

**FOR  
LEASE**

**9351 ELDER CREEK RD,  
SACRAMENTO, CA**



**+/- 2.18 ACRE LAND PARCEL AVAILABLE**

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**ROME**  
REAL ESTATE GROUP



# LEASE RATE: \$00.15 PSF

## Strategic Location:

- This land parcel is strategically positioned, boasting proximity to key transportation routes, including direct access to US 50, enhancing visibility and accessibility.

## Exclusive and Controlled Access:

- The property features a dedicated entrance exclusive to the tenant, discreetly set apart from the main thoroughfare, ensuring privacy and controlled access.

## Property Details:

- **Size and Scope:** Encompassing approximately 2.18 acres (94,961 square feet), this vast land offers a versatile canvas for a variety of uses.
- **Unique Blend:** It combines rural charm with modern conveniences, offering a unique appeal.
- **Monthly Rent:** \$14,244.15

## Zoning and Potential Uses: Zoned M-1

- **Expansive Industrial Zoning:** Zoned M-1 (Light Industrial/Surface), this +/- 2.18-acre land parcel provides a wide array of industrial and commercial opportunities.
- For detailed information on the property's zoning and permissible uses:

**Zoning Info**  
**Click Here**







# EXTERIOR PICTURES





# IMMEDIATE VICINITY AERIAL



S Watt Ave

Mayhew Rd

## Florin Fruitridge Industrial Park

**OREPAC**  
BUILDING PRODUCTS

**FERGUSON**

**PRIMO WATER**

**Sierra acme**  
construction supply co., Inc.

**R&S** R&S Overhead Doors & Gates of Sacramento, Inc.

**ABS-AMERICAN BUILDING SUPPLY**

**go standing**

**CONSTRUCTION INNOVATIONS**

Jackson Rd

Fruitridge Rd

**Jack in the box**

**RALLY MUFFLERS**

**ARCO**

PROPERTY LOCATION

Power Inn Rd

Elder Creek Rd



**AMERICAN BUILDINGS**  
NUCOR brand

**IMPERIAL**  
TRUCK & TRAILER REPAIR

**Copart**

**DRYCO**

**RESOURCE**  
BUILDING MATERIALS

**S & F**  
Truck and Trailer Repair



# DEMOGRAPHIC SUMMARY REPORT

9351 ELDER CREEK RD, SACRAMENTO, CA 95829



## POPULATION

2023 ESTIMATE

1-MILE RADIUS 167  
3-MILE RADIUS 34,357  
5-MILE RADIUS 225,011

## POPULATION

2028 PROJECTION

1-MILE RADIUS 189  
3-MILE RADIUS 35,704  
5-MILE RADIUS 231,155



## HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$140,103.00  
3-MILE RADIUS \$95,290.00  
5-MILE RADIUS \$90,276.00

## HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS \$68,181.00  
3-MILE RADIUS \$72,824.00  
5-MILE RADIUS \$69,226.00



## POPULATION

2023 BY ORIGIN

WHITE  
BLACK  
HISPANIC ORIGIN  
AM. INDIAN & ALASKAN  
ASIAN  
HAWAIIAN/PACIFIC ISLAND  
OTHER

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	102	19,416	117,403
BLACK	14	3,727	26,934
HISPANIC ORIGIN	40	8,325	59,651
AM. INDIAN & ALASKAN	4	715	3,773
ASIAN	36	7,431	57,733
HAWAIIAN/PACIFIC ISLAND	2	459	3,273
OTHER	10	2,609	15,894



# REACH OUT

TO LEARN MORE ABOUT  
THIS PARCEL!



*Dave Carlsen*

**VICE PRESIDENT**

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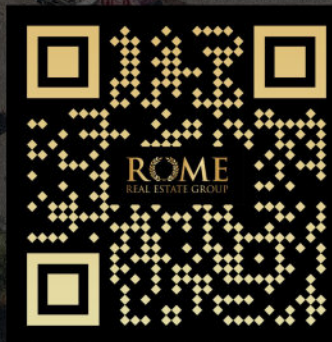
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