



FOR LEASE



PRIME SHOP LOCATION

7400 ELSIE AVE, STE A, SACRAMENTO CA 95828

PRIME SHOP LOCATION

01 Building Summary

Building Summary

THE SPACE

Location	7400 Elsie Ave, Ste A Sacramento, CA 95828
County	Sacramento
Cross Street	Stockton Blvd
Traffic Count	44,758
Size	2,750 SF
Space	Office & Shop
Lease Rate	\$2.25 PSF (Monthly)
Lease Type	MG

HIGHLIGHTS

- 2,750 SF Flex Commercial / Shop Space For Lease
- Office + Shop Suite Available in Prime Sacramento Business Park
- Service Commercial Flex Suite | 2,750 SF | Sacramento
- Contractor / Automotive Service-Capable Shop + Office Space
- Professional Flex Suite with Rear Service Access

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,439	185,832	375,610

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$81,559	\$95,419	\$104,134

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,747	54,508	114,748

PRIME SHOP LOCATION

02 Property Description

- Property Features
- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times

PROPERTY FEATURES

BUILDING SF	10,664
NET RENTABLE AREA (SF)	2,750
LAND ACRES	0.90
YEAR BUILT	2007
ZONING TYPE	SC – Shopping Center District Permitted uses governed by LC (Local Commercial) zoning.
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50
PARKING RATIO	4.69

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial Land
EAST	Commercial
WEST	Commercial

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Mixed

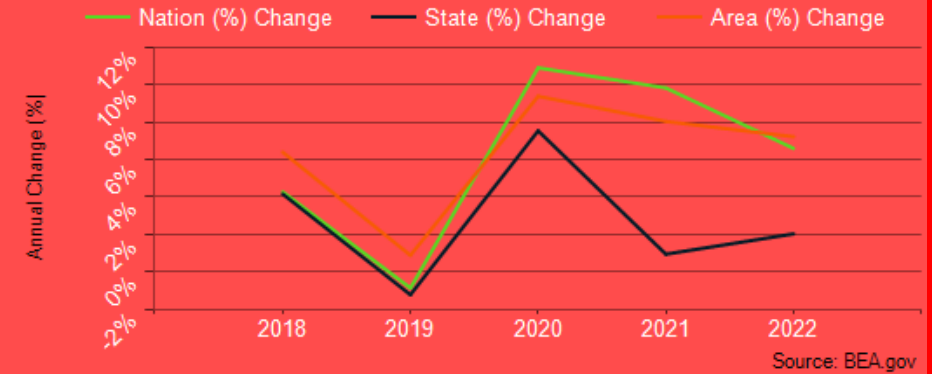
TENANT INFORMATION

LEASE TYPE	Modified Gross
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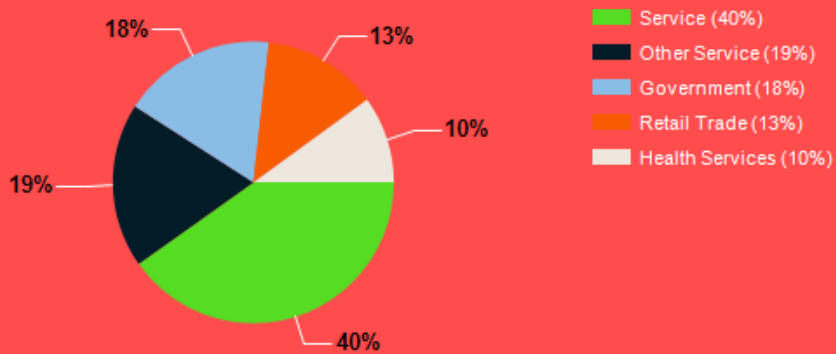
Location Summary

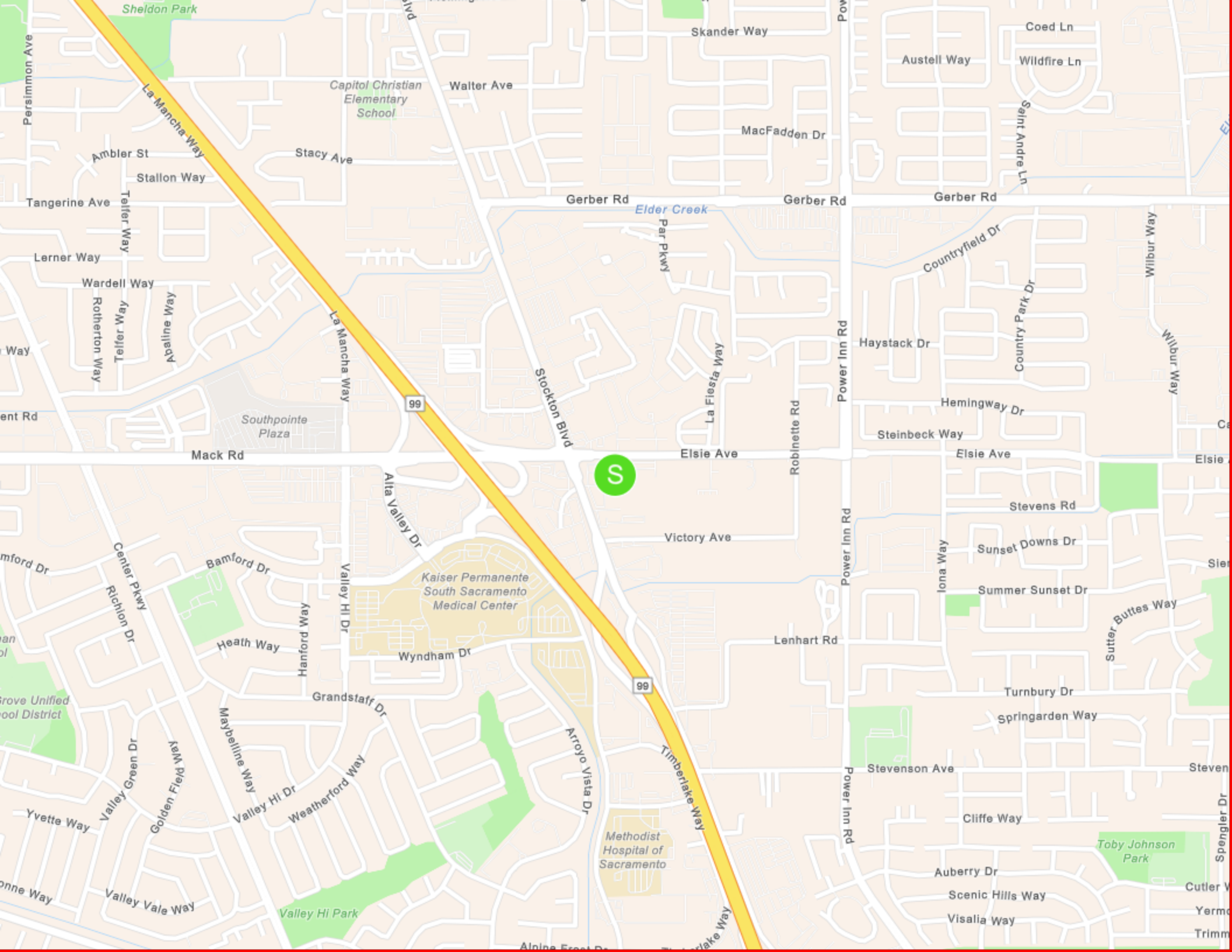
- The property is located in the South Sacramento commercial corridor, providing convenient access to major transportation routes and surrounding business districts.
- The surrounding area includes a mix of retail, service commercial, and light industrial uses supporting strong operational demand for service-oriented businesses.
- Traffic counts of approximately 44,758 vehicles per day at Mack Road and Elsie Avenue, located approximately 0.16 miles from the property, provide excellent connectivity for employees, customers, and service operations.
- The location offers convenient regional access throughout the Sacramento metropolitan area.

Sacramento County GDP Trend



Major Industries by Employee Count





Persimmon Ave
Sheldon Park
La Mancha Way
Ambler St
Tangerine Ave
Lerner Way
Wardell Way
Rotherton Way
Telfer Way
Apalline Way

Stacy Ave
Walter Ave
MacFadden Dr
Gerber Rd
Elder Creek
Par Pkwy

Stallion Way
Gerber Rd
Countryfield Dr
Haystack Dr
Hemingway Dr
Steinbeck Way
Elsie Ave

Southpointe Plaza
Mack Rd
99
Stockton Blvd
La Fiestta Way
Robinette Rd
Power Inn Rd
Stevens Rd

Alta Valley Dr
Valley Hi Dr
Kaiser Permanente South Sacramento Medical Center
Victory Ave
S
Elsie Ave

Bamford Dr
Heath Way
Hanford Way
Wyndham Dr
Lenhart Rd
Power Inn Rd
Sunset Downs Dr
Summer Sunset Dr

Center Pkwy
Richard Dr
Valley Green Dr
Golden Field Way
Maybelline Way
Valley Hi Dr
Weatherford Way
Arroyo Vista Dr
Timberlake Way

Yvette Way
Valley Vale Way
Valley Hi Park
Alpine Forest Dr
Toby Johnson Park
Stevenson Ave
Cliffe Way
Auberry Dr
Scenic Hills Way
Visalia Way

Coed Ln
Wildfire Ln
Saint Andre Ln
Wilbur Way

Country Park Dr
Countryfield Dr
Haystack Dr
Hemingway Dr
Steinbeck Way
Elsie Ave

Stevens Rd
Sunset Downs Dr
Summer Sunset Dr
Sutter Buttes Way

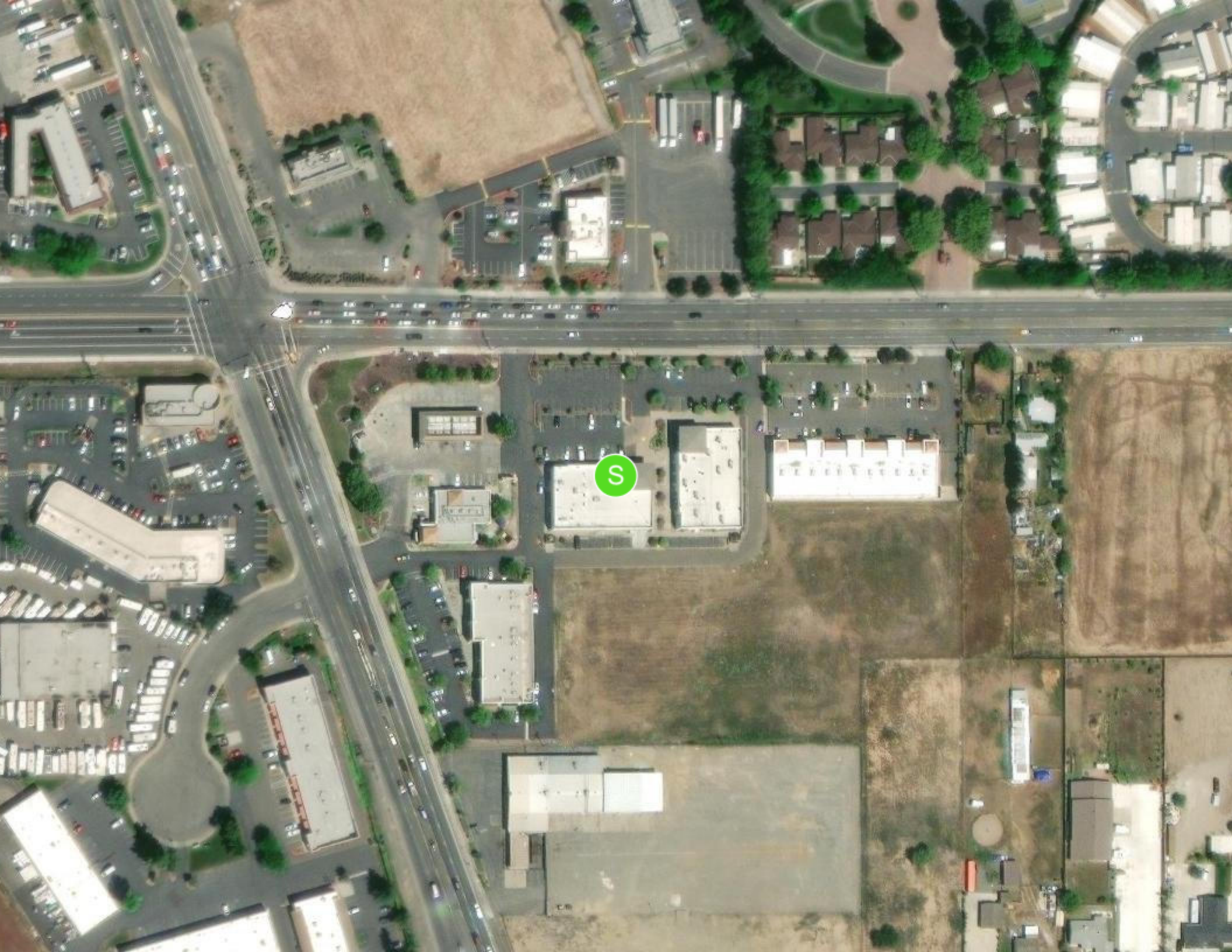
Turnbury Dr
Springgarden Way
Stevenson Ave
Cliffe Way

Stevenson Ave
Cliffe Way
Auberry Dr
Scenic Hills Way
Visalia Way

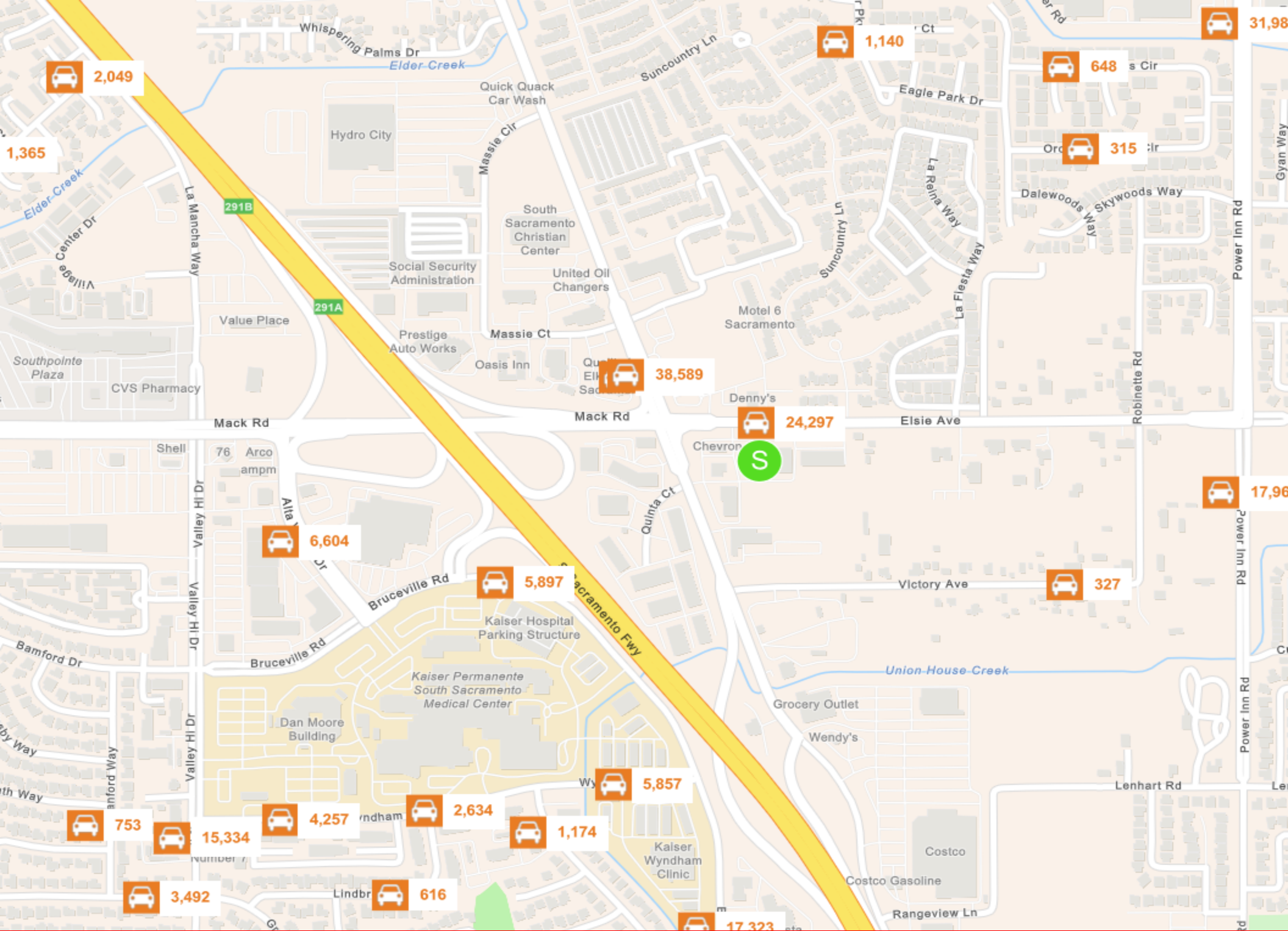
Stevenson Ave
Cliffe Way
Auberry Dr
Scenic Hills Way
Visalia Way

Stevenson Ave
Cliffe Way
Auberry Dr
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Visalia Way

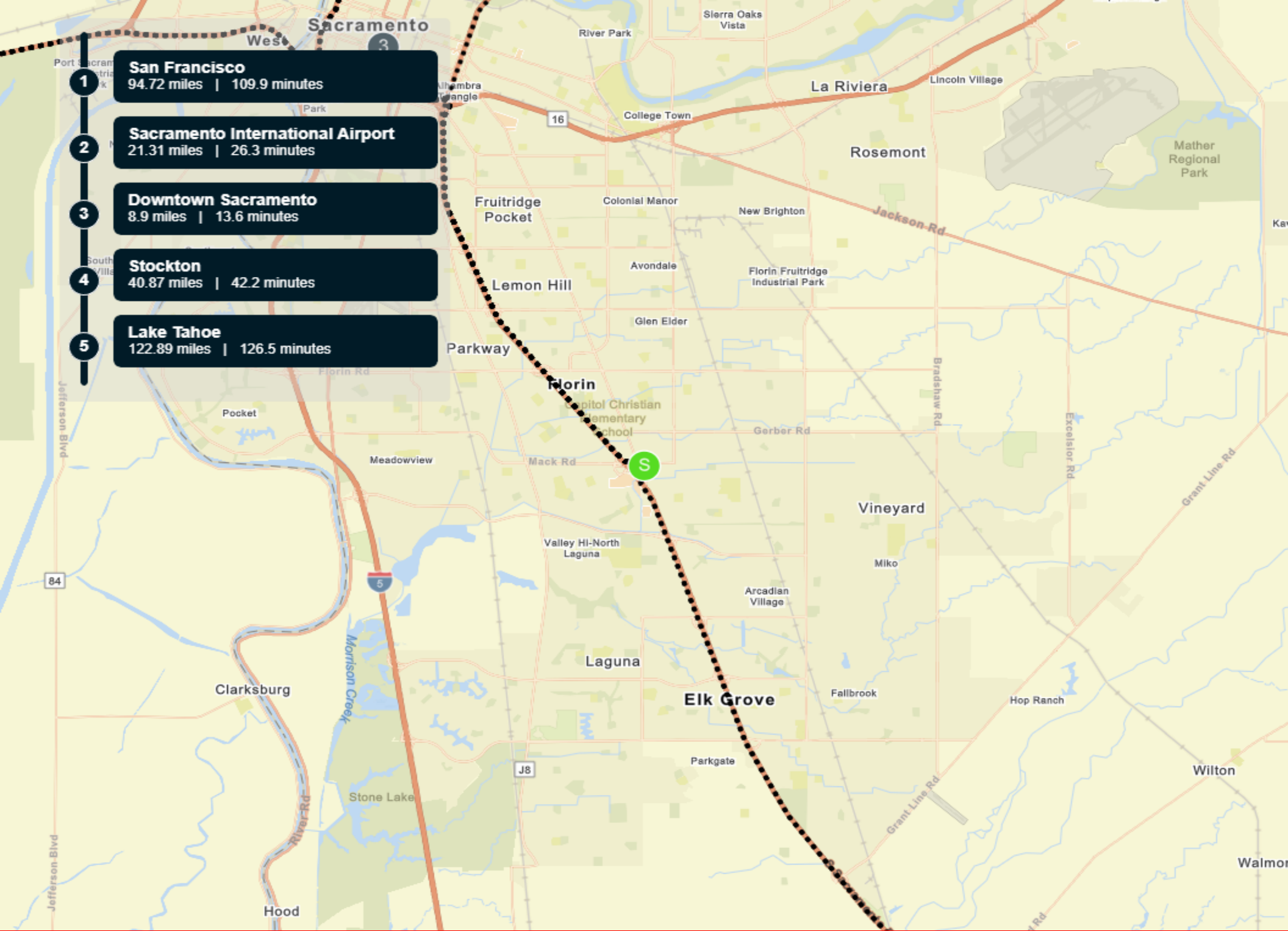
Stevenson Ave
Cliffe Way
Auberry Dr
Scenic Hills Way
Visalia Way



S



- 1** San Francisco
94.72 miles | 109.9 minutes
- 2** Sacramento International Airport
21.31 miles | 26.3 minutes
- 3** Downtown Sacramento
8.9 miles | 13.6 minutes
- 4** Stockton
40.87 miles | 42.2 minutes
- 5** Lake Tahoe
122.89 miles | 126.5 minutes



PRIME SHOP LOCATION

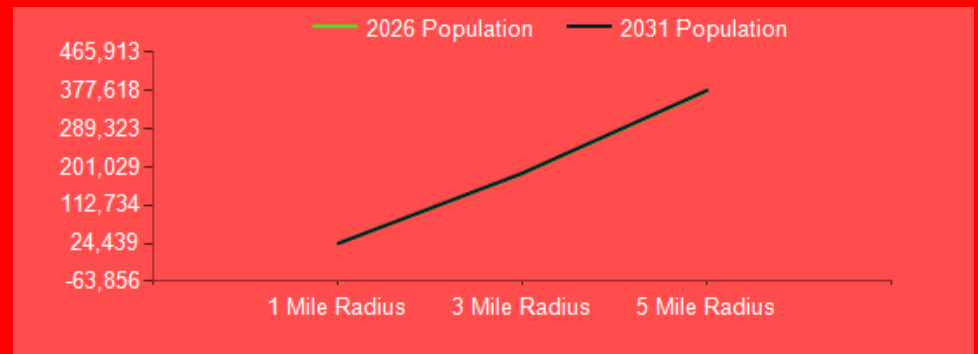
03 Demographics

General Demographics

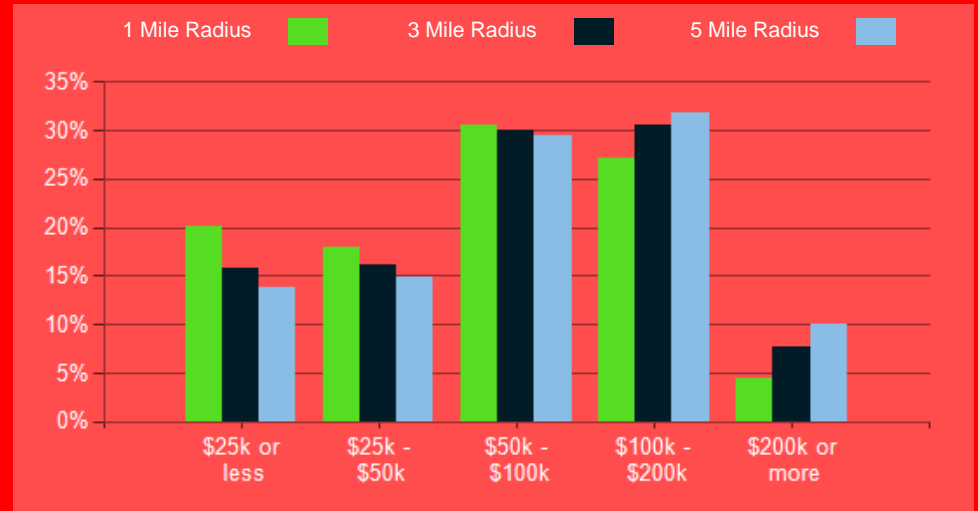
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,640	147,951	297,183
2010 Population	22,087	166,530	339,289
2026 Population	24,439	185,832	375,610
2031 Population	24,501	186,847	377,618
2026 African American	4,528	27,998	49,543
2026 American Indian	307	2,168	4,767
2026 Asian	7,944	65,504	115,856
2026 Hispanic	7,205	54,402	114,854
2026 Other Race	4,253	32,872	66,296
2026 White	3,916	29,625	80,476
2026 Multiracial	2,779	22,280	49,194
2026-2031: Population: Growth Rate	0.25%	0.55%	0.55%

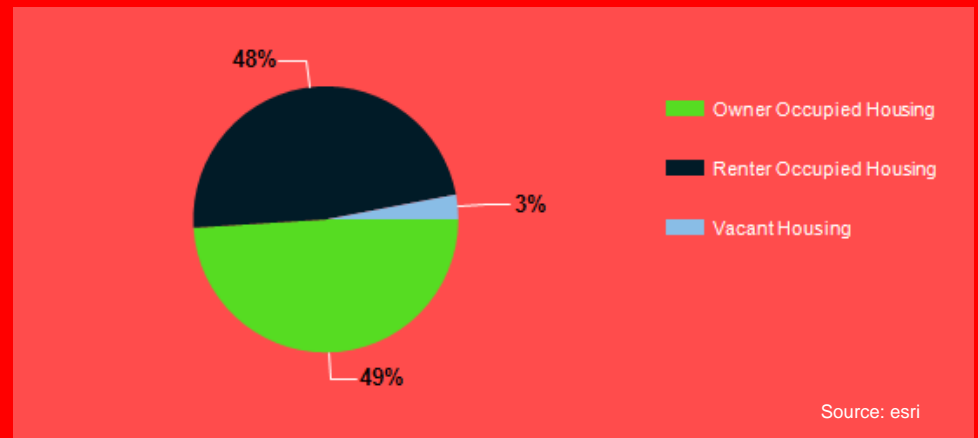
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	881	5,022	9,391
\$15,000-\$24,999	677	3,530	6,507
\$25,000-\$34,999	577	3,282	6,587
\$35,000-\$49,999	809	5,526	10,550
\$50,000-\$74,999	1,300	8,406	17,177
\$75,000-\$99,999	1,060	7,894	16,588
\$100,000-\$149,999	1,554	10,853	23,338
\$150,000-\$199,999	545	5,779	13,178
\$200,000 or greater	344	4,215	11,431
Median HH Income	\$67,731	\$78,656	\$84,049
Average HH Income	\$81,559	\$95,419	\$104,134



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

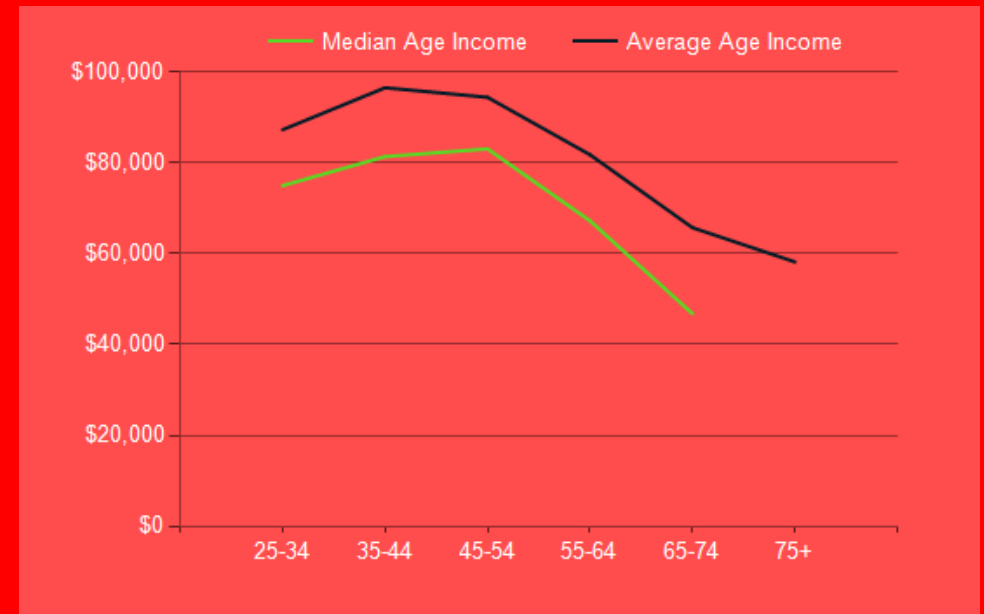
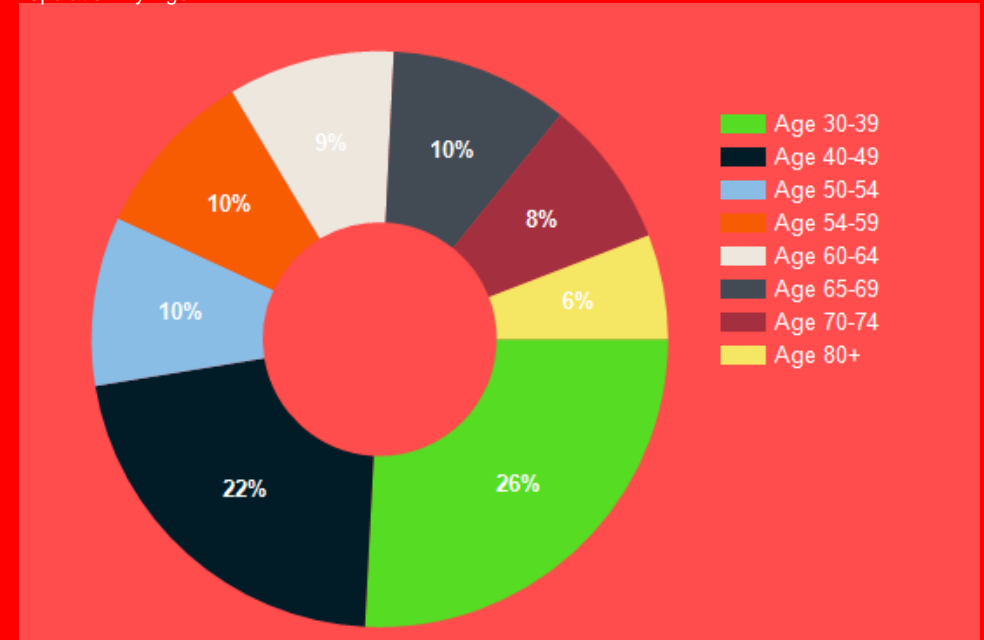


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,881	14,168	27,716
2026 Population Age 35-39	1,666	13,159	26,726
2026 Population Age 40-44	1,625	12,287	25,800
2026 Population Age 45-49	1,338	10,672	22,290
2026 Population Age 50-54	1,305	10,555	21,703
2026 Population Age 55-59	1,312	10,009	20,616
2026 Population Age 60-64	1,282	10,030	20,914
2026 Population Age 65-69	1,375	9,022	18,697
2026 Population Age 70-74	1,146	7,129	14,958
2026 Population Age 75-79	806	4,904	10,403
2026 Population Age 80-84	511	2,911	5,962
2026 Population Age 85+	422	2,370	5,283
2026 Population Age 18+	18,715	139,805	284,487
2026 Median Age	37	35	36
2031 Median Age	38	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$85,303	\$88,812
Average Household Income 25-34	\$87,316	\$99,667	\$105,287
Median Household Income 35-44	\$81,403	\$94,009	\$101,201
Average Household Income 35-44	\$96,574	\$111,964	\$120,378
Median Household Income 45-54	\$83,105	\$94,540	\$102,146
Average Household Income 45-54	\$94,452	\$111,067	\$122,265
Median Household Income 55-64	\$67,256	\$79,672	\$88,283
Average Household Income 55-64	\$81,795	\$96,249	\$109,505
Median Household Income 65-74	\$46,801	\$54,948	\$62,972
Average Household Income 65-74	\$65,734	\$75,983	\$85,664
Average Household Income 75+	\$58,201	\$58,093	\$62,997

Population By Age



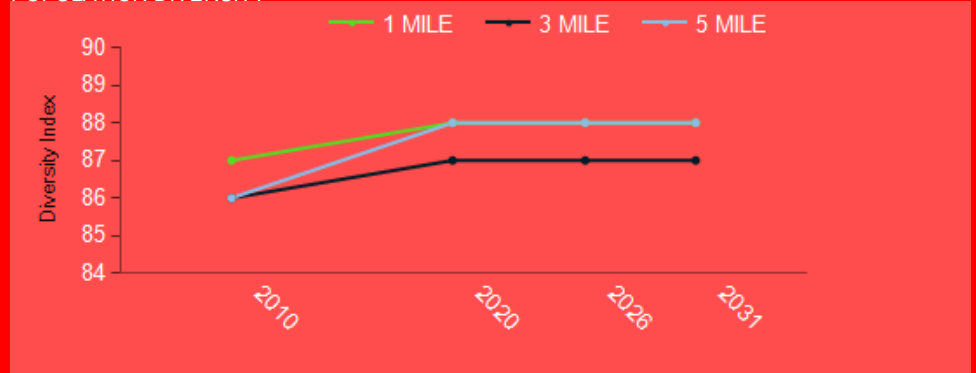
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	87	88
Diversity Index (current year)	88	87	88
Diversity Index (2020)	88	87	88
Diversity Index (2010)	87	86	86

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	15%	12%	10%
American Indian	1%	1%	1%
Asian	26%	28%	24%
Hispanic	23%	23%	24%
Multiracial	9%	9%	10%
Other Race	14%	14%	14%
White	13%	13%	17%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	36	36
Median Asian Age	36	35	36
Median Black Age	39	36	37
Median Hispanic Age	30	29	30
Median Multiple Races Age	29	28	28
Median Other Race Age	31	30	31
Median Pacific Islander Age	37	36	36
Median White Age	50	46	45

2026 MEDIAN AGE BY RACE



Prime Shop Location

Exclusively Marketed by:

Ricardo Gil Jr

Gil's Commercial Real Estate

Broker

(209) 910-4457

rgiljr@gilsre.com

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