

For Lease
Drive-Thru or Large Format Restaurant
8471 Elk Grove-Florin Rd - Elk Grove, CA



For More Information, Contact:

Steve Kalyk
Associate
steve.kalyk@srsre.com
415.354.1467
CA Lic: 02018743



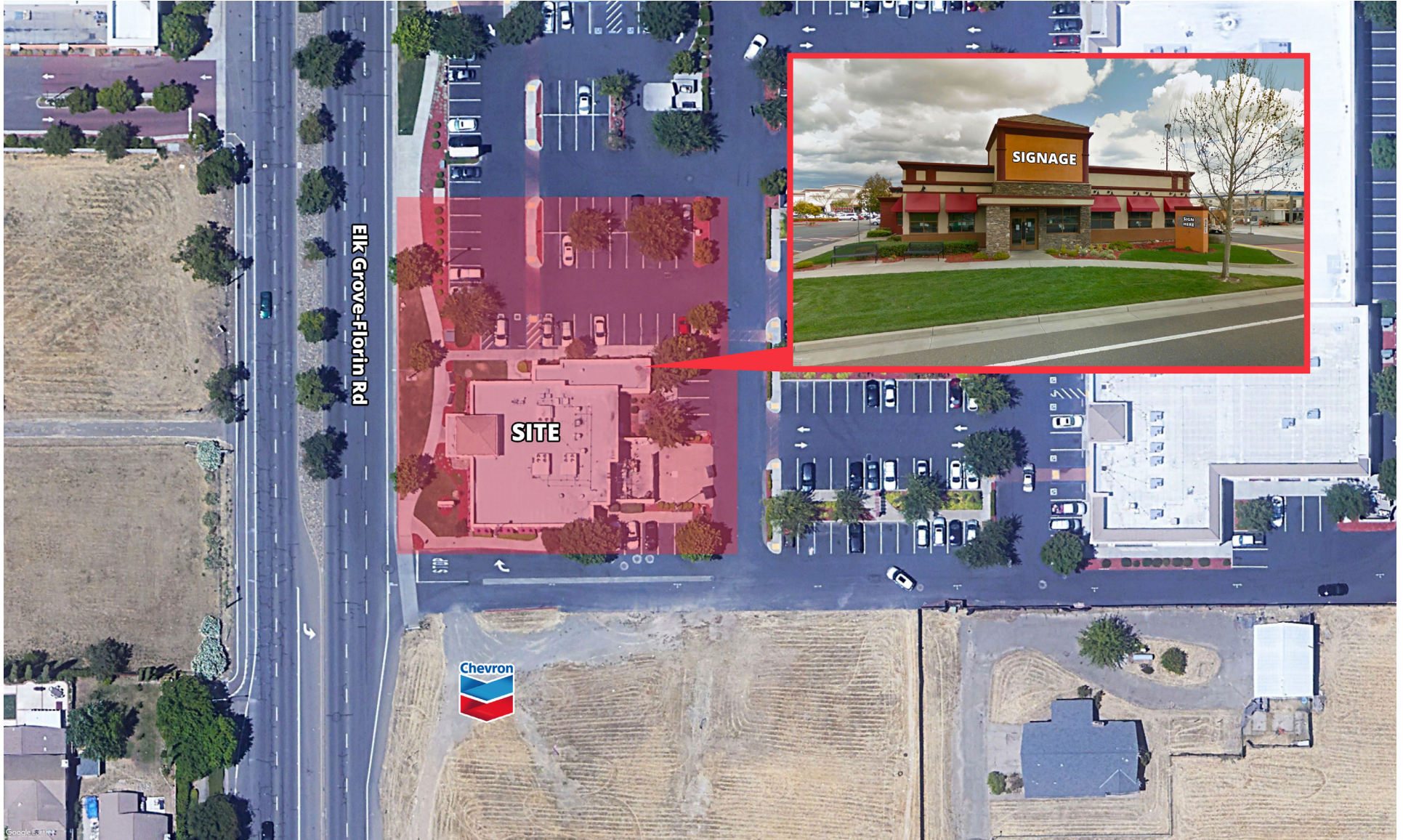
SRS Real Estate Partners | 100 Pine Street, Suite 1550 | San Francisco, CA 94111

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Zoom-In Aerial



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Market Profile

Elk Grove is located between Interstate 5 and Highway 99 which are the cornerstones for efficient transportation in the Sacramento region. It is also in close proximity to Interstate 80 and U.S. Highway 50. It has a population of 169,527 residents as of 2019 and is part of the Sacramento Metropolitan Area. During the California Gold Rush, Elk Grove served as a resting stop for stage coaches and became a home base for gold miners in nearby communities.

- Elk Grove has 3,529 total businesses with a Daytime Population of 132,591 with a total of over 175,000 Residential Population.
- 40,000 new homes in Vineyard specific plan.
- The sales tax rate for Elk Grove is 7.75%. It consists of 7.25% California state sales tax and 0.50% Sacramento County sales tax. There is no applicable city tax.
- Elk Grove is a city in Sacramento County, located 16.7 miles south of the state capital of Sacramento.
- Elk Grove is the second largest city in Sacramento County.

Elk Grove's Top Employers

- Elk Grove Unified School District
- Apple Computer Distribution Center
- CA Correctional Health Care Services
- Consumnes Community Services District
- Walmart
- Kaiser Permanente
- Raley's/Bel Air Markets
- City of Elk Grove
- Alldata LLC
- Nissan of Elk Grove



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Property Summary



AVAILABLE FOR LEASE

DESCRIPTION

This opportunity is for a tenant who wants to start a brand new lease on the existing site of 6,654 SF or to redevelop the site with a drive-thru or any other potential tenant.

LOCATION

Excellent exposure located on an outparcel to a Bel-Air grocery anchored center. This site is directly located on the southeast corner of Elk Grove-Florin Road and Calvine Road. This site is on 0.97 acres with plenty of parking, suitable for a tenant that wants to take over the existing restaurant or potential drive-thru. This freestanding building of 6,654 SF was a former Sizzler.

HIGHLIGHTS

- 0.97 acres available with development flexibility (QSR, Gas, Car Wash), multi-tenant building.
- Currently 6,654 SF existing freestanding building.
- Brand new Chevron next door.
- Great Co-Tenants Include: Bel-Air, 24 Hour Fitness, Chase Bank and Carl's Jr.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	22,331	128,551	279,869
Median HH Income	\$82,923	\$75,183	\$82,251
Daytime Population	14,491	106,002	232,823

Year 2019 | Source: ESRI

(Please contact broker for rates)

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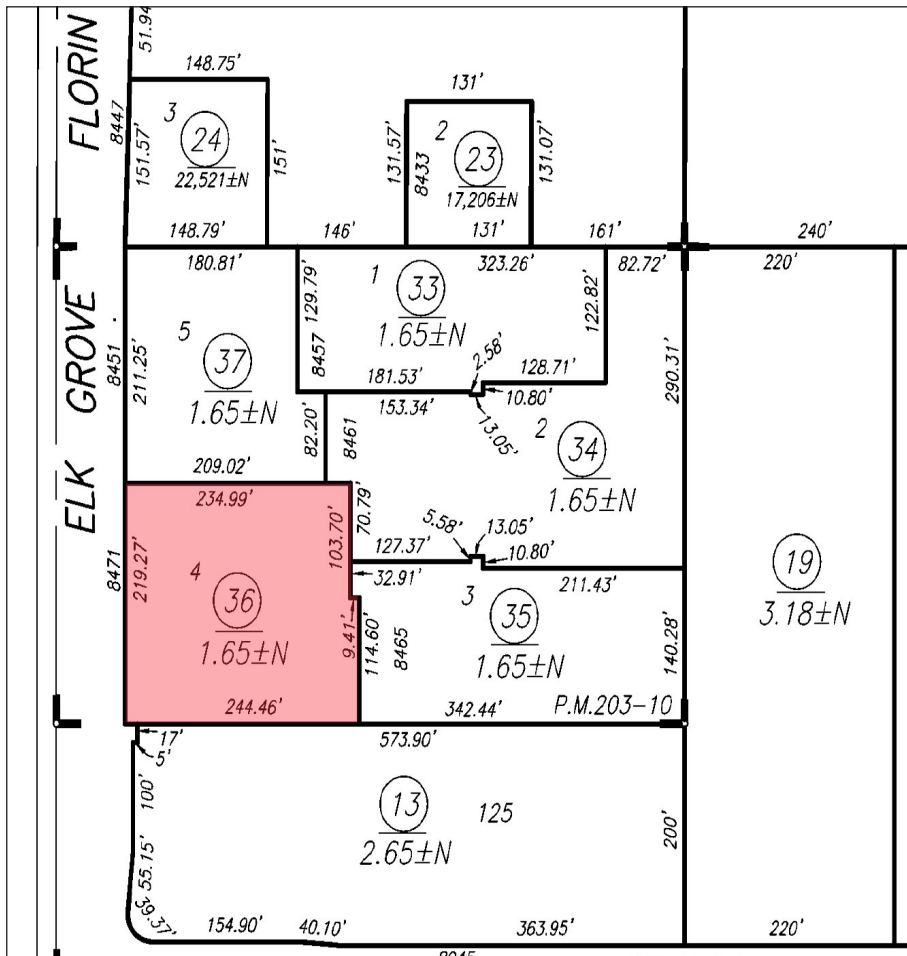


SUMMARY

PROPERTY SPECIFICATIONS

Rentable Area: 6,654 SF (Current)
Land Area: 0.97 Acres (42,045 SF)

PARCEL MAP



PROPERTY OVERVIEW

ZONING

GC - General Commercial

ACCESS

There are three access point along Elk Grove-Florin Rd and one access point along Calvine Rd.

IMPROVEMENTS

This offering includes 6,654 SF of existing building area contained in a single-story building, however, can be increased to roughly 8,000 SF of space.

AVAILABLE USES

Charter school, daycare, childcare, medical, veterinary, fitness center, retail, banking, food (drive-thru), office, restaurant, auto parts sales and gas station.

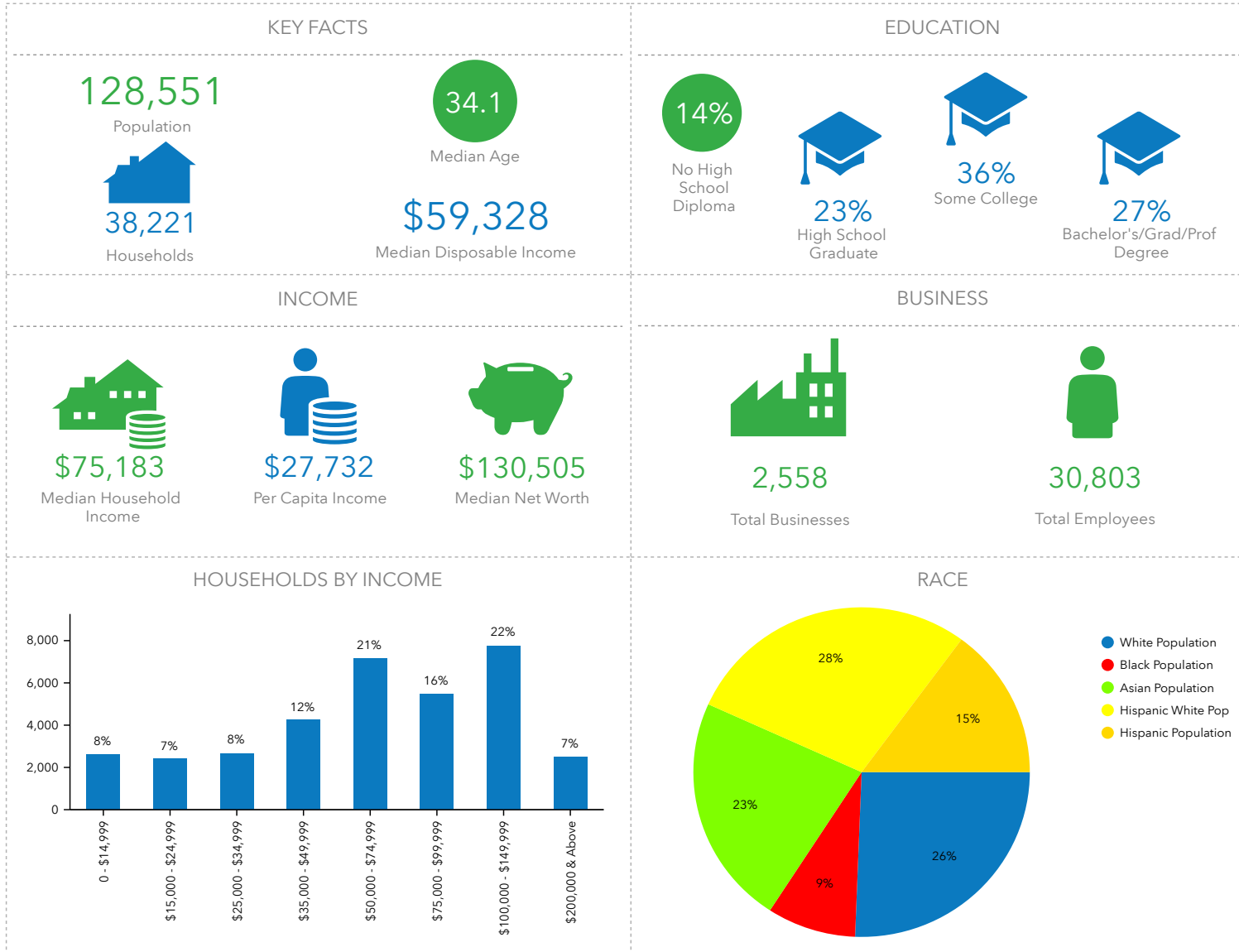


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3 Mile InfoGraphics



Source: ESRI - 2019

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