Cal BRE Lic ID #01291491
ksoares@GallelliRE.com

Kurt D. Conley
Cal BRE Lic ID #01851169
kconley@GallelliRE.com

Matt N. Goldstein
Cal BRE Lic ID #01886233
mgoldstein@GallelliRE.com



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.

