

OFFERING MEMORANDUM

NEWMARK

KELLY RIVETT

Senior Managing Director t 916-569-2385 kelly.rivett@nmrk.com CA RE License #01249433

TABLE OF CONTENTS

The Offering	3-4
Property Highlights	5
Zoning	6
Parcel Map	7
Property Photos	8
Aerial Map	9
Amenites Map	10
Location Map	11

DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.



Newmark, as the exclusive advisor, is pleased to offer a rare infill development opportunity in the thriving commercial hub of Elk Grove, California. This ±0.31-acre (13,504 SF) undeveloped lot is positioned along East Stockton Boulevard with approximately 190 feet of frontage and direct visibility from Highway 99—offering outstanding exposure to thousands of daily commuters. Zoned SC (Shopping Center), the site supports a broad range of retail and commercial service uses, making it ideal for developers, investors, or owner-users looking to establish a presence in one of the fastest-growing submarkets in the Sacramento region. With its prime location, excellent access, and flexible zoning, this parcel is perfectly suited for a wide range of retail and commercial service uses by right, streamlining the entitlement process and reducing development timelines.

Offered at \$250,000 (\$18/SF), this property represents a rare infill development opportunity in a high-demand trade area surrounded by national retailers, residential density, and ongoing commercial expansion, offering strong fundamentals for lease-up or build-to-suit strategies.

OFFERING SUMMARY

Address: E. Stockton Boulevard, Elk Grove, CA

Price: \$250,000

Price/SF: \$18.50

Site Size: ±0.31 Acres Total (±13,504 SF)

Parcel #: 115-0162-021-0000

Zoning: SC (Shopping Center)

Bare Land (Unimproved) **Current Use:**

Commercial Development Proposed Use:

190' Along East Stockton Blvd. Frontage:

Visibility: US Highway 99

Flood Zone: B and X Zone (Fema Map)

Opportunity Zone: No







±0.31 Acre Lot



Commercial Development Site



Premier Infill Location



Close Proximity to Freeways, Retail, Schools and Employment



Possible Seller Carry-Back



Zoned SC (Shopping Center)



Freeway Visibility

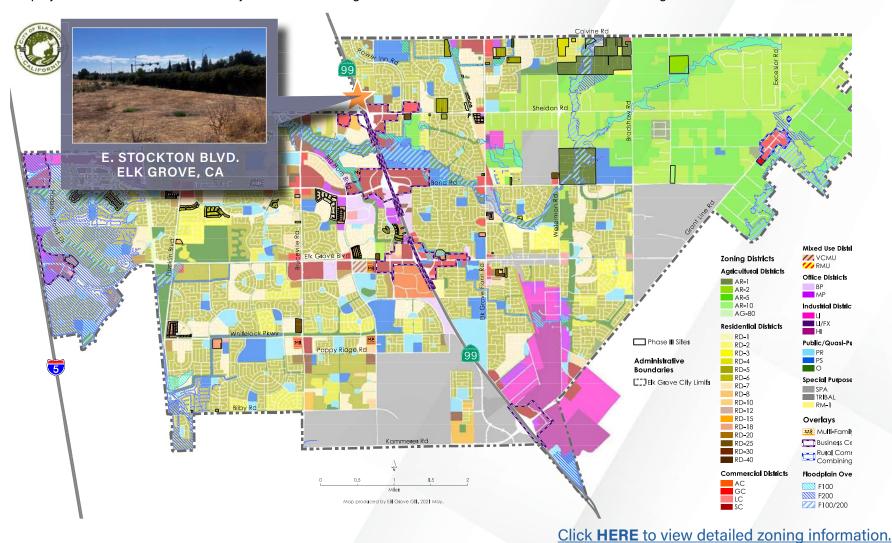


190' of East Stockton Boulevard Frontage

ZONING

SC: Shopping Center

The shopping center district is intended for medium to high intensity shopping centers with a local or regional market area. Developments within this district should include a wide choice of goods and services. The designation should be applied to medium to large sites near freeways, along arterials, and at major intersections. The SC zone should be adjacent to other commercial uses or higher density residential development. When located adjacent to single-family residential, vehicles using the commercial site should not have a direct impact on the entrances to the neighborhood. Development in this district typically involves integrated structures with multiple uses and tenants providing a broad range of goods and services. Development should incorporate pedestrian-friendly designs that include walkways interior to the project as well as connections to adjacent uses and neighborhoods, but should also be auto-accommodating.



6

PARCEL MAP

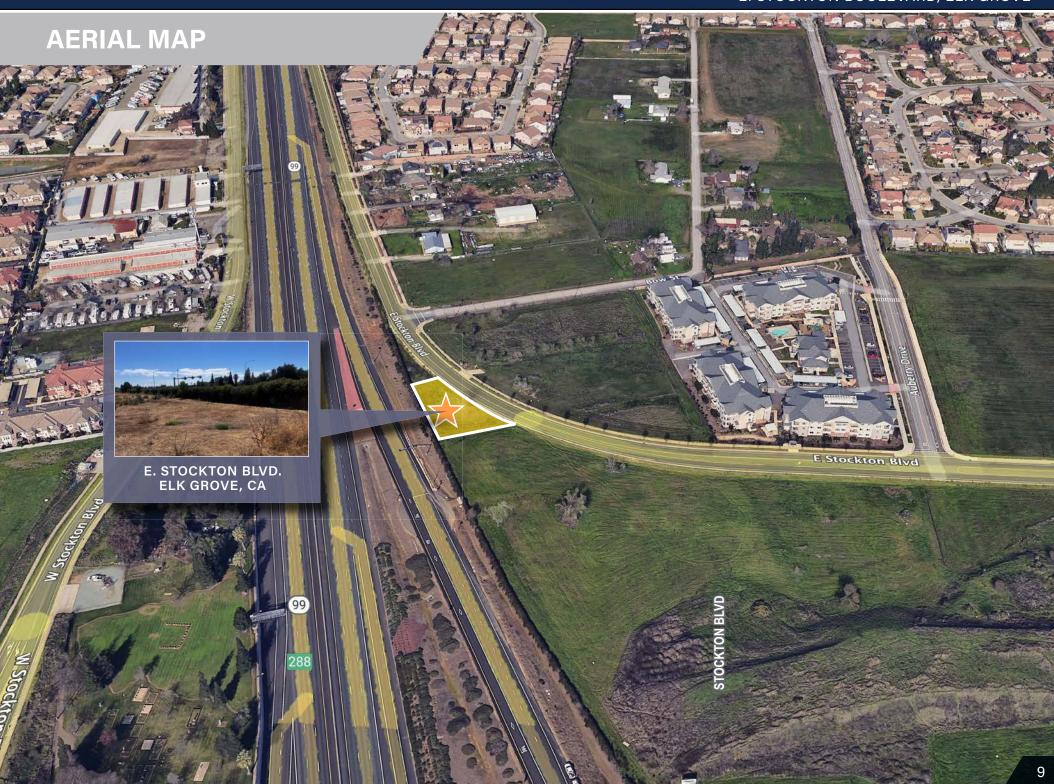


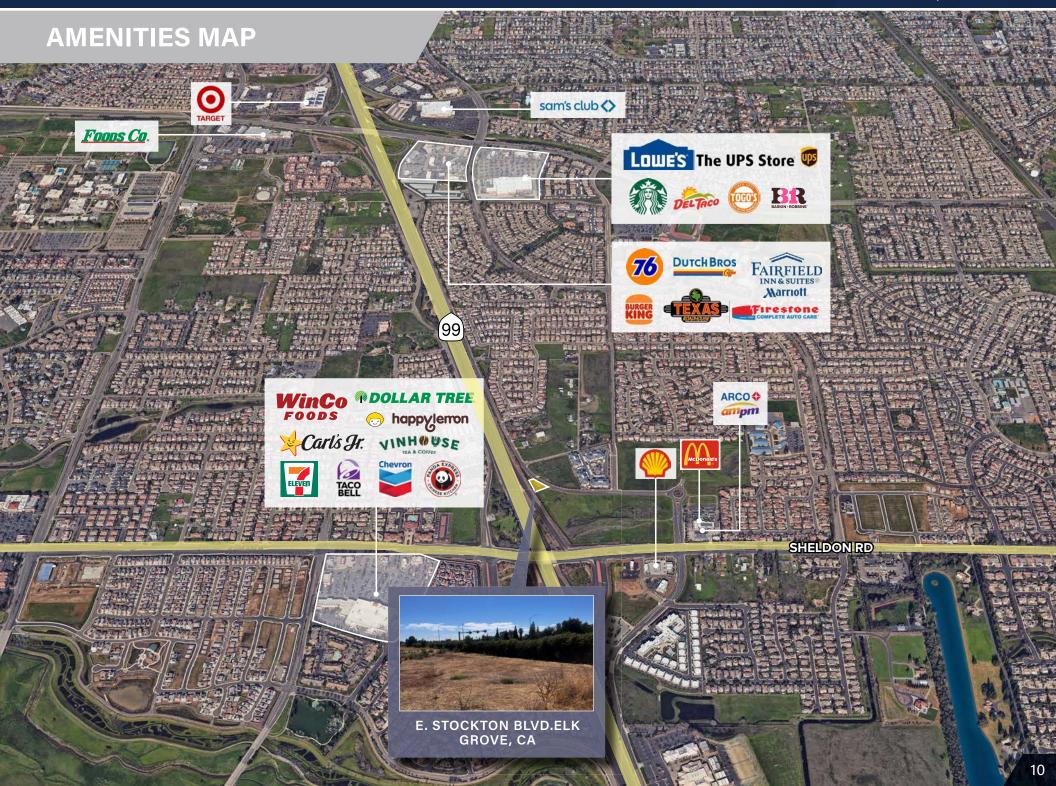


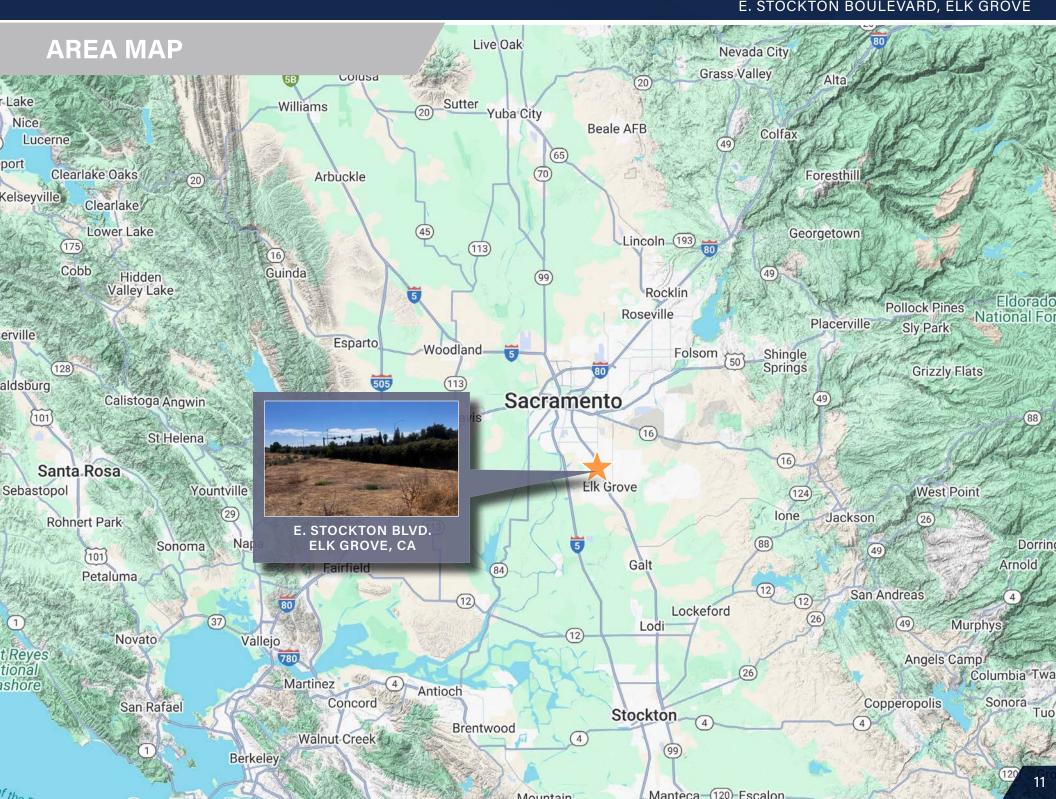












E. STOCKTON BOULEVARD

ELK GROVE | CA

KELLY RIVETT

Senior Managing Director t 916-569-2385 kelly.rivett@nmrk.com CA RE License #01249433

