FOR LEASE

8139–8153 ELK GROVE BLVD
ELK GROVE, CA



PRIME INTERSECTION @ BIG HORN & ELK GROVE BLVD

±1,200 - 8,525 SF RETAIL SPACE AVAILABLE

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LAGUNA OAKS SHOPPING CENTER | ELK GROVE, CA 95758

8139–8153 ELK GROVE BLVD

FOR LEASE





AVAILABILITY

SUITE	SIZE
40	±1,200 SF

PRICING
Contact Broker

SPACE NOTES
Excellent Glass Line – Corner Unit

AVAILABILITY

SUITE	SIZE
200	±8,525 SF

PRICING
Contact Broker

SPACE NOTES
End Cap retail suite

Proposed demising options available — subject to owner approval. See following plans.

OPTION 1 — DEMISED IN TWO

A	B
±4,914 SF	±3,611 SF

OPTION 2 — DEMISED IN THREE

A-1	A-2	B
±2,457 SF	±2,457 SF	±3,611 SF

PROPERTY HIGHLIGHTS

Exceptional Elk Grove Location on Elk Grove Blvd.: Located in the vibrant Laguna Oaks Shopping Center, directly on bustling Elk Grove Boulevard, ensuring constant exposure to a steady flow of local and commuter traffic.

Major Development is at this Intersection: The Village Shopping Center has been developed directly across the street from this property. This shopping center is anchored by a Whole Foods Market and includes 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 & Access: Prominent frontage along Elk Grove Boulevard, connecting Interstate 5 and Highway 99, with estimated daily traffic of approximately 48,200 vehicles at a nearby count location.

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.

36,000 ADT Big Horn Blvd
48,201 ADT Elk Grove Blvd
STRONG TRAFFIC COUNTS

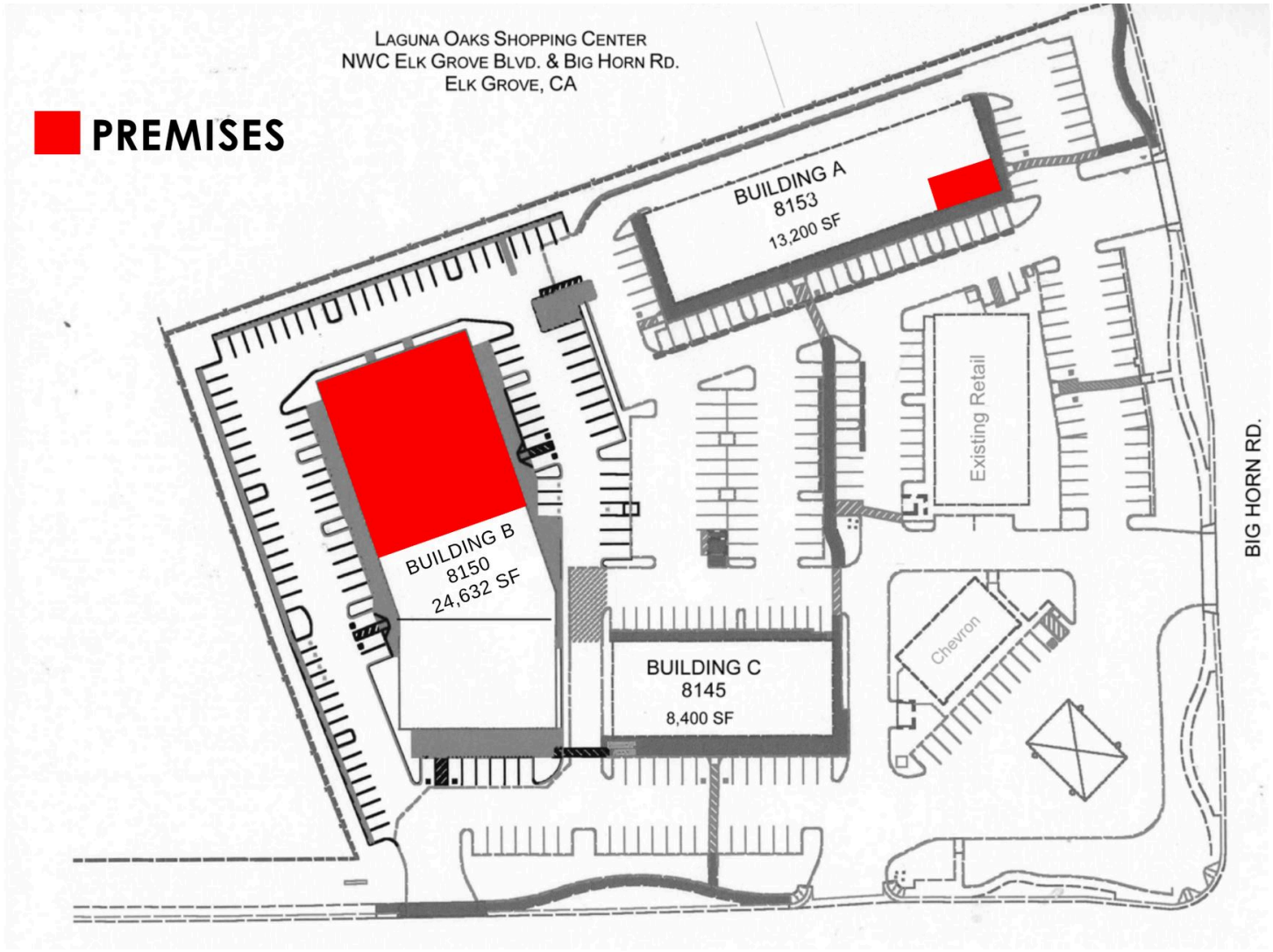
$135,464
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

GC
GENERAL COMMERCIAL ZONING SACRAMENTO COUNTY

SITE PLAN

FOR LEASE

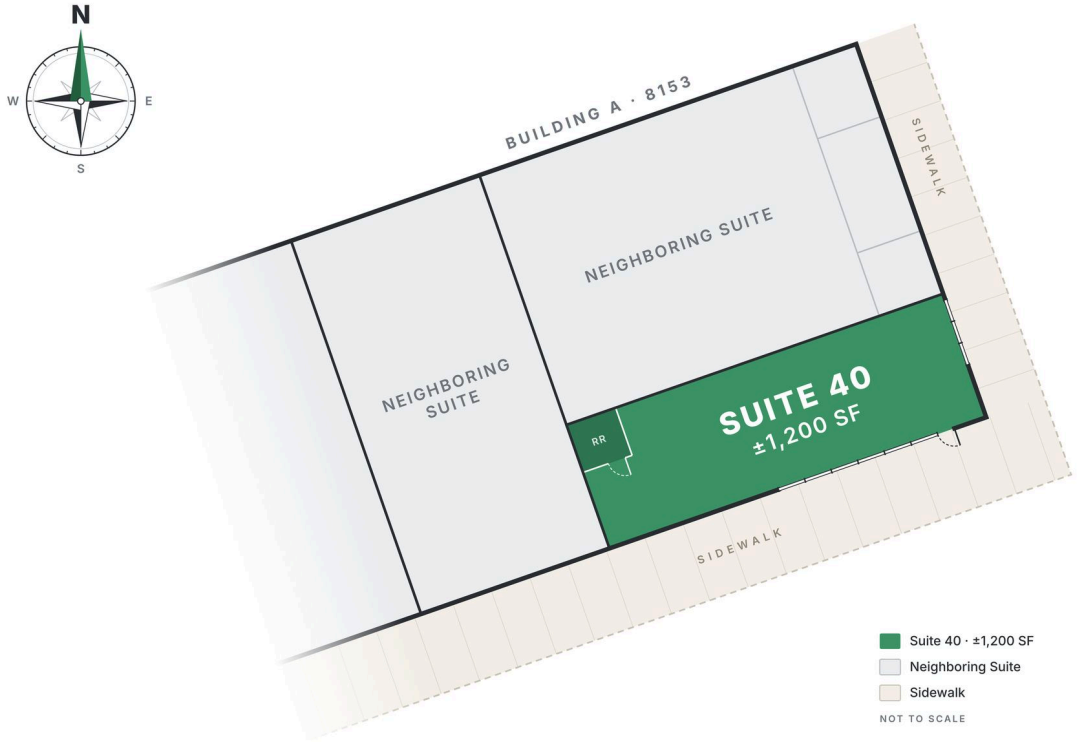
NWC ELK GROVE BLVD. & BIG HORN RD.



FOR LEASE

SUITE 40 FLOOR PLAN

BUILDING A · 8153 ELK GROVE BLVD



AVAILABLE SUITE

SUITE 40

±1,200

SQUARE FEET

LEASE RATE

CONTACT BROKER

EXCELLENT GLASS LINE — CORNER UNIT

3D TOUR →

Click to view the virtual walkthrough

LAGUNA OAKS SHOPPING CENTER

SUITE 40

INTERIOR PHOTOS

3D VIRTUAL TOUR →









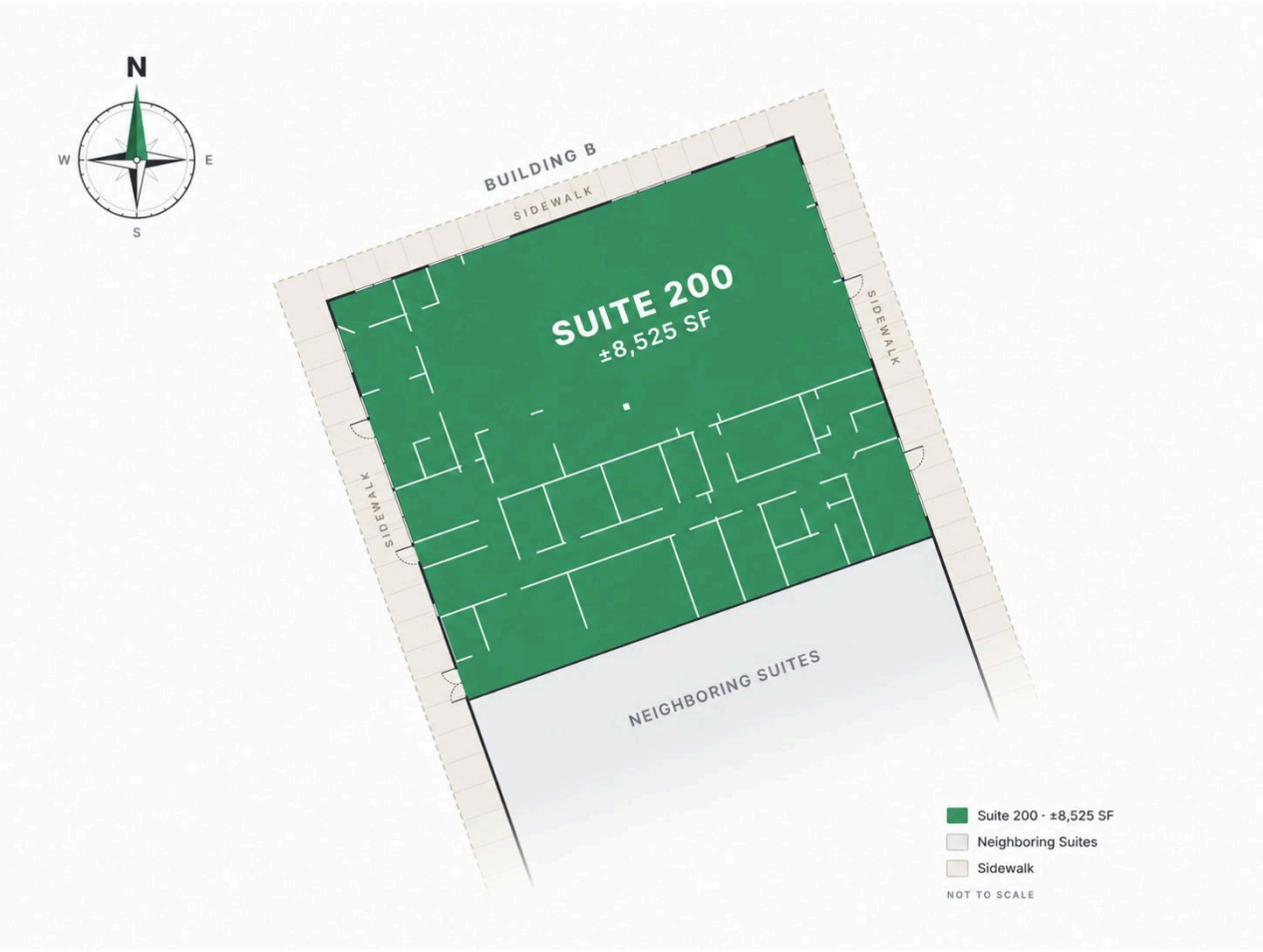




FOR LEASE

SUITE 200 FLOOR PLAN

BUILDING B · 8139 ELK GROVE BLVD



AVAILABLE SUITE

SUITE 200

±8,525

SQUARE FEET

LEASE RATE

CONTACT BROKER

END CAP RETAIL SUITE

3D TOUR →

Click to view the virtual walkthrough

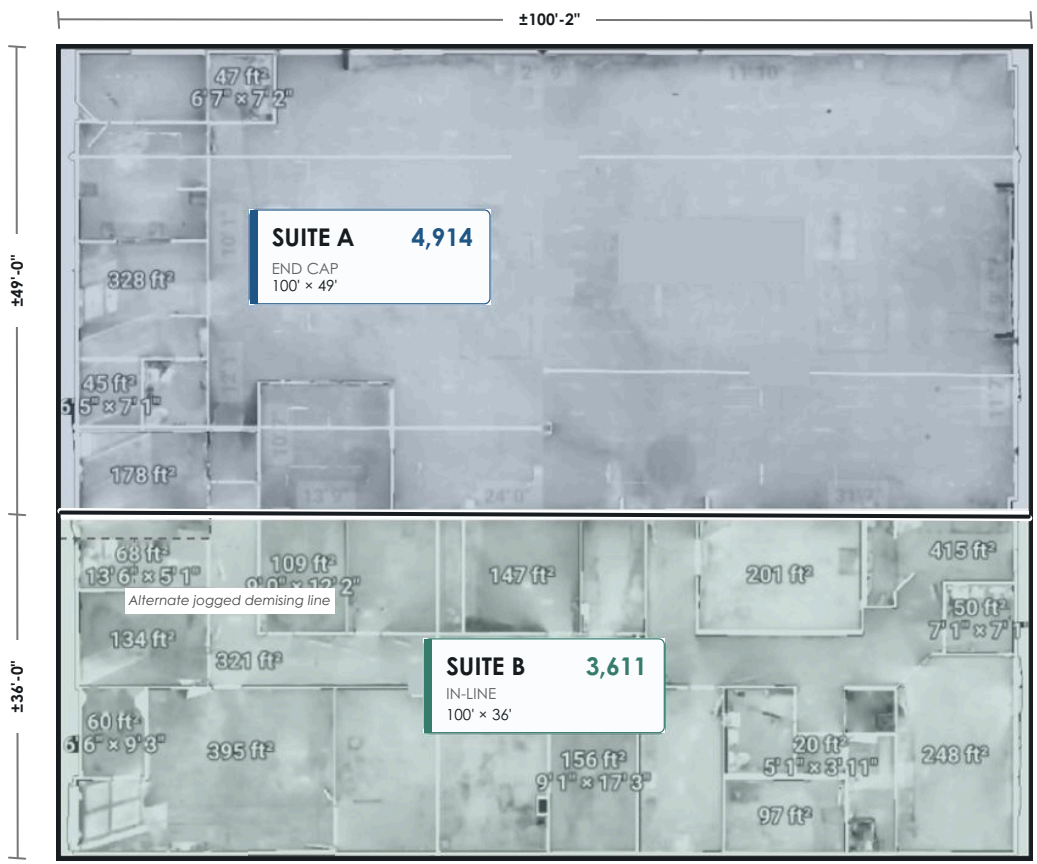
SEE THE PROPOSED DEMISING OPTIONS ON THE NEXT PAGES

Option 1 — Demised in Two
Option 2 — Demised in Three

PROPOSED DEMISING PLAN

FOR LEASE

8139 ELK GROVE BLVD | EXISTING SUITE 200 | BUILDING B



PROPOSED —
SUBJECT TO OWNER REVIEW AND APPROVAL

OPTION 1 — DEMISED IN TWO

±8,525 SF

EXISTING SHELL · MATTERPORT AS-BUILT

A	B

SUITE A	SUITE B
±4,914	±3,611
SQUARE FEET	SQUARE FEET
END CAP	IN-LINE
100' × 49'	100' × 36'

NOTES

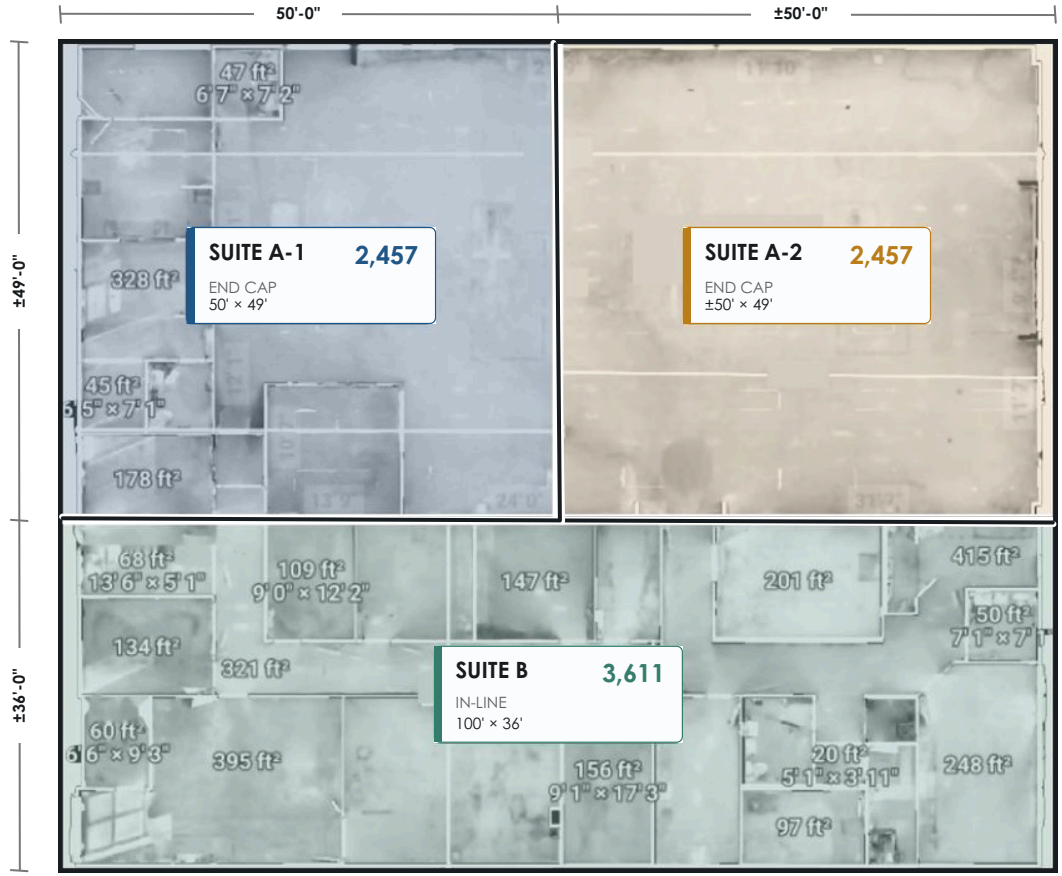
- Single demising wall at ±49'-0" from the north wall creates one end-cap suite and one in-line suite.
- Dashed line indicates the alternate jogged demising wall at the west end, following existing partitions.
- Areas derived from Matterport as-built scan; confirm by field measurement prior to lease execution.
- Demising wall location is conceptual and subject to structural review, utility separation, and building department approval.
- Existing interior partitions shown for reference only; demolition and improvement scope to be determined.
- "Suite A" and "Suite B" are proposed suite labels only — not assigned suite numbers or Building A / Building B designations.

Preliminary concept for discussion only. Not a construction document. Areas and dimensions are approximate and subject to field verification.

PROPOSED DEMISING PLAN

FOR LEASE

8139 ELK GROVE BLVD | EXISTING SUITE 200 | BUILDING B



PROPOSED —
SUBJECT TO OWNER REVIEW AND APPROVAL

OPTION 2 — DEMISED IN THREE

±8,525 SF

EXISTING SHELL · MATTERPORT AS-BUILT

A-1	A-2	B

SUITE A-1	SUITE A-2	SUITE B
±2,457	±2,457	±3,611
SQUARE FEET	SQUARE FEET	SQUARE FEET
END CAP	END CAP	IN-LINE
50' × 49'	50' × 49'	100' × 36'

NOTES

- Adds a second demising wall at ±50'-0" from the west wall, splitting the end-cap area into two ±2,457 SF suites.
- Each of the three suites requires separately demised utilities, restrooms, and code-compliant exiting.
- Areas derived from Matterport as-built scan; confirm by field measurement prior to lease execution.
- Demising wall locations are conceptual and subject to structural review and building department approval.
- Existing interior partitions shown for reference only; demolition and improvement scope to be determined.
- "Suite A-1," "Suite A-2," and "Suite B" are proposed suite labels only — not assigned suite numbers or Building A / Building B designations.

Preliminary concept for discussion only. Not a construction document. Areas and dimensions are approximate and subject to field verification.

LAGUNA OAKS SHOPPING CENTER

SUITE 200

INTERIOR PHOTOS

3D VIRTUAL TOUR →







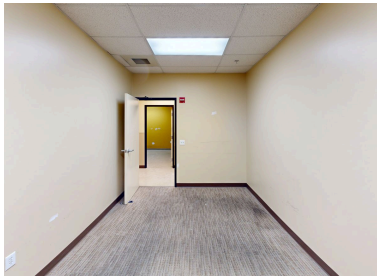


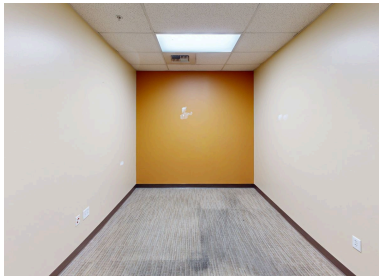


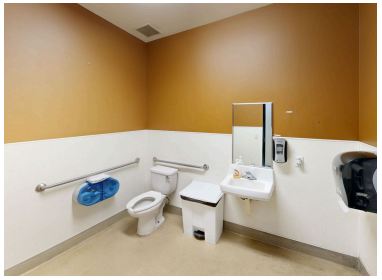












AERIAL SITE PLAN



ELK GROVE RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

8139–8153 ELK GROVE BLVD · ELK GROVE, CA 95758



POPULATION
2025 ESTIMATE

3 MILES	149,572
5 MILES	274,673
10 MILES	562,541

POPULATION
2030 PROJECTION

3 MILES	152,489
5 MILES	278,661
10 MILES	570,160

HOUSEHOLD INCOME
2025 AVERAGE

3 MILES	$135,464
5 MILES	$128,691
10 MILES	$113,713

HOUSEHOLD INCOME
2025 MEDIAN

3 MILES	$115,602
5 MILES	$107,788
10 MILES	$91,623

2025 POPULATION BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	43,411	70,006	146,795
BLACK	15,986	32,619	67,635
HISPANIC ORIGIN	30,204	61,275	156,111
AM. INDIAN & ALASKAN	1,315	2,573	7,025
ASIAN	50,384	93,719	161,659
HAWAIIAN & PACIFIC ISLAND	2,628	5,566	11,621
OTHER	35,847	70,189	167,806

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ELK GROVE, CA 95758

CONTACT US

For more information about these retail suites



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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