



TURTON
COMMERCIAL REAL ESTATE

6500 Elvas

RETAIL / WAREHOUSE SPACE IN THE
HEART OF EAST SACRAMENTO
- FOR SUBLEASE -



Highway 50 - 65th Street Exit

Elvas Ave - 17,984 Cars per Day

65th St - 16,179 Cars per Day



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The Opportunity

RARE EAST SAC INDUSTRIAL OPPORTUNITY

Sitting squarely in the middle of the thriving and rapidly growing submarket of East Sacramento, 6500 Elvas Ave, Sacramento, CA 95819 ("The Property") represents one of the few remaining industrial opportunities in this developing area. The Property consists of an approximately 9,600 square foot building and an approximately 16,875 square foot fenced-in yard.

This unique combination for the area allows for a variety of retail and service-

based uses that require large amounts of staging and/or storage while still benefiting from high visibility, traffic, and ease of access due to its close proximity to Elvas Ave, Folsom Blvd, and Highway 50. Offering exceptional parking for the area and located directly off the Highway 50/65th Street exit, The Property provides the benefits of an urban-core location while still ensuring functional practicality and ease of access for customers, suppliers, and employees coming from far and near.

As East Sacramento continues its robust push for new housing developments, commercial and industrial spaces like this will become even more scarce. Opportunities of this scale and potential rarely come to market, making this a truly exceptional offering for businesses looking to establish or expand in one of Sacramento's fastest-growing districts. Don't miss out on this rare subleasing opportunity.



1 THE OPPORTUNITY
6500 ELVAS AVENUE



Property Info

Address: 6500 Elvas Ave, Sacramento, CA 95819
APN: 008-0383-026 (Building), 008-0392-014 (Yard)
Building Size: ± 9,600 SF
Yard Size: ± 16,875
Sublease Rate: \$0.90 per SF per Month NNN
Zoning: RMX-TO-SPD
Expiration: September 30, 2026 (Expiration of Master Lease)

2 THE LOCATION
6500 ELVAS AVENUE

East Sacramento

HOMES.COM
SEPTEMBER 2024



28,889
POPULATION



\$147,201
HOUSEHOLD INCOME



61.8%
COLLEGE GRADS



\$785,000
MED HOME VALUE

SACRAMENTO'S MOST PRESTIGIOUS SUBMARKET WITH LIMITED RETAIL AVAILABILITY

6500 Elvas is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento.

The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot averages \$550, which is almost double the Sacramento average of \$323 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few stand-alone medical/office

buildings exist in East Sacramento, buildings like 5700 Elvas are hard to find, and often sell or lease very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich

art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.



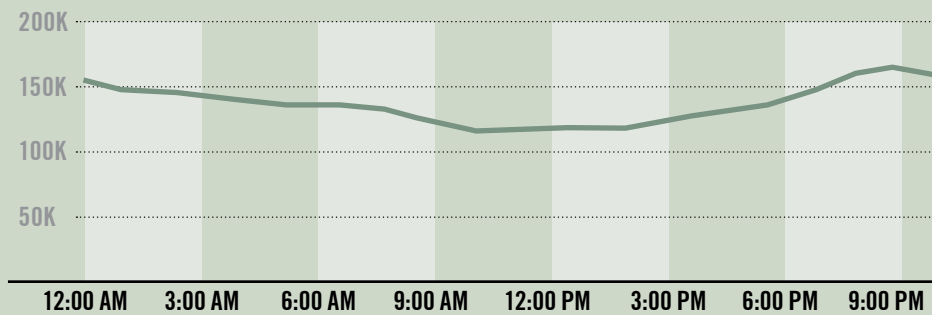
2 THE LOCATION
6500 ELVAS AVENUE

Data from: Placer AI, Costar 2024

Nearby Data Bites

- Prime Location in Sac State's New Student Housing District
- High Demand for Retail in Underserved Area
- Highly Visible to Traffic on 65th Street
- Easy Access From Highway 50 On/Off Ramp

Total 2023 Visits by Hour to Nearby Wexler Apartments



⇒ **\$98,383** ⇐ **Average Household Income**
2-mile radius of property

Psychographic Profile

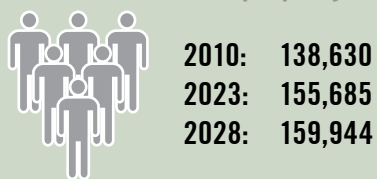
Singles and Starters
Young singles starting out and some starter families living a city lifestyle

Thriving Boomers
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Young City Solos
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

Nearby Population

3-mile radius of property



10.7%
2010-2023 Population Growth Rate
1-mile radius of property

Traffic Counts

31,024

Daily Cars on 65th Street

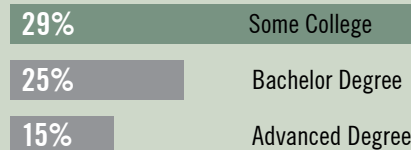
Annual Consumer Spending in millions



\$174.905

1-mile radius of property

Education Levels

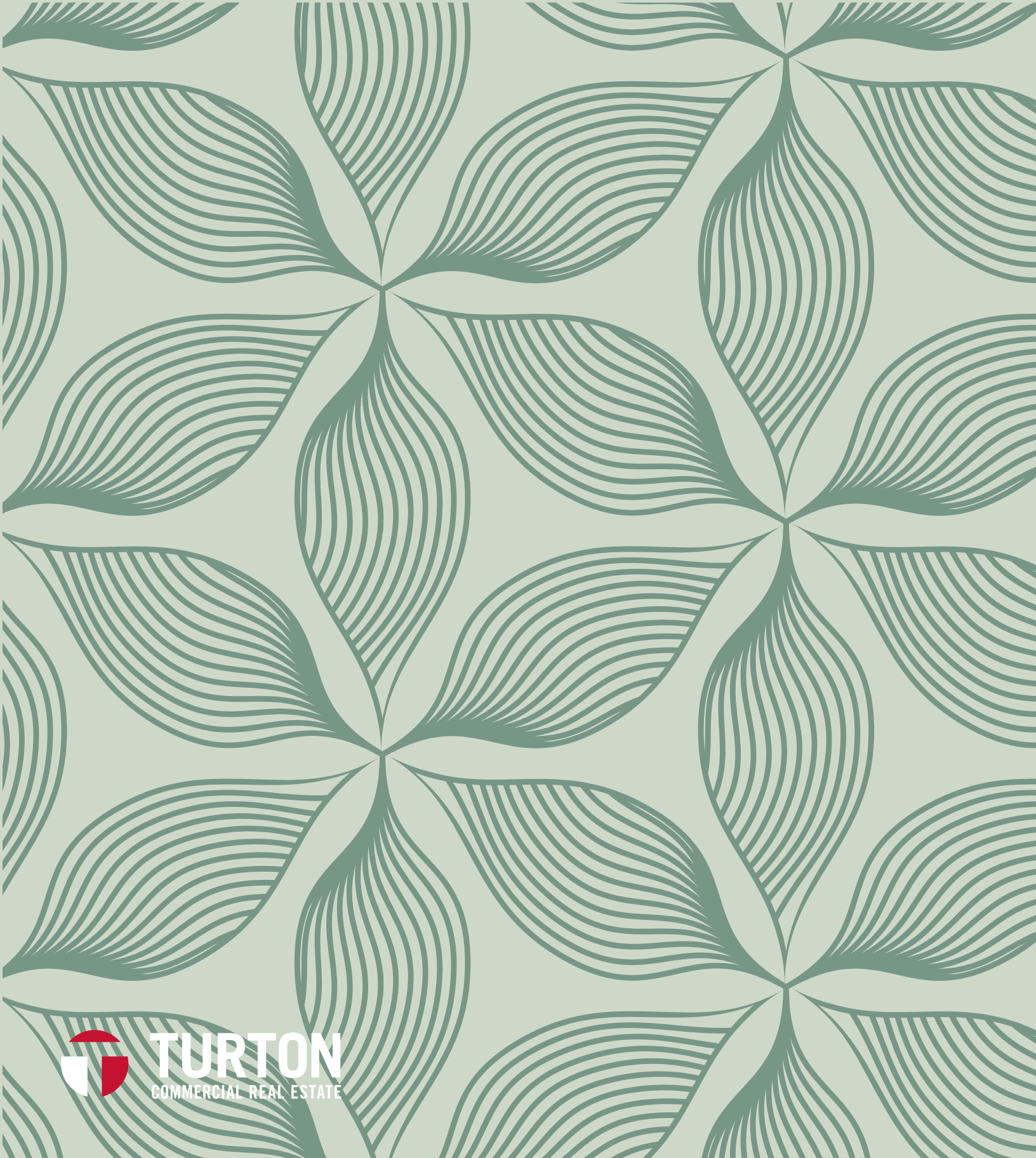


915

Nearby Businesses

1-mile radius of property





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