

LAGUNA RESERVE MARKETPLACE

A NEIGHBORHOOD CENTER



LOCATION SWC Whitelock Parkway and Bruceville Road
Elk Grove, CA

SIZE ±89,551 square feet (GLA)

AVAILABILITY ±56,743 SQ FT BOX OPPORTUNITY
±4,801 SQ FT GAS PAD OPPORTUNITY
±900 - 3,600 SQ FT SHOP SPACE

TRAFFIC COUNTS Bruceville Road ±10,200 ADT (City of Elk Grove - 2013)
Whitelock Parkway ±10,500 ADT (City of Elk Grove - 2013)

For Leasing Information, Please Contact:

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NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

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LAGUNA RESERVE MARKETPLACE - 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 Nugget Market, Kohl's, Trader Joe's, HomeGoods and Cost Plus World Market.



Other Notable Facts* About Elk Grove Include:

- There are approximately 142,000 residents in the City of Elk Grove. The city is one of eight most notable high-growth cities in the nation.
- The median household income for Elk Grove is more than \$81,000.
- Major employers in Elk Grove include Sutter Health, Elk Grove Unified School District, Kaiser Permanente and Apple, Inc., which account for approximately 16,497 jobs.

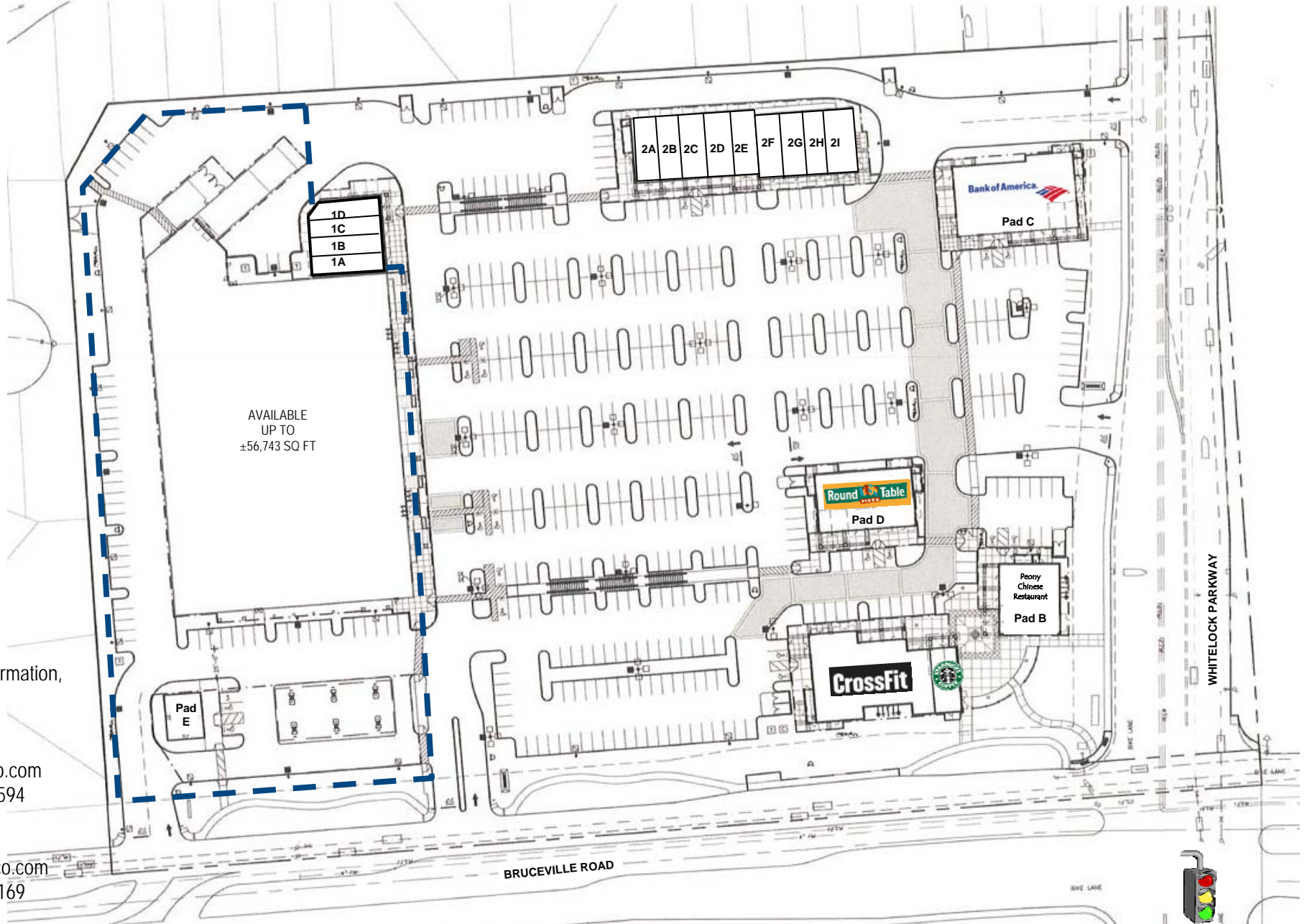
* Source: City of Elk Grove website - Elk Grove Economic Development Corporation 1-20-14

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2013 Total Population:	15,315	92,901	193,523
2013 Total Households:	4,367	29,492	58,711
2013 Average Household Income:	\$97,852	\$89,767	\$87,943



LAGUNA RESERVE MARKETPLACE - SITE PLAN



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LAGUNA RESERVE MARKETPLACE - AERIAL



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