

Actual Site Photo



# SIGNALIZED QSR PAD OPPORTUNITY WITH OVER 50,000 ADT

## QSR PAD SITE: ±3,700 SF

5610 STOCKTON BLVD. SACRAMENTO, CA 95824

# EXECUTIVE SUMMARY

5610 Stockton Blvd  
Sacramento, CA 95824



GLA

±3,700 SF



LOT SIZE

0.87 AC



## INVESTMENT HIGHLIGHTS

- **New Infill Retail Redevelopment Opportunity**  
Pad site repositioned into a two-parcel retail fuel + QSR development within a dense South Sacramento corridor.
- **Grocery-Anchored Fuel Traffic Driver**  
Adjacent to Food Co Fuel Center (±0.85 AC), offering approximately \$0.30 per gallon fuel rewards—generating consistent daily traffic and repeat visitation.
- **Pad-Ready QSR Site**  
±0.87 AC parcel planned for a ±3,700 SF Quick Service Restaurant building with dedicated drive-thru configuration.
- **High-Volume Drive-Thru Design**  
Planned 15–17 vehicle stacking with dedicated circulation separate from fueling operations to support national QSR and coffee operators.
- **Signalized Hard Corner Location**  
Positioned at the intersection of Stockton Blvd and Fruitridge Rd, benefiting from ±26,132 VPD and ±27,121 VPD respectively.
- **Established Regional Retail Corridor**  
Surrounded by national retailers including Food Co, Smart & Final, Ross Dress for Less, dd's Discounts, Harbor Freight Tools, Starbucks, and Target—reinforcing the site as a proven retail destination.
- **Dedicated Parking & Signage Presence**  
Approximately 36 parking spaces allocated to the QSR pad, complemented by monument signage and multi-sided building exposure..



# SITE PLAN



# SITE PLAN



# RETAIL PERFORMANCE & TRADE AREA VALIDATION

## WALMART

**\$152.7M**

**86TH PERCENTILE**

## TARGET

**\$93.79M**

**93RD PERCENTILE**

## STARBUCKS

**\$5.76M**

**98TH PERCENTILE**

## GROCERY & BIG BOX PERFORMANCE

ROSS STORES	\$9.43M
HARBOR FREIGHT	\$5.87M (69th Percentile)
O'REILLY AUTO PARTS	\$4.00M (86th Percentile)
AUTOZONE	\$4.54M (99th Percentile)

## QSR SALES VALIDATION

STARBUCKS	\$5.76M (98th Percentile)
MCDONALD'S	\$5.49M (83rd Percentile)
DUTCH BROS COFFEE	\$4.92M (92nd Percentile)
POPEYES	\$2.72M (88th Percentile)
BURGER KING	\$2.40M (86th Percentile)
LITTLE CAESARS	\$1.63M (90th Percentile)

Source: CenterCheck Retail Sales Analytics (Jan 2025-Feb 2026)



# PLANNED DEVELOPMENT ACTIVITY



## STOCKTON GATEWAY

### 196 Mixed-Income Residential Units

*Source: City of Sacramento Press Release – “City, partners break ground on 196 mixed-income housing units on Stockton Boulevard near Aggie Square”*

Stockton Gateway (3400–3401 Stockton Blvd) is a 196-unit mixed-income residential infill development located near the UC Davis Aggie Square innovation campus. The project consists of two sites within the Stockton Boulevard corridor and includes a mix of low-, moderate-, and market-rate rental housing options.

The development is supported by a \$15 million City of Sacramento loan and is positioned within a historically underinvested infill corridor targeted for revitalization. Construction is underway with completion anticipated by late 2026. Upon delivery, Stockton Gateway will introduce meaningful residential density directly along the corridor, increasing household formation and reinforcing long-term neighborhood-serving retail demand in proximity to the subject property.



## THE HEIGHTS ON STOCKTON

### ~200 Affordable Apartment Units

*Source: Local Sacramento news coverage – “200-unit affordable apartment complex opens at Stockton Boulevard and Prickly Pear Avenue,”*

The Heights on Stockton is a newly delivered 200-unit affordable apartment community located at the intersection of Stockton Boulevard and Prickly Pear Avenue within Sacramento’s Colonial Heights neighborhood. The project supports the City’s broader revitalization efforts along the Stockton Boulevard corridor and provides one-, two-, and three-bedroom units serving working households.

Developed by Mercy Housing California and project partners, the community includes ten units reserved for adults with intellectual and developmental disabilities through a partnership with Alta California Regional Center. The delivery of stabilized affordable housing directly along the corridor increases long-term residential density and supports sustained neighborhood-serving retail demand in proximity to the subject property.



# PLANNED DEVELOPMENT ACTIVITY



## SAN JUAN APARTMENTS

113 Affordable Residential Units

Source: KCRA 3 News – “Sacramento City Council approves 113-unit affordable housing project on Stockton Boulevard,”

San Juan Apartments is a 113-unit affordable housing development approved by the Sacramento City Council, located on a ±5.5-acre infill site along Stockton Boulevard formerly occupied by the San Juan Motel and a mobile home park. The project spans four parcels within both the City and County of Sacramento.

Positioned along one of the most heavily utilized bus transit corridors in the county system, the development advances the City’s pro-housing and corridor revitalization policies. Construction commenced in summer 2024, further contributing to the transformation of Stockton Boulevard into a higher-density residential corridor that supports long-term neighborhood-serving retail demand.



## 6325 STOCKTON BLVD MIXED-USE PROJECT

48 Residential Units | CEQA MND Filed May 2, 2025

Source: City of Sacramento – Mitigated Negative Declaration (MND), 6325 Stockton Boulevard Mixed-Use Project, Document No. 2025050127

The 6325 Stockton Boulevard Mixed-Use Project is a proposed infill redevelopment of a ±2.99-acre site located within the Fruitridge/Broadway Community Plan area of Sacramento. A Mitigated Negative Declaration (MND) was filed May 2, 2025, under the City of Sacramento as Lead Agency.

The project proposes the demolition of existing automotive and residential structures and the development of two three-story residential buildings totaling 48 apartment units (24 units per building). The redevelopment also includes 86 on-site parking spaces, new site access via Stockton Boulevard and Dias Avenue, and associated residential amenities including a playground and greenspace area.

Designated Residential Mixed Use (RMU) under the City’s 2040 General Plan and zoned C-2-SPD, C-2, and C-1, the project represents continued corridor densification along Stockton Boulevard. Upon completion, the development will contribute incremental household growth and support long-term neighborhood-serving retail demand within the primary trade area.



# SACRAMENTO, CALIFORNIA



Sacramento, California – the State Capital of California – anchors one of the most stable and diversified economies in the Western United States. With a city population exceeding 525,000 and a metro population of approximately 2.4 million, Sacramento functions as the governmental, healthcare, education, and logistics hub of Northern California. Strategically positioned between the Bay Area and Lake Tahoe, Sacramento benefits from strong regional connectivity, an expanding employment base, and continued urban infill investment. The city’s economic profile is driven by state government employment, healthcare systems, higher education institutions, and a rapidly growing innovation sector centered around UC Davis and Aggie Square.

Sacramento’s combination of population density, public-sector employment stability, and corridor revitalization initiatives positions it as a resilient retail and commercial market with consistent year-round consumer demand.

**525,000+ CITY POPULATION**

## STATE CAPITAL & GOVT HUB

Sacramento serves as California’s State Capital, supporting a large public-sector workforce that drives stable, year-round consumer spending.

**UC DAVIS HEALTH & AGGIE SQUARE DISTRICT**

## HEALTHCARE & INNOVATION CORRIDOR

Anchored by UC Davis Health and major regional healthcare systems, the Aggie Square district continues to fuel employment growth and corridor investment.

**2.4M+ METRO POPULATION**

## STRONG REGIONAL CONNECTIVITY

Direct access to I-5, Highway 99, and Highway 50 supports commuter traffic and regional draw throughout Northern California.

### DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	26,649	173,286	423,272
2029 Population Projection	26,833	174,784	426,841
Annual Growth 2024-2029	0.1%	0.2%	0.2%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	8,622	59,143	158,805
2029 Household Projection	8,675	59,696	160,348



# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

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