



8731

**E. STOCKTON
BOULEVARD**

ELK GROVE | CA

FOR SALE

±1.1 ACRE MULTIFAMILY DEVELOPMENT SITE

PRICE REDUCED ~~\$960,000~~ \$850,000

OFFERING MEMORANDUM

NEWMARK

KELLY RIVETT

Senior Managing Director

t 916-569-2385

kelly.rivett@nrmk.com

CA RE License #01249433

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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.

THE OFFERING



Newmark, as the exclusive advisor, is pleased to present a rare opportunity to acquire a prime multifamily development site located in the thriving city of Elk Grove, California. This offering consists of approximately 1.1 acres of level, undeveloped land, zoned RD-30, which allows for high-density residential development—enabling a developer to maximize unit count and design flexibility.

Ideally situated with approximately 210 feet of frontage on East Stockton Boulevard, the site benefits from high visibility and signage potential along one of the area's most heavily trafficked corridors. In addition, the parcel is positioned immediately adjacent to U.S. Highway 99, one of the region's primary north-south arteries, offering outstanding connectivity to downtown Sacramento and the greater Sacramento Valley.

This strategic location places future residents within close proximity to a broad range of lifestyle amenities, including shopping centers, restaurants, parks, and entertainment venues. Moreover, the site is well-served by public transit and is just minutes from major employment centers, schools, and medical facilities—making it ideally suited for a range of multifamily product types including market-rate apartments, workforce housing, or build-to-rent townhomes.

OFFERING SUMMARY

Address: 8731 E. Stockton Boulevard, Elk Grove, CA

Price: \$850,000

Price/SF: \$17.74

Site Size: ±1.1 Acres Total (±47,916 SF)

Parcel #: 115-0162-019-0000

Zoning: RD-30 (High Density Residential)

Current Use: Bare Land (Unimproved)

Proposed Use: Multifamily Development

Frontage: 210' Along East Stockton Blvd.

Flood Zone: B and X Zone (Fema Map)

Opportunity Zone: No



PROPERTY HIGHLIGHTS



±1.1 Acre Lot



Possible Seller Carry-Back



Multifamily Development Site



Zoned RD-30 (High Density Residential)



Premier Infill Location



Freeway Visibility



Close Proximity to Freeways, Retail, Schools and Employment

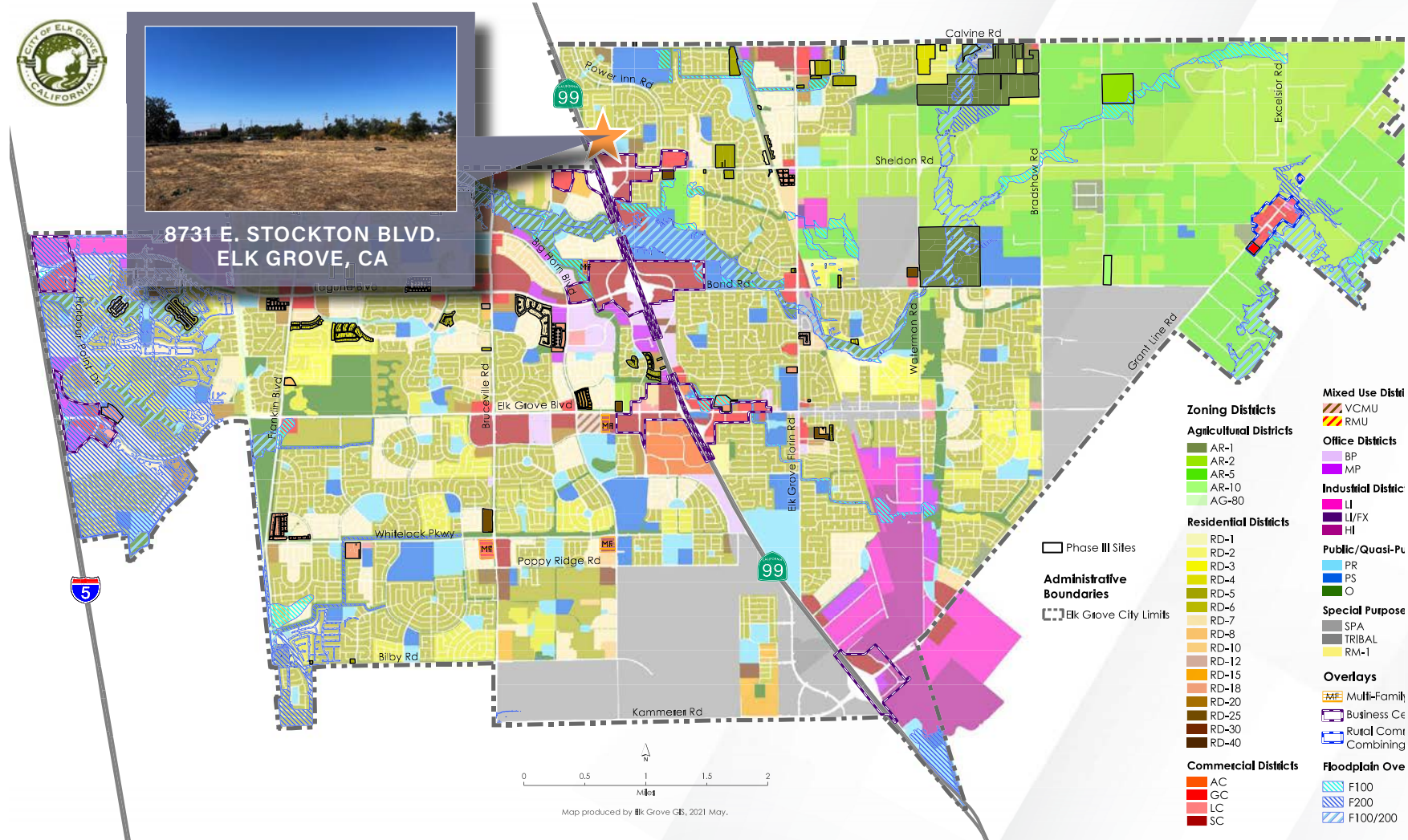


210' of East Stockton Boulevard Frontage

ZONING

RD 30: High Density Residential

The RD-30 district is intended for high density residential development, including apartments and condominiums. The maximum density is thirty (30) dwelling units per acre. Apartments or condominiums are generally expected to be the primary type of development in this district.

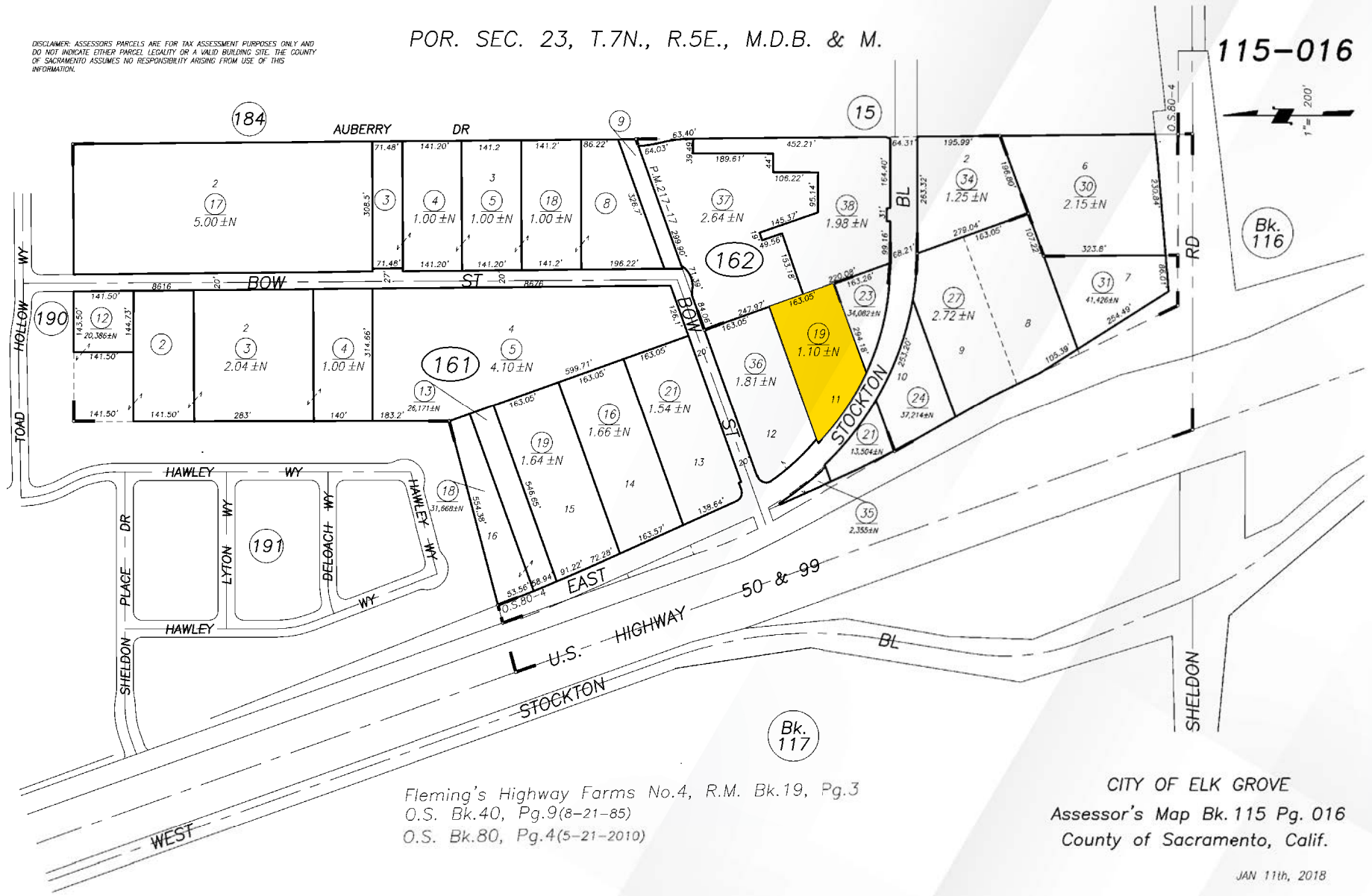


[Click HERE to view detailed zoning information.](#)

PARCEL MAP

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 23, T.7N., R.5E., M.D.B. & M.



Fleming's Highway Farms No.4, R.M. Bk.19, Pg.3
O.S. Bk.40, Pg.9(8-21-85)
O.S. Bk.80, Pg.4(5-21-2010)

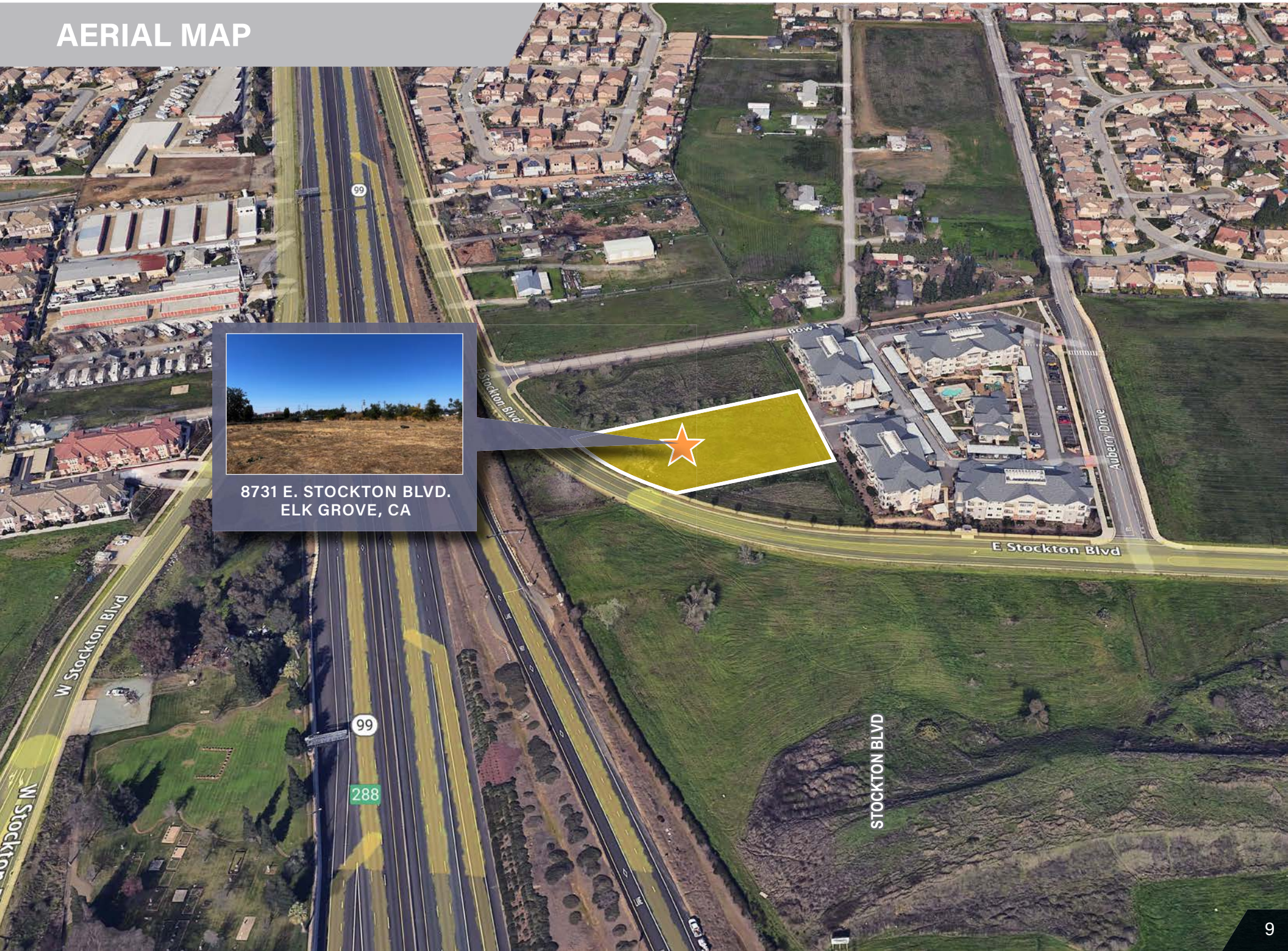
CITY OF ELK GROVE
Assessor's Map Bk.115 Pg. 016
County of Sacramento, Calif.

JAN 11th, 2018

PROPERTY PHOTOS



AERIAL MAP



8731 E. STOCKTON BLVD.
ELK GROVE, CA



AMENITIES MAP



Foods Co.



sam's club

LOWE'S The UPS Store

Starbucks DEL TACO TOGO'S BASKIN-ROBBINS

76 DUTCH BROS FAIRFIELD INN & SUITES by Marriott

BURGER KING TEXAS ROADHOUSE Firestone COMPLETE AUTO CARE

WinCo FOODS DOLLAR TREE happy lemon

Carl's Jr. VINHOUSE TEA & COFFEE

7-ELEVEN TACO BELL Chevron PANDA EXPRESS

ARCO am/pm

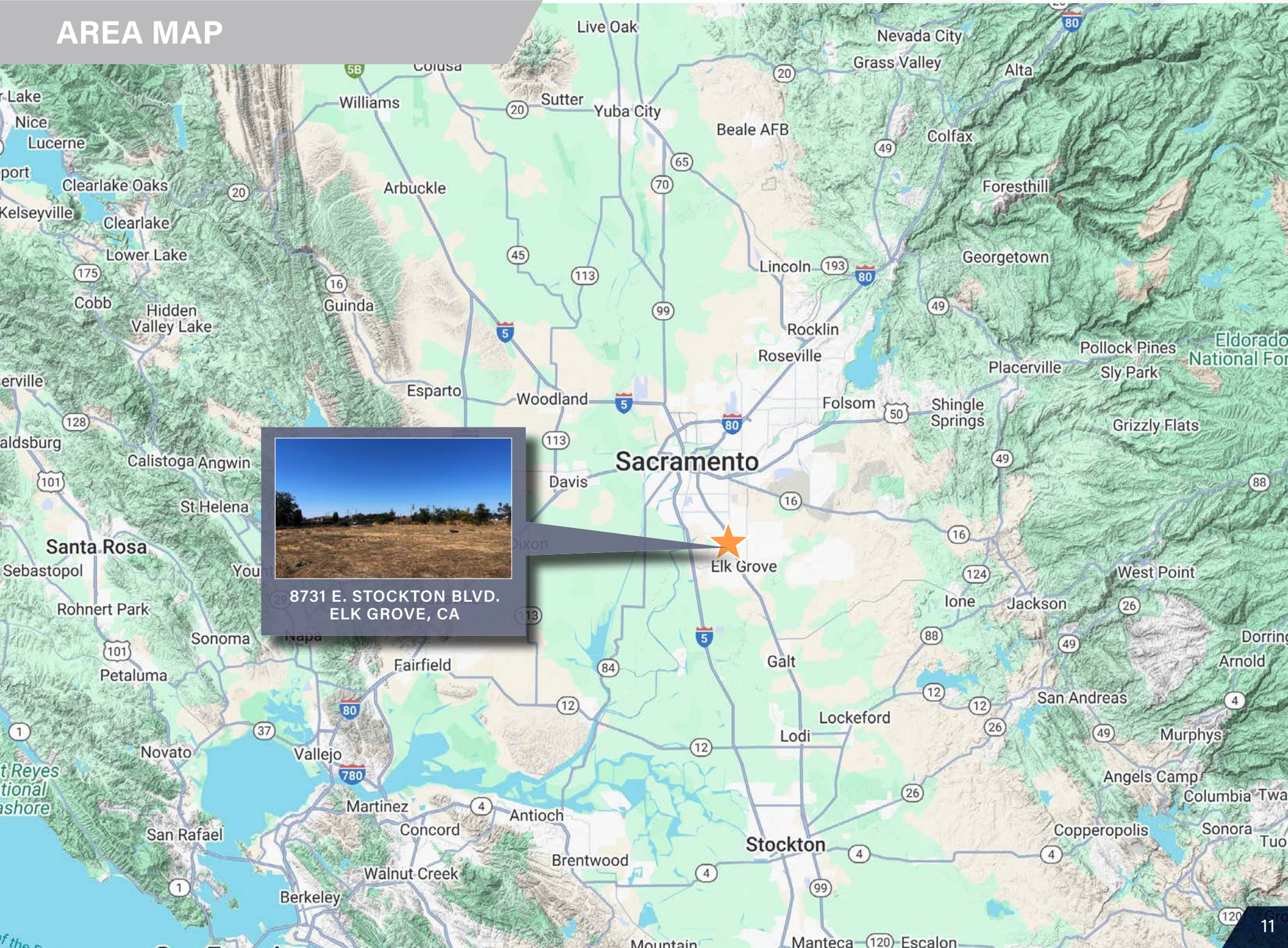


SHELDON BLVD



8731 E. STOCKTON BLVD.
ELK GROVE, CA

AREA MAP



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