FOR SALE

RETAIL

10299 E Stockton Blvd, Elk Grove, CA 95624

Fully Leased Two-Tenant NNN Investment with Highway 99 Visibility

EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- 100% leased to Flooring Liquidators and Soccer City
- 3% annual rent increases
- Long-term leases with contractual annual rent increases
- Additional income generated by an on-site taco truck
- Separate legal parcel from the adjoining connected retail building
- Prominent Highway 99 visibility with convenient freeway access
- Ample parking within an established shopping center
- Located along Elk Grove's expanding retail and residential corridor
- Property is reportedly in excellent condition with minimal landlord responsibilities

PROPERTY OVERVIEW

ADDRESS	10299 E Stockton Blvd, Elk Grove, CA 95624	
PROPERTY TYPE	Retail Multi-Tenant	
SALE TYPE	Investment NNN	
SALE PRICE	$4,400,000 Total	$317.25 / SF
CAP RATE	5.97% actual	6.14% pro forma
NOI	$262,490 actual	$270,284 pro forma
GLA	13,869 SF	
BUILDING SIZE	13,869 SF	
PARCEL SIZE	1.71 acres	
ZONING	Shopping Center (SC)	
APN	134-0670-029-0000	
TRAFFIC	E Stockton Blvd Hwy 99	± 8,151 ADT ± 116,054 ADT

MARKET OVERVIEW

AERIAL VIEW


Hampton Oak Dr
Church
Elk Grove Power Sports
(Motorcycle Dealer)
FL FLOORING LIQUIDATORS
Soccer City
(Sporting Goods)
Union Park Way
N
E Stockton Blvd: ± 8,151 ADT
CALIFORNIA 99
Hwy 99: ± 116,054 ADT

RENT ROLL

RENT ROLL

Suite	Tenant	Ste Size (sq ft)	% of Total Bldg Sq Ft	Monthly Base Rate	Mon Rent (PSF)	Ann Rent (PSF)	% of Total Bldg Income	Mon Mkt Rent (PSF)	Annual Mkt Rent	Lease Type	Start Date	Expiration date
EndCap	Soccer City	6,580	47.4%	$11,518	$1.75	$21.01	53.2%	$1.50	$18.00	NNN	Sep-23	Jan-34
-	Flooring Liquidators	7,289	52.6%	$10,131	$1.39	$16.68	46.8%	$1.50	$18.00	NNN	Oct-25	Oct-35
	Total	13,869	100.0%	$21,649	$1.57	$18.84	100.00%	$1.50	$18.00			
	Leased	13,869	100.0%									
	Available	0	0.0%									

NOTES:

Rent discounted year 1 for Flooring Liquidators for TI allowance (Using year 2 rent instead)

Both Tenants 3% annual rent increase

Taco Truck pays $225/month in rent (Additional Income)

OPTIONS:

Soccer City	(1) 5-yr option with 3% annual rent increase
Flooring Liquidators	(2) 5-yr options @ FMV with 3% annual rent increase

OTHER FINANCIALS

ESTIMATED OPERATING EXPENSES

EXPENSE TYPE	Owner's Actuals	Proforma Amount
Repairs & Maintenance	$7,014	$7,154
Electricity	$9,021	$9,201
Trash Removal	$5,989	$6,109
Landscaping	$16,770	$17,106
Pest Control	$750	$765
Fire Alarm Monitoring	$485	$495
Management Fees	$15,600	$13,379
Liability Insurance	$14,516	$14,807
Property Taxes	$50,162	$45,100
Total	$120,307	$114,115
Annual Per Square Foot	$8.67	$8.23
Monthly Per Square Foot	$0.72	$0.69

Notes:

ASSUMPTIONS

Proforma property taxes based on top matrix price at:	1.025%
Proforma management fees @:	5.000%
Capital Reserve (% of EGI)	3%
Expense Inflation Rate (Proforma):	1.02

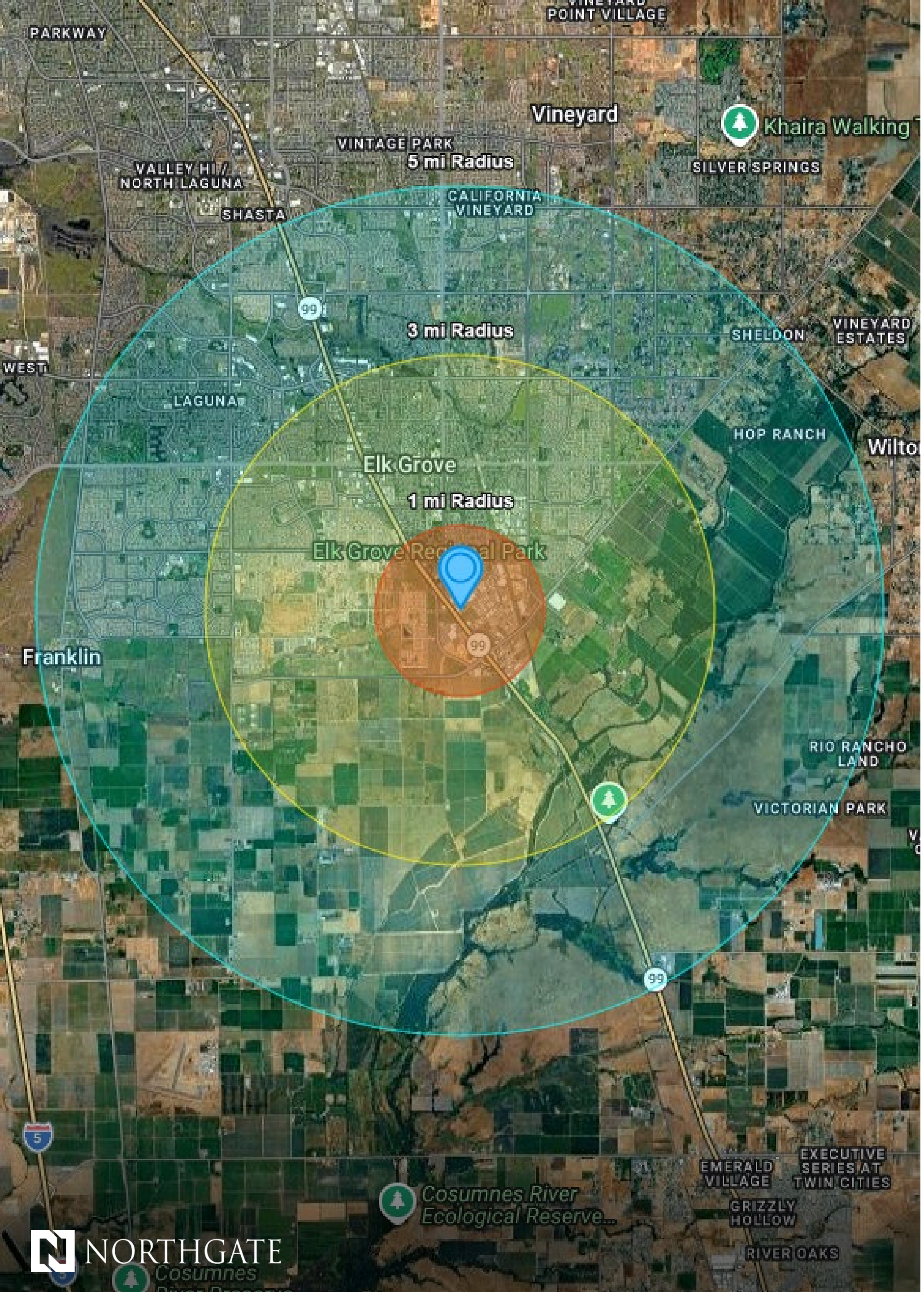
FINANCIAL STRUCTURE

Scheduled Gross Income		*Actual-In-Place (2026)*	*Rent Proforma Amount (2027)*
	Base Rent	$259,790	$267,584
	Expense Recoveries	$120,307	$114,115
	Lease-Up Available Space	$0	$0
	Additional Income	$2,700	$2,700
	Subtotal	$382,797	$384,399
	Less Vacancy Allowance	*$0*	*$0*
Effective Gross Income		$382,797	$384,399
	Less Expenses	*$120,307*	*$114,115*
Net Operating Income		$262,490	$270,284

Notes:

ASSUMPTIONS

Vacancy Allowance: 0.00%



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	5,614	62,439	160,454
Projected Population (5 Yr)	6,654	68,078	166,397
Median Age	35.8	38.4	37.6
Households	1,949	21,127	51,458

Population by Race & Ethnicity

	1 MILE	3 MILES	5 MILES
White	39%	40%	34%
Black	6%	9%	11%
Native American	1%	1%	1%
Asian & Pacific Islander	35%	31%	35%
Other	19%	19%	19%
Hispanic	17%	18%	18%
Average HH Income	$146.8k	$164.5k	$158.9k
High School Graduates	97%	92%	90%
College Graduates	52%	51%	49%
Total Businesses	267	2,170	4,268
Total Employees	2,232	15,121	29,119

Investment Sales | Leasing | Asset Management | Property Management

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