



Metro Air Parkway @ Elkhorn Blvd.

Restaurant with Drive-Thru and
Retail Spaces Available



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Property Features

This proposed corner lot, located at the northeast intersection of Metro Parkway and Elkhorn Boulevard, presents an exceptional opportunity to lease a $\pm 2,270$ -square-foot drive-thru restaurant with patio seating, along with a $\pm 2,430$ -square-foot retail space.

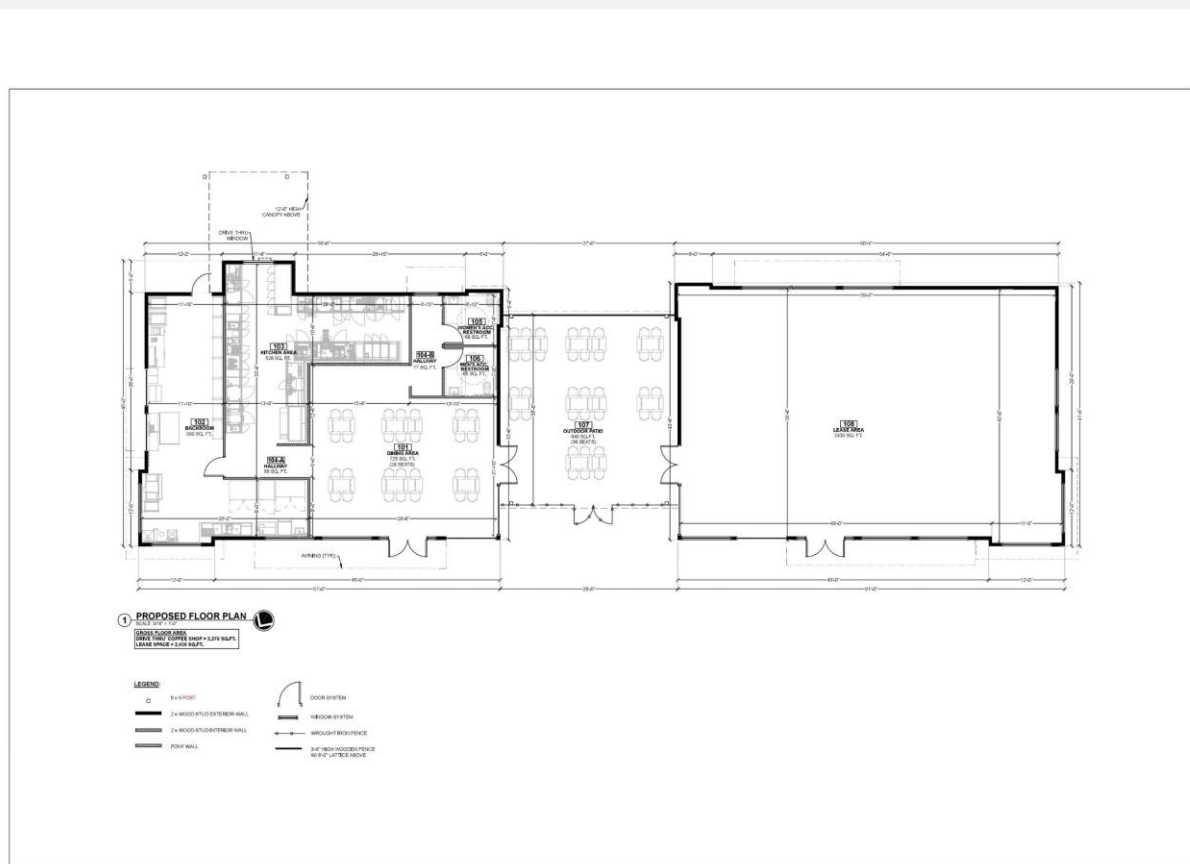
Strategically located in the heart of Metro Air Park, this high-visibility site is positioned for strong performance with flexible leasing options tailored to suit your business needs. Whether you're seeking space for a national QSR brand or neighborhood-serving retail, this site is designed to accommodate a dynamic mix of tenants in one of Sacramento's fastest-growing commercial hubs.

Situated in the thriving Metro Air Park, this site benefits from a built-in customer base with a daytime population exceeding 30,000. Its strategic location, adjacent to Sacramento International Airport, ensures high visibility and accessibility. Elkhorn Blvd. serves as the main thoroughfare connecting Hwy 99 to the airport, while Interstate 5 features a direct off-ramp to Metro Air Parkway, boasting over 120,000 vehicles per day (VPD).



Property Highlights

- **Prime Corner Location** at Metro Parkway & Elkhorn Blvd. in Sacramento, CA
- **Lease** a ±2,270-square-foot drive-thru restaurant with patio seating
- **Drive-Thru Capable** – ideal for QSR or café tenants
- **Flexible Retail Space** for a mix of users (QSR, convenience, service retail, etc.)
- **Located in Metro Air Park**, one of Sacramento's most active development areas
- **Adjacent to Sacramento International Airport** – high daily traffic and visibility
- **Over 120,000 VPD** on I-5 with direct access via Metro Parkway off-ramp
- **Daytime population of 30,000+** within the trade area
- New construction – **design tailored to tenant needs**
- APN: 201-1020-175

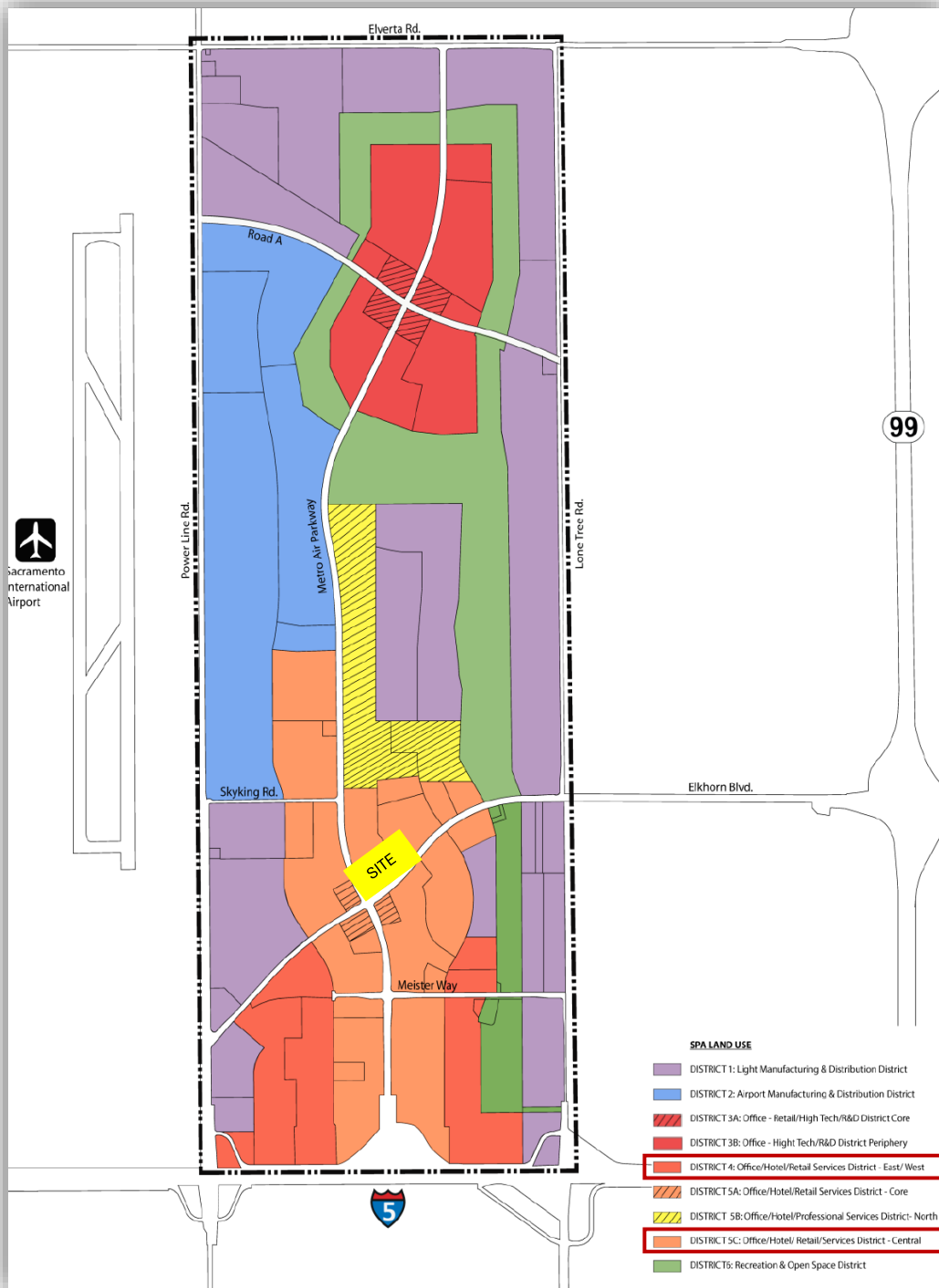












**SUBDISTRICT 5C & 4 ZONING CODES:
METRO AIR PARK WEST:ALLOWABLE
USES**

Metro Air Park is a Master Planned Business Park with over 1,320 acres that are fully entitled and is the region's premier logistics site and a focal point of industrial development. Metro Air Park has seen unprecedented growth. Major corporate occupiers such as Amazon, SC Johnson, Target, UPS, General Produce, Orca Bio, McDonald Wholesale and Golden Brands all have a significant presence in the park.



INFRASTRUCTURE SUMMARY

Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento.

Sewer is 18" Main, 8" Distribution from Sacramento Area Sewer District

12" Water Main from Sacramento County Water Agency

12 kV Electrical Line from Sacramento Municipal Utility District

Natural Gas is supplied via 8" line.

Fiber & Phone: AT&T, Consolidated Communications



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

Northlake

SACRAMENTO, CA

Northlake is a new 577-acre master-planned community serving the dynamic Sacramento, California, marketplace. Strategically located within the city of Sacramento, Northlake is bounded by both Sacramento River Delta’s major transportation corridors with exposure to I-5 on the south and Highway 99 on the east.

LOCATION

Sacramento, CA
3900 Eventide Avenue

NUMBER OF HOMESITES

376 apartment homes
2,175 homesites

DENSITY

8.2 homesites/acre

PRODUCT TYPE

Single-family detached
homes, multifamily
apartments and
commercial land

TARGET MARKET

First-time and move-up
homebuyers, young
professionals and young
families

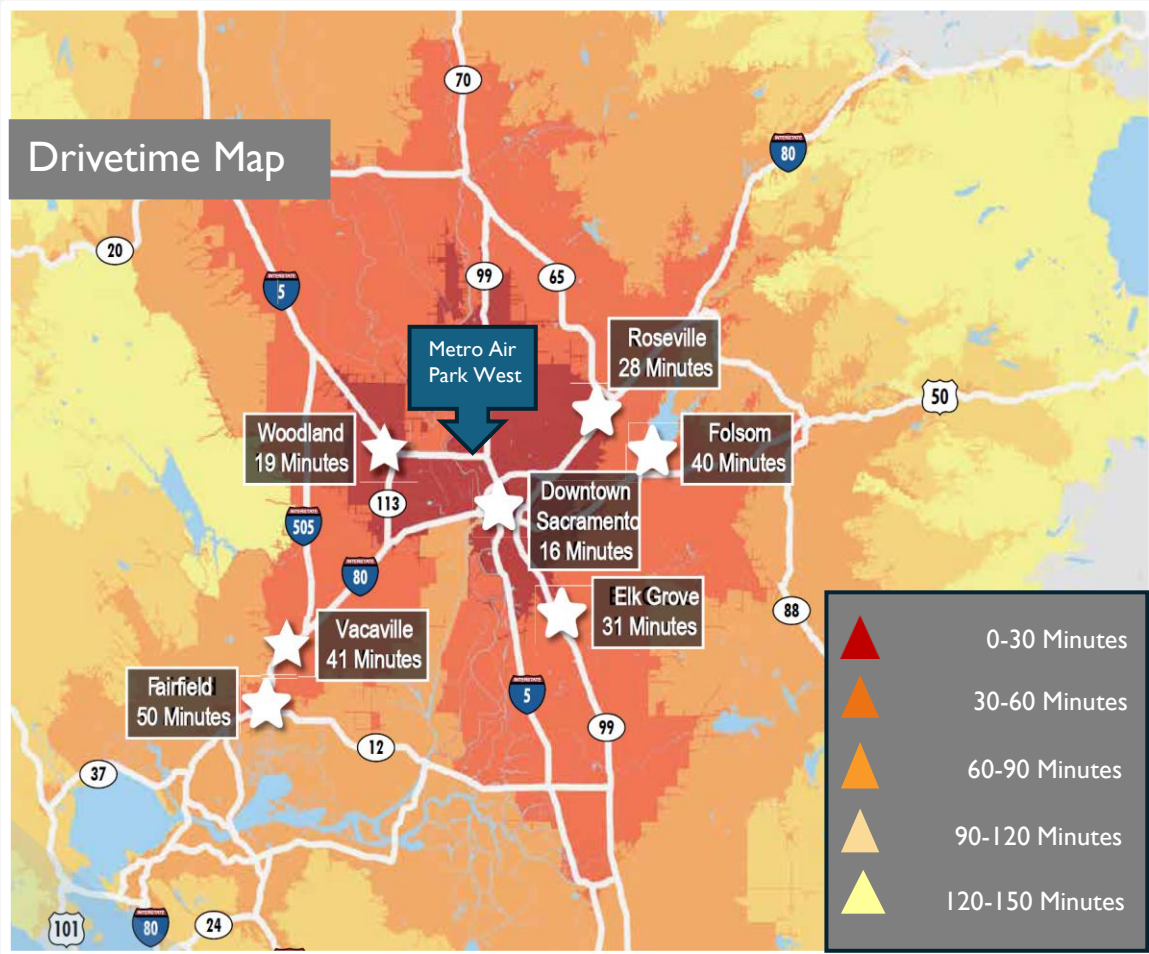


Northlake is well positioned within the market sector that has historically attracted the most new-home sales over the last decade just west of the nearly built-out North Natomas Community Plan and east of Sacramento International Airport and the recently developed new Metro Air Park.

Integral Communities acts as the master developer of Northlake, which will bring 376 apartment homes and 2,175 homesites to the marketplace. Upon build-out, Northlake will include approximately 380 acres of residential land, 41 acres of lakes, 65 acres of walking and biking trails and open space, 20.8 acres of neighborhood and community parks, a 1.5-acre private Resident’s Club and Lake House for resident use, 29 acres of commercial land and a 16.8-acre K-8 planned school site.

Sourced By: <https://integralcommunities.com/>





TRAFFIC COUNTS

I-5 Fwy & Metro Air Pkwy	120,000 ADT
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DEMOGRAPHICS

	3 mile	5 Mile	10 Mile
Daytime Population	32,097	79,743	370,699
Household Population	11,806	28,929	139,587
College Graduates	45.9%	40.4%	54.8%
Average Household Income	\$128,007	\$111,911	\$94,322
Median Home value	\$450,340	\$435,981	\$488,175

Source: Costar



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