

LAGUNA POINTE

WHERE VISION TAKES SHAPE

PERMIT-READY, 3-STORY $\pm 72,000$ SF CLASS A
OFFICE BUILDING AVAILABLE FOR LEASE



9275 LAGUNA SPRINGS DRIVE
ELK GROVE, CA 95758



WE'VE BEEN WAITING

FOR YOU

Welcome to Laguna Pointe, Elk Grove's premier mixed-use development, where convenience meets sophistication. Located at the bustling intersection of Laguna Boulevard and Laguna Springs Drive, 9275 Laguna Springs Drive will be the latest addition to this vibrant community. This impressive 3-story, 72,000-square-foot Class A office building is thoughtfully designed to accommodate partial floor, full floor, or multi-floor users. With abundant nearby amenities and a prime location, it provides an exceptional environment for businesses to flourish in a dynamic and well-connected setting.



- 1 Prime location near Highway 99
- 2 Permit-ready for immediate development
- 3 Building, monument & pylon signage available
- 4 Pedestrian-friendly location
- 5 Customizable interiors to suit tenant needs
- 6 Ample onsite parking

SITE PLAN

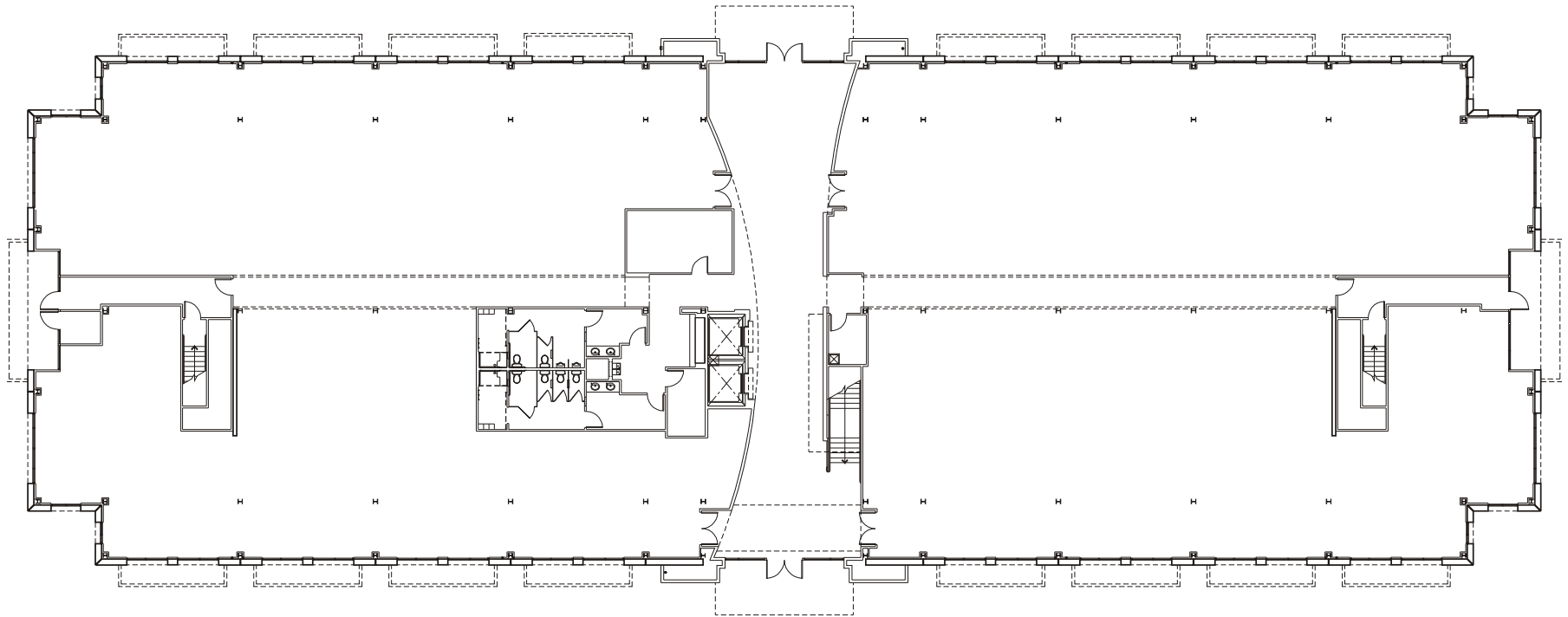
NEARBY AMENITIES

1. BJ's Restaurant & Brewhouse
2. Hilton Garden Inn
3. 9245 Laguna Springs Drive
4. Five Guys
5. A Seat at the Table Café
6. Sparkle Nail Bar
7. West Coast Sourdough
8. Hello Temaki
9. Pho Ivy



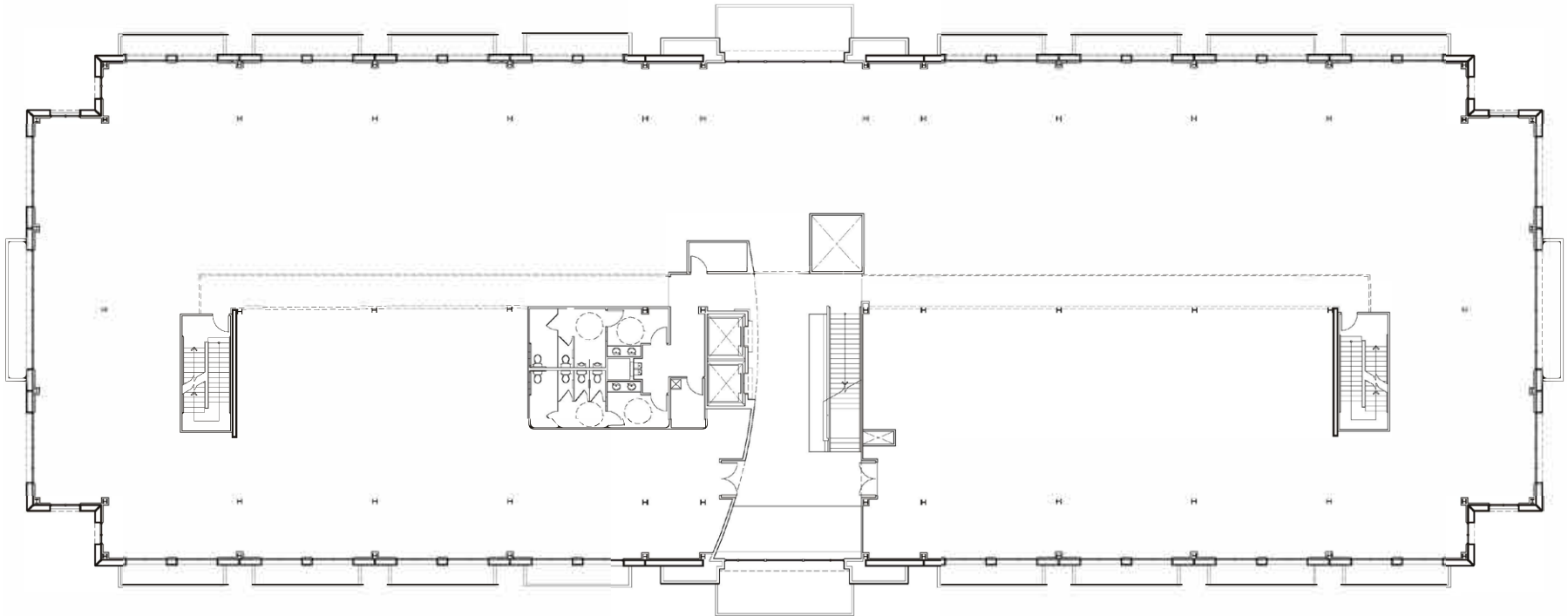
1ST FLOOR

24,000 SF



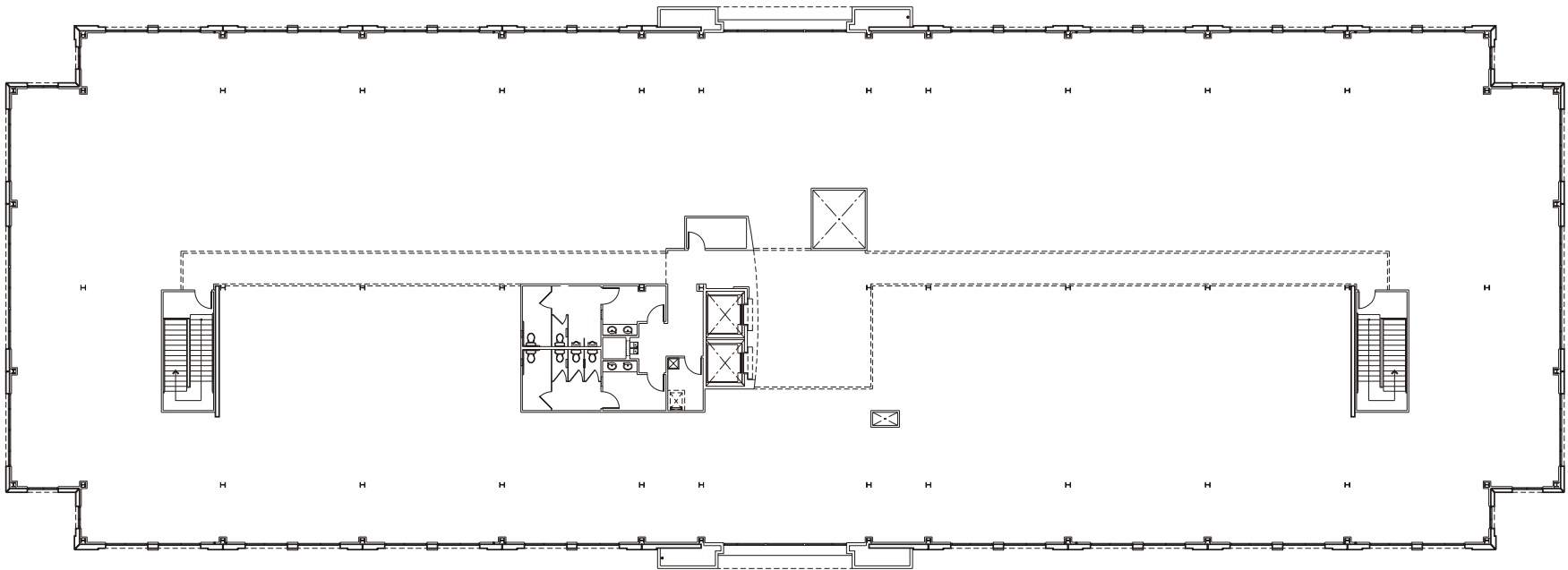
2ND FLOOR

24,000 SF



3RD FLOOR

24,000 SF





Disclaimer: Building is proposed. Images are of 9245 Laguna Springs Drive.

SEIZE THE ——— OPPORTUNITY



Elk Grove is on the rise—and so is the next big opportunity. As one of California's fastest-growing cities and ranked among the Top 100 Best Places to Live, it's the smart choice for businesses looking to establish themselves in a forward-thinking, future-ready community.

TOP 100 BEST
PLACES TO LIVE
IN THE UNITED
STATES (2024-2025)

Source: Livability



#2

Best City for Homeownership in California
—City of Elk Grove

#7

**Most dynamic city under
200,000 people**
—Greater Sacramento Economic Council

#11

Fastest growing mid-size city in the country
—WalletHub

TOP 20 SAFEST
CITIES IN
CALIFORNIA



Source: Safewise

DEMOGRAPHICS

POPULATION



148,035

within 3 miles

308,210

within 5 miles

MEDIAN AGE



MALE

37.5 years

FEMALE

39.7 years

HOUSING



\$497,689

Median Home
Value

70.5%

Homeownership
Rate

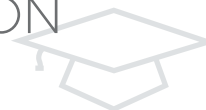
COMMUTE



27 Minutes

Average Commute Time

EDUCATION



**39.6% of residents
aged 25+**

Bachelor's Degree or Higher

HOME TO:



Apple



State of California



Kaiser Permanente



Dignity Health



California Northstate



Alldata



OC Communications



Businesses looking to establish themselves in Elk Grove will benefit from a solid economic foundation, strong talent pool, and an exceptional quality of life.



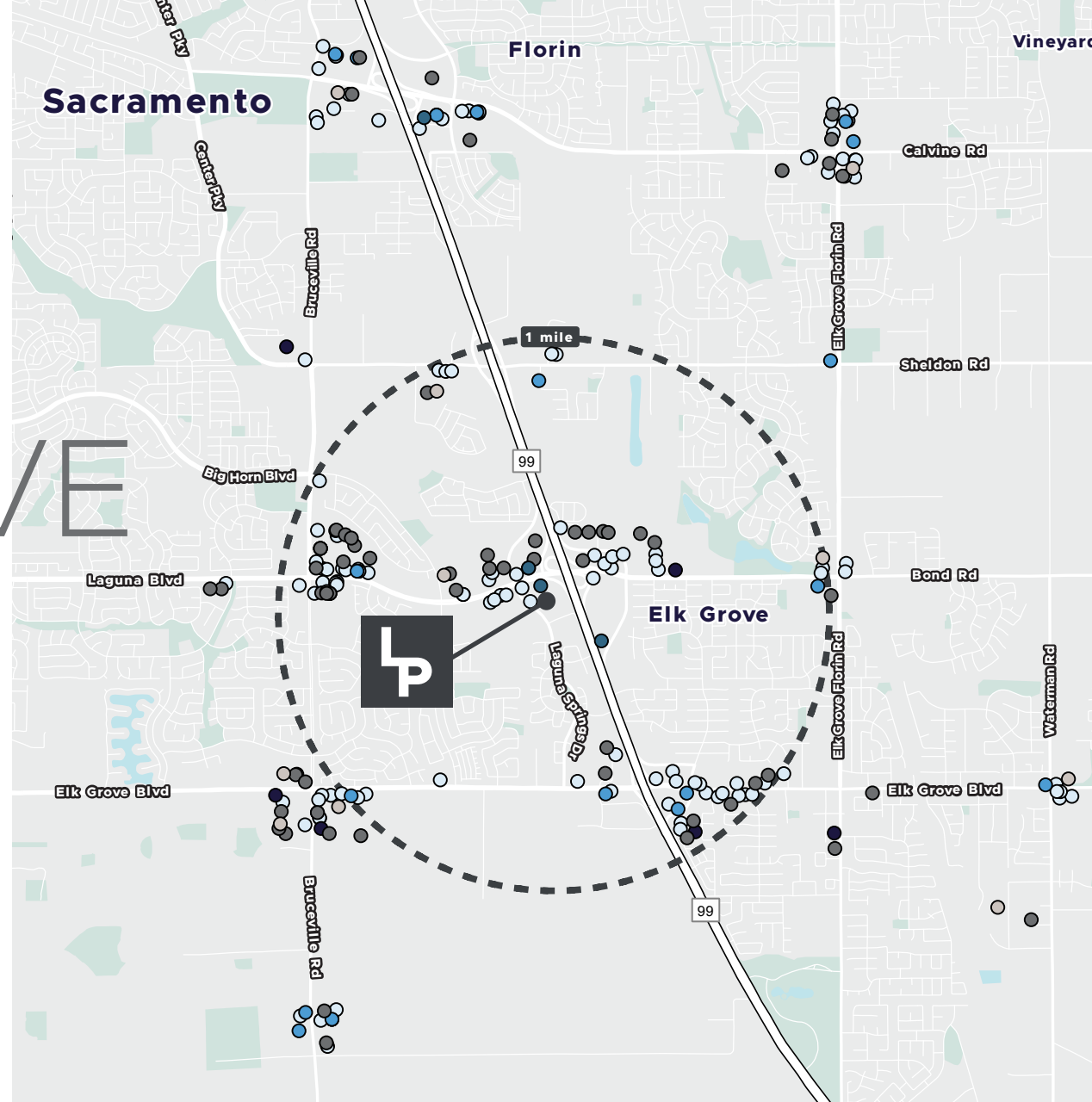
ELK GROVE

HAS IT ALL

Laguna Pointe is strategically located just 15 miles south of downtown Sacramento, with easy access to an array of walkable amenities and major transportation routes connecting businesses to the Central Valley, Bay Area, and beyond.

KEY:

- | | |
|------------|-----------|
| ● SHOPPING | ○ GROCERY |
| ● CAFÉS | ● HOTELS |
| ○ FOOD | ● GYMS |



LAGUNA POINTE

LAGUNA BLVD.

HIGHWAY 99

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