



SIZE

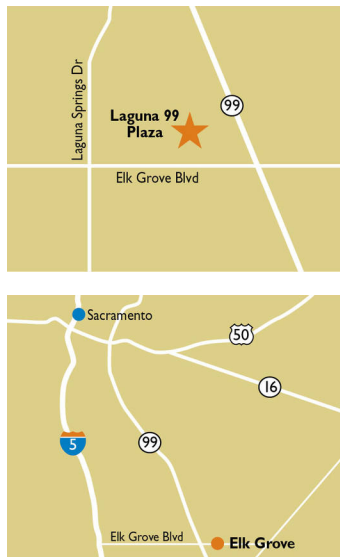
89,188 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,088	134,780	266,523
Households		
4,978	41,824	81,426
Median HH Income (\$)		
110,575	109,269	100,700

MAJOR TENANT(S)

Walmart Neighborhood Market



LOCATION

8469 Elk Grove Boulevard | Elk Grove, CA 95758

PROPERTY HIGHLIGHTS

- Anchored by a Walmart Neighborhood Market
- Located in Elk Grove, a suburb located 14 miles south of Sacramento, with a population exceeding 134,700 in a three-mile radius with an average household income greater than \$129,400
- The center is located at the high-traffic intersection of Elk Grove Road and Highway 99 which benefits from over 126,500 vehicles per day

LEASING CONTACT

Josh O'Toole
 Mobile (801) 698-8080
 jotoole@phillipsedison.com



MORE INFO

www.phillipsedison.com



LAGUNA 99 PLAZA

8469 Elk Grove Boulevard | Elk Grove, CA 95758

SPACE	TENANT	SQ. FT.
SHADI	Walmart	
5101	Elk Grove Hair Salon	405 SF
5102	Shanghai Cuisine House	1,007 SF
5103	Laguna Mart Liquor Store	1,100 SF
5104	Embellish Nails Studio	750 SF
5105	Satori	1,500 SF
5107	Laguna Reflexology	1,250 SF
5108	Metro by T-Mobile	1,250 SF
5109	California Check Cashing Stores	1,000 SF
5110	Nash + Tender	1,100 SF
5111	Cost U Less Insurance	900 SF
5112	CaseOne	1,000 SF
6901	The Golden I Credit Union	3,975 SF
6904	eKlips	1,176 SF
6905	RawASF Plant-Based To-Go	925 SF
6906	The Coconut on T	1,158 SF
6907	Quan Nem Ninh Hoa Restaurant	1,897 SF
6908	8 Hours	1,144 SF
6909	Tea 4 U	1,445 SF
8455	Walmart Neighborhood Market	38,520 SF
8457	Planet Fitness	20,257 SF
8461	Tasty Pot	2,572 SF
8473	Fuji Sushi	4,857 SF
TOTAL SQ. FT.		89,188

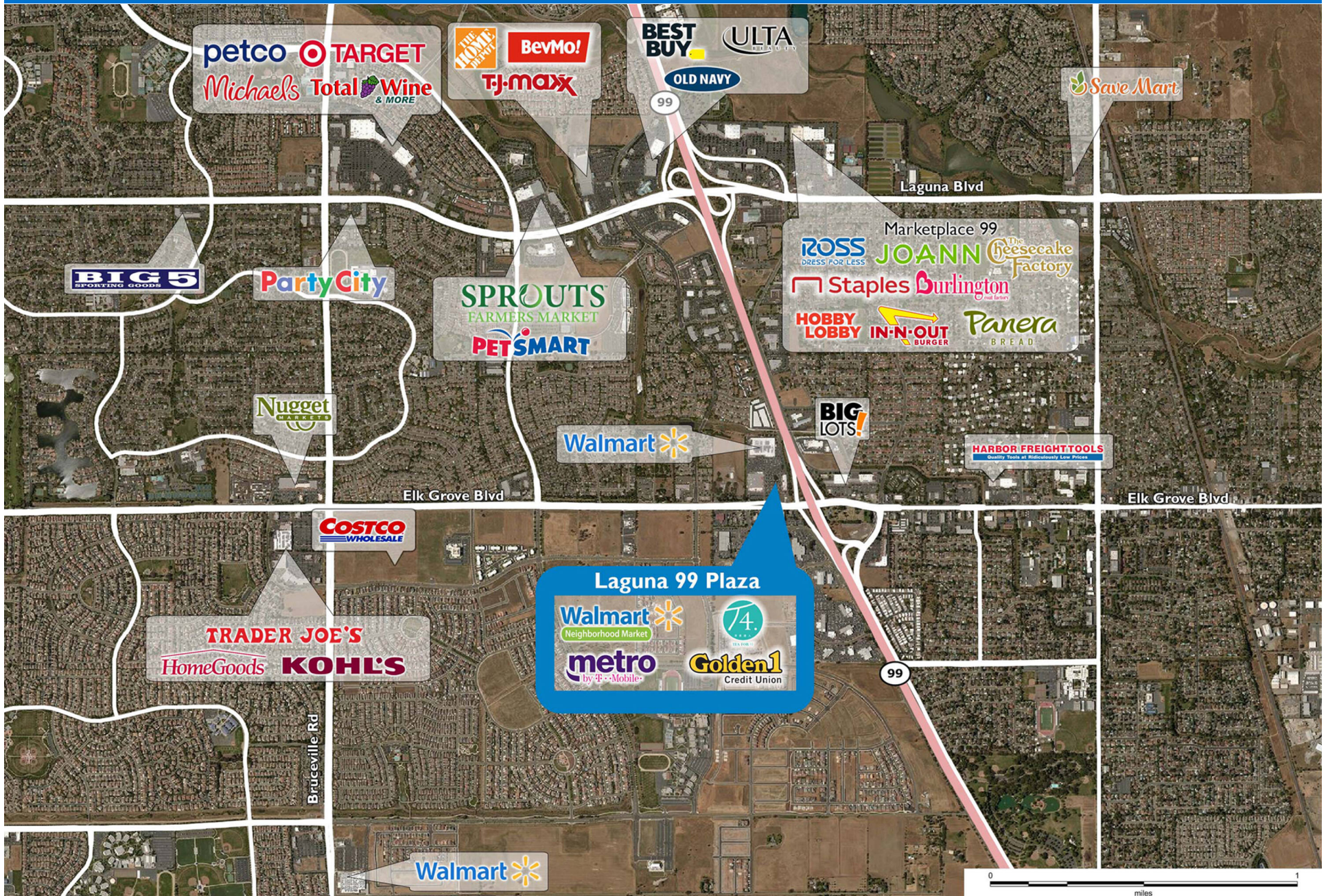
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

LAGUNA 99 PLAZA

8469 Elk Grove Boulevard | Elk Grove, CA 95758



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.410175

Longitude: -121.392027

Laguna 99 Plaza Elk Grove, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,088	134,780	266,523
	2028 Projected Population	15,795	142,709	278,531
	2010 Census Population	10,653	112,206	231,648
	2000 Census Population	10,279	61,177	145,327
	1990 Census Population	7,566	30,639	71,771
	Historical Annual Growth 1990 to 2000	3.11%	7.16%	7.31%
	Historical Annual Growth 2000 to 2010	0.36%	6.25%	4.77%
	Estimated Annual Growth 2010 to 2023	2.56%	1.34%	1.03%
	Projected Annual Growth 2023 to 2028	0.92%	1.15%	0.89%
	Median Age	40.5	39.4	38.4
Households	Q4 2023 Estimated Households	4,978	41,824	81,426
	2028 Projected Households	5,190	44,230	85,044
	2010 Census Households	3,832	34,838	70,818
	2000 Census Households	3,517	19,991	46,060
	1990 Census Households	2,471	10,160	23,589
	Historical Annual Growth 1990 to 2000	3.59%	7.00%	6.92%
	Historical Annual Growth 2000 to 2010	0.86%	5.71%	4.40%
	Estimated Annual Growth 2010 to 2023	1.92%	1.34%	1.02%
	Projected Annual Growth 2023 to 2028	0.84%	1.12%	0.87%
	Population per Household	3.00	3.21	3.25
Population by Race	White	37.3%	29.0%	25.4%
	Black or African American	7.8%	10.4%	11.5%
	Asian & Pacific Islander	27.3%	32.6%	33.2%
	Other Races	9.5%	9.1%	9.2%
	Hispanic Population	18.1%	19.0%	20.7%
Income	Average Household Income	\$126,780	\$129,465	\$120,988
	Median Household Income	\$110,575	\$109,269	\$100,700
	Per Capita Income	\$42,231	\$40,368	\$37,140
Education (Age 25+)	Elementary	5.5%	5.8%	7.2%
	Some High School	3.6%	4.8%	5.2%
	High School Graduate	18.1%	17.5%	20.4%
	Some College	23.1%	26.1%	25.1%
	Associates Degree Only	12.0%	9.8%	10.2%
	Bachelors Degree Only	26.7%	24.6%	21.8%
	Graduate Degree	11.1%	11.3%	10.1%
Business	Number of Businesses	1,164	3,690	6,147
	Total Number of Employees	9,551	27,533	49,359
	Employees per Business	8.20	7.46	8.03
	Residential Population per Business	12.96	36.53	43.36

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.