

FOR LEASE

9731

9731 DINO DRIVE, ELK GROVE, CA 95624

**9731 DINO DRIVE, SUITE 100, ELK GROVE CA
(SUB-LEASE) - AVAILABLE NOVEMBER 1,
2026**

Marcus & Millichap
THE HEFNER TEAM

Property Overview



9,710 SF
AVAILABLE SF



Negotiable
ASKING RATE



1933
YEAR BUILT



±9,731
TOTAL SF



±7,773
WAREHOUSE SF



±1,937
OFFICE SF



2024
RENOVATED



2
GRADE LEVEL DOORS



20"
CLEAR HEIGHT

EXECUTIVE SUMMARY

9731 Dino Drive, Suite 100 is a ±9,710-square-foot industrial/flex facility located within the established Dino Drive industrial corridor in Elk Grove, California. The property is part of a ±24,200-square-foot multi-tenant industrial building situated in the Elk Grove/Laguna industrial submarket, with convenient access to Waterman Road, Grant Line Road, and Highway 99.

Suite 100 offers a functional combination of warehouse/industrial space and improved office area, making the property well suited for a variety of service-commercial, light manufacturing, assembly, distribution, vehicle-related, and owner-user operations. Historical marketing information identifies approximately **7,773 square feet of warehouse space and 1,937 square feet of office**, providing an approximately **80% warehouse / 20% office configuration**.

The property is located within an established industrial area of Elk Grove surrounded by a mix of warehouse, automotive, service, manufacturing, and distribution users. Its location provides convenient connectivity to the greater Sacramento region via Highway 99 while benefiting from Elk Grove's strong surrounding residential and employment base.

Importantly, the City of Elk Grove approved a Conditional Use Permit for **NextGen Alpha Upfitting** to utilize the existing ±9,710-square-foot space for vehicle customization operations. The City's documentation identifies the property as **APN 134-0580-006** and the applicable zoning as **Light Industrial (LI)**.

The combination of an established industrial location, functional warehouse-to-office ratio, existing improvements, and prior approval for vehicle customization makes 9731 Dino Drive, Suite 100 an attractive industrial asset for an owner-user or investor seeking a smaller-bay industrial property in the Elk Grove market.

PROPERTY HIGHLIGHTS

- Property Highlights
- **±9,710 SF Industrial/Flex Suite**
 - **Approximately ±7,773 SF Warehouse**
 - **Approximately ±1,937 SF Office**
 - **Approximately 80% Warehouse / 20% Office**
 - **Located within a ±24,200 SF multi-tenant industrial building**
 - **Light Industrial (LI) zoning**
 - **APN: 134-0580-006**
 - **Functional industrial configuration suitable for a variety of business operations**
 - **Existing office improvements provide a turnkey administrative component**
 - **Established Dino Drive / Waterman Road industrial location**
 - **Convenient access to Grant Line Road and Highway 99**

ACCESSIBILITY

TRANSIT		AIRPORTS		HIGHWAYS	
Elk Grove Florin & Lismore (SB)	1.0 mi	Sacramento International Airport	23.8 mi	Golden State Highway	1.4 mi
Elk Grove Blvd & Waterman Rd (EB)	0.5 mi	Sacramento Executive Airport	11.0 mi	South Sacramento Freeway	6.5 mi
Elk Grove Blvd & Waterman Rd (WB)	0.5 mi	Sacramento Mather Airport	11.6 mi	Westside Freeway	6.8 mi

Space Available

Suite 100

NEGOTIABLE

SF AVAILABLE

9,710 SF

TERM

Negotiable

TYPE

NNN

USE

Industrial

9731 Dino Drive is positioned north of Grant Line Road near Waterman Road, providing convenient access to Highway 99 and the broader Sacramento regional freeway network. The surrounding Dino Drive industrial area is an established business location offering proximity to Elk Grove's expanding residential communities, workforce, restaurants, retail amenities, and commercial services. The location is particularly attractive for businesses serving Elk Grove, South Sacramento, and the greater Sacramento region that require a combination of warehouse functionality, office improvements, and regional freeway accessibility.



NORTH LAGUNA

9731 DINO DRIVE, SUITE 100, ELK GROVE CA

SHASTA

CALIFORNIA
VINEYARD

99

SHELDON

LAGUNA

HOP RANCH

Elk Grove

Wilton

Marcus & Millichap
THE HEFNER TEAM

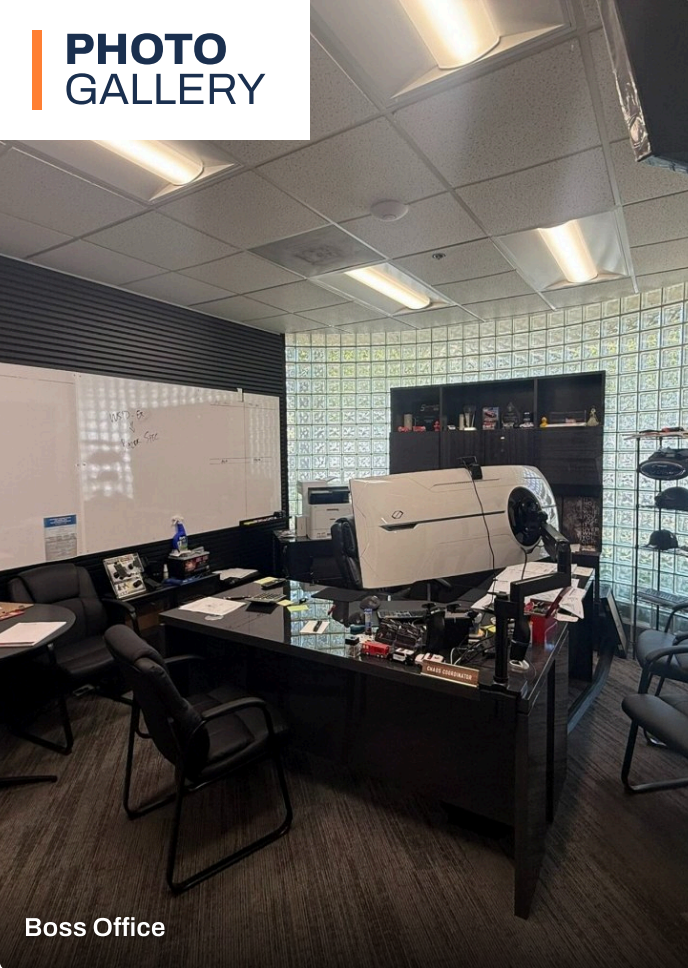
MARYL

99

RIO RANCHO
LAND

38.4022°N, 121.3544°W

VICTORIAN PARK



Boss Office



Warehouse doors



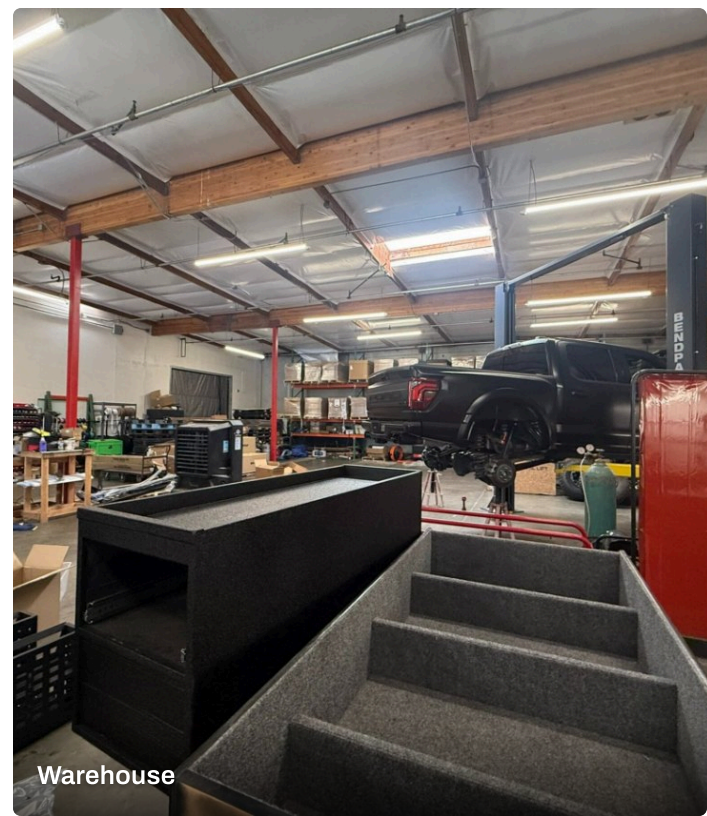
Warehouse



Warehouse



Retail Space



Warehouse

Market Overview

Market Overview: Elk Grove, CA

Elk Grove is a city in Sacramento County, California, United States. Located just south of the state capital of Sacramento, it is part of the Sacramento metropolitan area. As of the 2020 Census, the population of the city was 176,124. A 2025 Census estimate puts the population of the city at 185,007. Elk Grove has many wineries, wine cellars, and vineyards. Elk Grove was the fastest-growing city in the U.S. between July 1, 2004, and July 1, 2005, and is also presently the second-largest city in Sacramento County by population.

It is a general law city with a council/manager form of government. One of Elk Grove's largest employers is the Elk Grove Unified School District, which is the city's second-largest employer.



KEY FACTS

Population	176,124
Area	42.2 sq mi
Elevation	151 ft
County	Sacramento County
Incorporated	1850
State	California

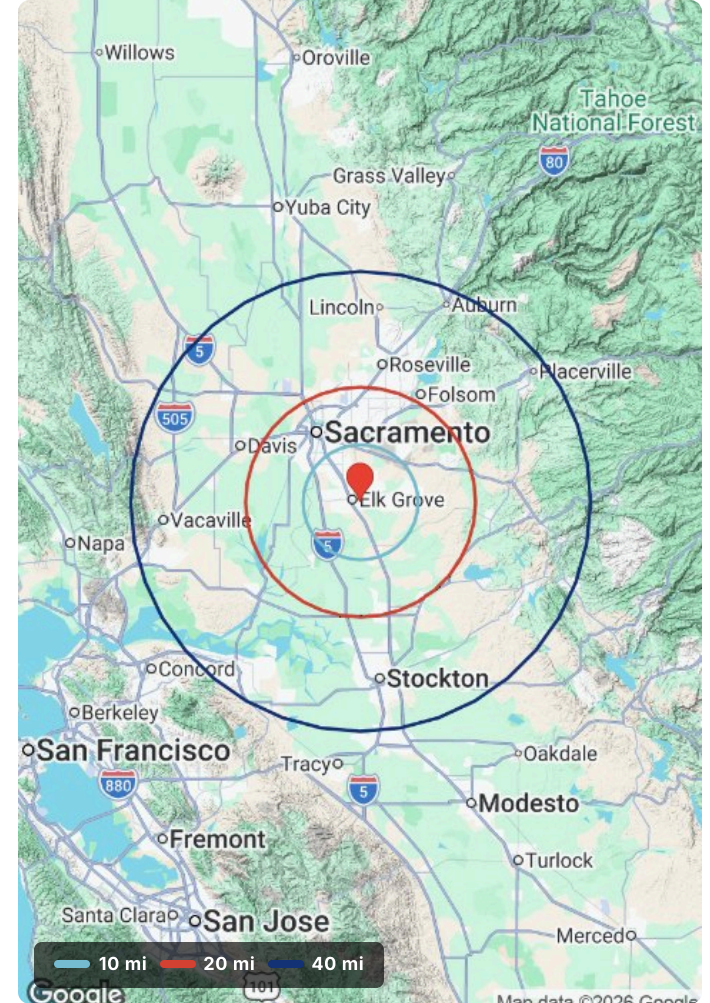
DEMOGRAPHIC SNAPSHOT

10-MILE RADIUS		20-MILE RADIUS		40-MILE RADIUS	
Population	483,865	Population	1,457,433	Population	3,520,895
Median HH Income	\$101,605	Median HH Income	\$94,463	Median HH Income	\$101,753
Households	149,489	Households	528,287	Households	1,243,449

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	10 MILE	20 MILE	40 MILE
2000 Population	316,895	1,109,521	2,546,973
2010 Population	418,692	1,265,846	3,029,779
2026 Population	483,865	1,457,433	3,520,895
2031 Population	492,700	1,488,936	3,608,214
2026-2031 Growth Rate	0.36 %	0.43 %	0.49 %
2026 Daytime Population	403,765	1,511,057	3,411,002
HOUSEHOLDS	10 MILE	20 MILE	40 MILE
2000 Total Households	98,725	415,388	902,673
2010 Total Households	127,669	461,607	1,064,222
2026 Total Households	149,489	528,287	1,243,449
2031 Total Households	152,994	543,385	1,285,281
2026 Avg. Household Size	3.2	2.7	2.77
2026 Owner Occupied Housing	98,546	295,733	770,763
2031 Owner Occupied Housing	101,535	304,659	801,032
2026 Renter Occupied Housing	50,943	232,554	472,686
2031 Renter Occupied Housing	51,459	238,726	484,249
2026 Vacant Housing	4,952	26,549	63,801
2026 Total Housing	154,441	554,836	1,307,250
2026 HOUSEHOLD INCOME	10 MILE	20 MILE	40 MILE
less than \$15,000	10,283	42,384	89,296
\$15,000-\$24,999	6,979	26,722	54,598
\$25,000-\$34,999	5,998	23,123	53,577
\$35,000-\$49,999	11,228	41,913	92,448
\$50,000-\$74,999	20,237	75,689	168,472
\$75,000-\$99,999	18,578	66,231	151,347
\$100,000-\$149,999	31,095	103,919	242,326
\$150,000-\$199,999	18,590	59,857	149,532
\$200,000 or greater	26,500	88,449	241,851
Median HH Income	\$101,605	\$94,463	\$101,753
Average HH Income	\$128,098	\$125,686	\$135,136



\$101,605
MEDIAN HH INCOME (10-MI)

\$128,098
AVG HH INCOME (10-MI)

65.9%
OWNER OCCUPIED (10-MI)

34.1%
RENTER OCCUPIED (10-MI)

3.2%
VACANCY RATE (10-MI)

0.36 %
2026-2031 GROWTH (10-MI)

Source: ESRI / ArcGIS Business Analyst

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Marcus & Millichap THE HEFNER TEAM

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