



GALLELLI
REAL ESTATE

LAGUNA RESERVE MARKETPLACE

SWC WHITELOCK PARKWAY & BRUCEVILLE ROAD - ELK GROVE, CA



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

SWC Whitelock Parkway and Bruceville Road
Elk Grove, CA

NOTABLE TENANTS IN CLOSE PROXIMITY:

Safeway, Bank of America, Starbucks, Pacific Dental, Round Table Pizza

SHOPPING CENTER GLA:

±92,296 Square Feet

AVAILABILITY:

±900 SF Retail Space

TRAFFIC COUNTS



Bruceville Rd
(north of Whitelock Pkwy)

±11,002

Whitelock Pkwy
(west of Bruceville Rd)

±15,434

Bruceville Rd
(south of Whitelock Pkwy)

±7,921

Whitelock Pkwy
(east of Bruceville Rd)

±10,167

	1-MILE	3-MILE	5-MILE
2025 TOTAL POPULATION	18,851	109,318	217,546
2025 DAYTIME POPULATION	13,632	88,409	179,742
2025 TOTAL EMPLOYEES	1,868	19,878	39,321
2025 TOTAL HOUSEHOLDS	5,880	35,033	67,572
2025 AVERAGE HOUSEHOLD INCOME	\$166,841	\$151,288	\$149,035

TENANTS



PROPERTY OVERVIEW

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

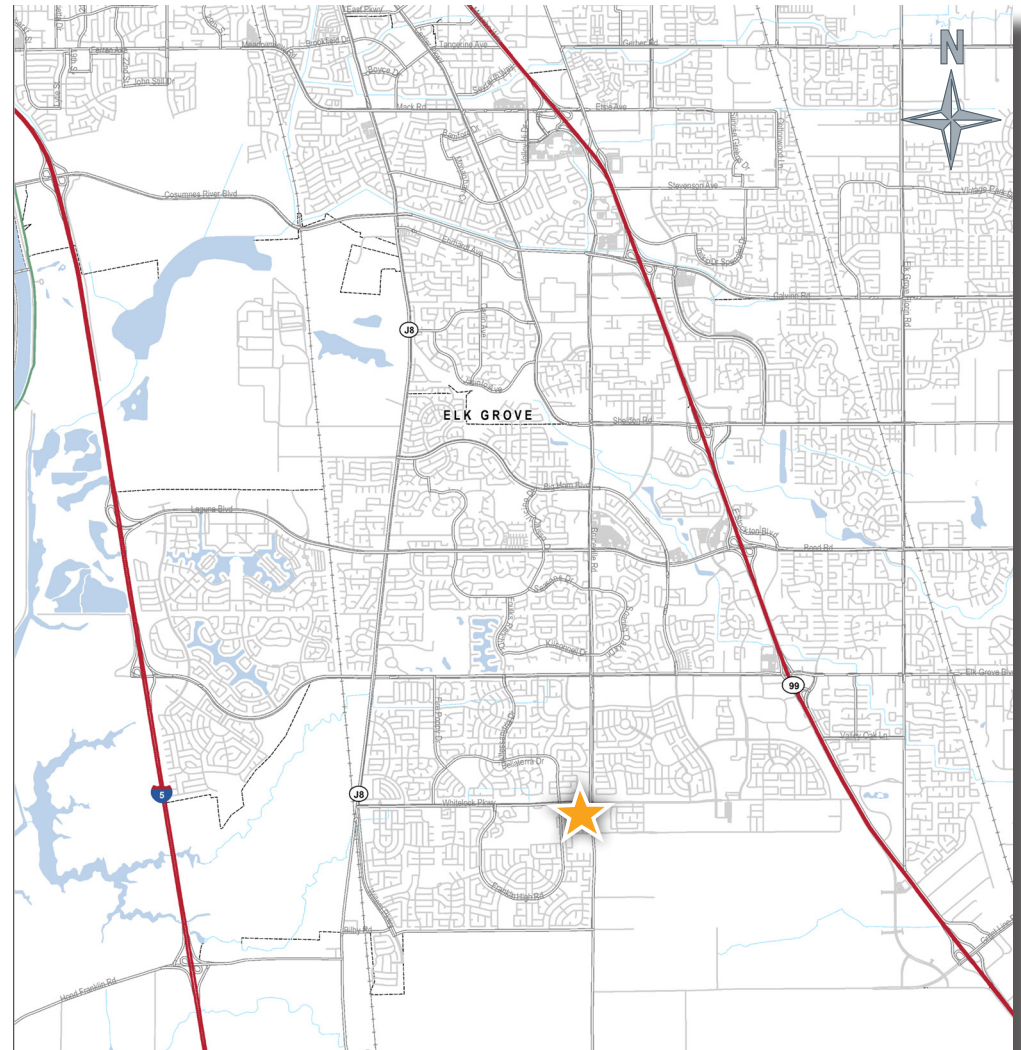
Ideally situated in the northeast area of the East Franklin Specific Plan, the center draws from both western Elk Grove and the Laguna sub-trade areas.

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 180,491, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

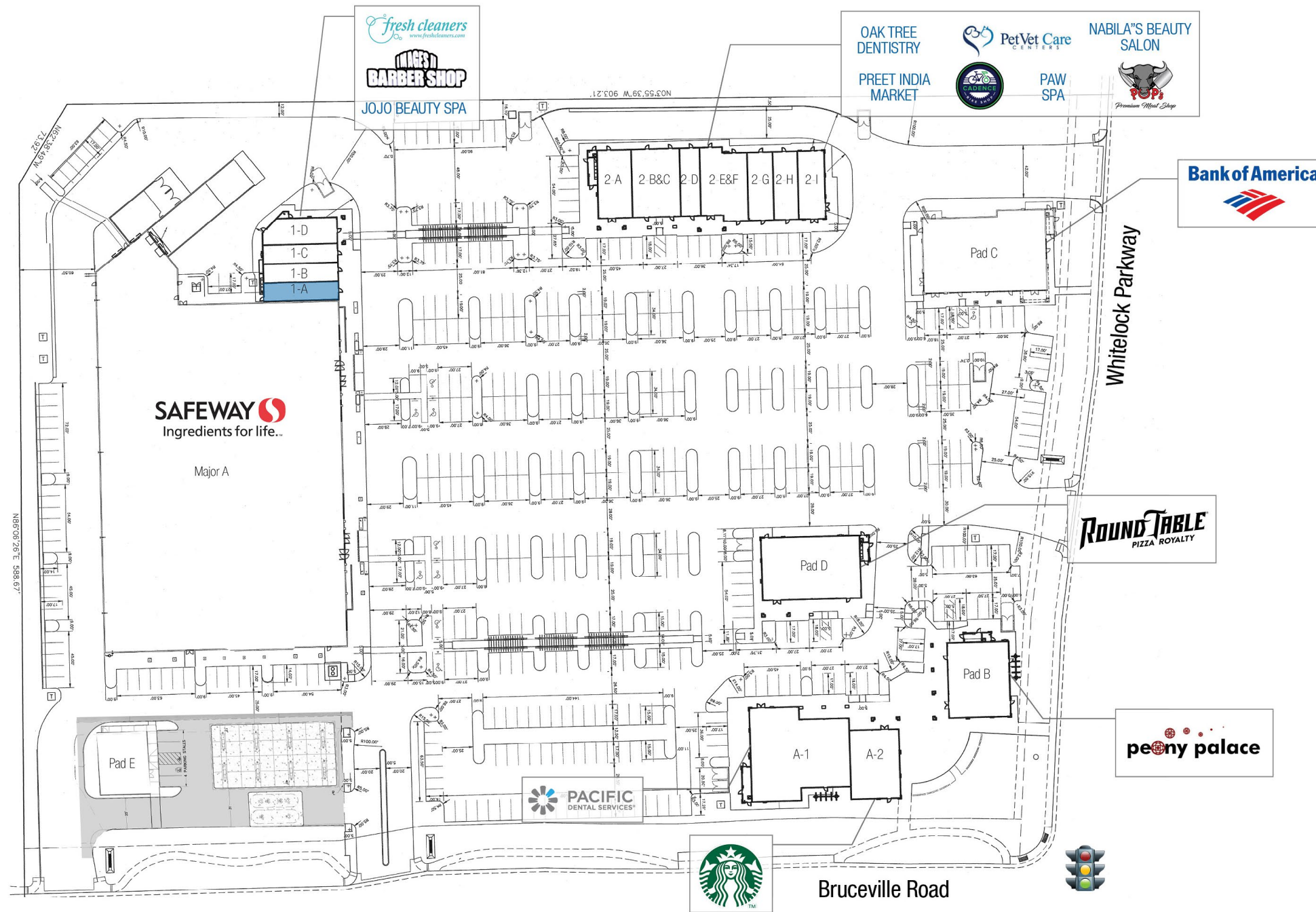
Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.



SITE PLAN & LEASING

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SUITE	TENANT	SQUARE FEET
Major A	Safeway	56,988
A-1	Pacific Dental	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	AVAILABLE (11/01/2026)	900
1-B	Fresh Cleaners	900
1-C	Images II Barber Shop	900
1-D	Jojo Beauty Spa	1,198
2-A	Oak Tree Dentistry	1,500
2-B/2-C	PetVet Care Center	2,100
2-D	Nabila's Beauty Salon	900
2-E/2-F	Preet India Market	2,100
2-G	Cadence Bike Shop	1,100
2-H	Paw Spa	1,100
2-I	Pop's Premium Meat Shop	1,210
Pad E	Signed LOI	1,500



GALLELLI RETAIL TEAM

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INTERSECTION AERIAL

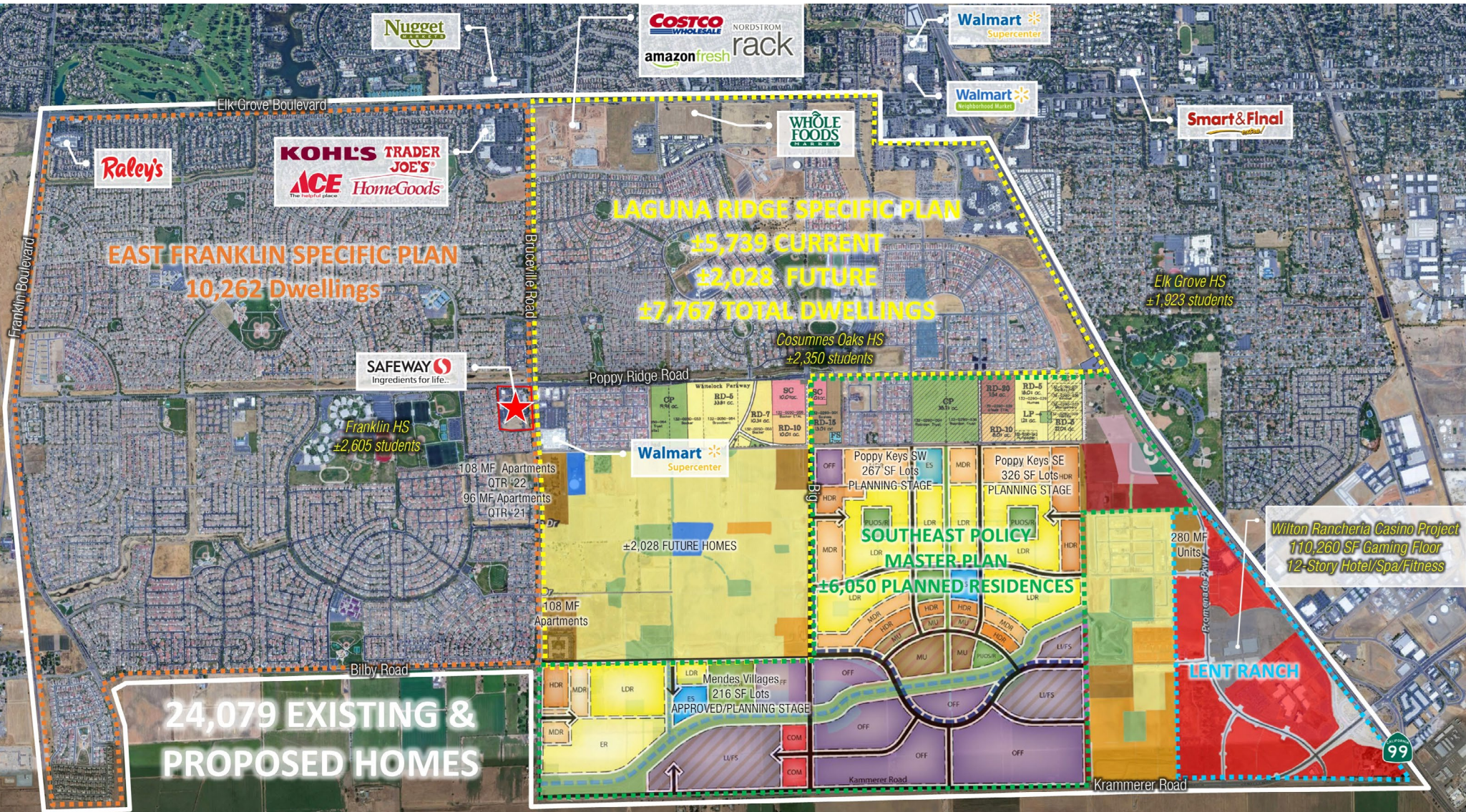


±7,921 ADT

BRUCEVILLE ROAD

WHITELOCK PARKWAY ±15,434 ADT

FUTURE HOUSING AERIAL





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