

97000

RAILROAD STREET

A LANDMARK SPACE BUILT FOR A DESTINATION  
RESTAURANT IN ELK GROVE, CA  
FOR SALE OR LEASE



**TURTON**  
COMMERCIAL REAL ESTATE



**TURTON**  
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640

916.573.3309  
[SCOTTKINGSTON@TURTONCRE.COM](mailto:SCOTTKINGSTON@TURTONCRE.COM)

**MATT AXFORD**  
DIRECTOR - LIC. 02124801

916.573.3308  
[MATTAXFORD@TURTONCRE.COM](mailto:MATTAXFORD@TURTONCRE.COM)

**KAYLYN IBARRA**  
DIRECTOR - LIC. 02350645

916.573.3305  
[KAYLYNIBARRA@TURTONCRE.COM](mailto:KAYLYNIBARRA@TURTONCRE.COM)

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

# THE OPPORTUNITY

± 6,500  
SF

± 2,455  
SF PATIO

\$3.25  
PSF NNN

\$3,500,000  
PURCHASE PRICE

**TURN-KEY 2ND GEN RESTAURANT WITH A LARGE PATIO SPACE IN ELK GROVE!**

Elk Grove has emerged as one of the region's most compelling restaurant markets driven by rapid population growth, rising household incomes, and a wave of economic development that has transformed the city from a suburban bedroom community into a true regional destination. With approximately 178,000 residents and a median household income exceeding \$120,000, Elk Grove offers a deep, affluent customer base with strong discretionary spending and consistent dining demand.

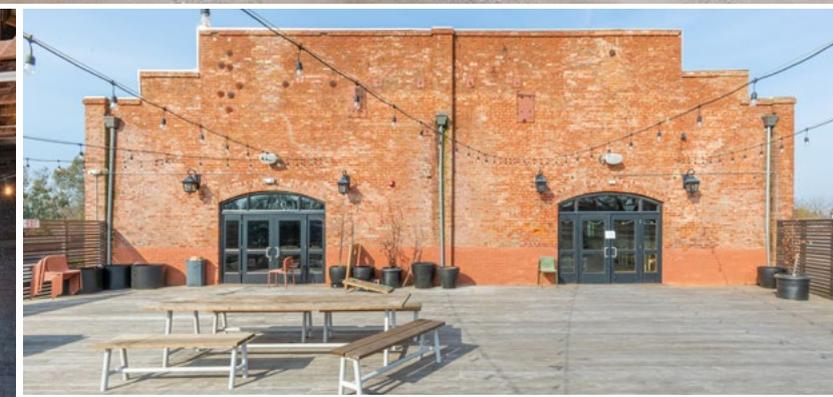
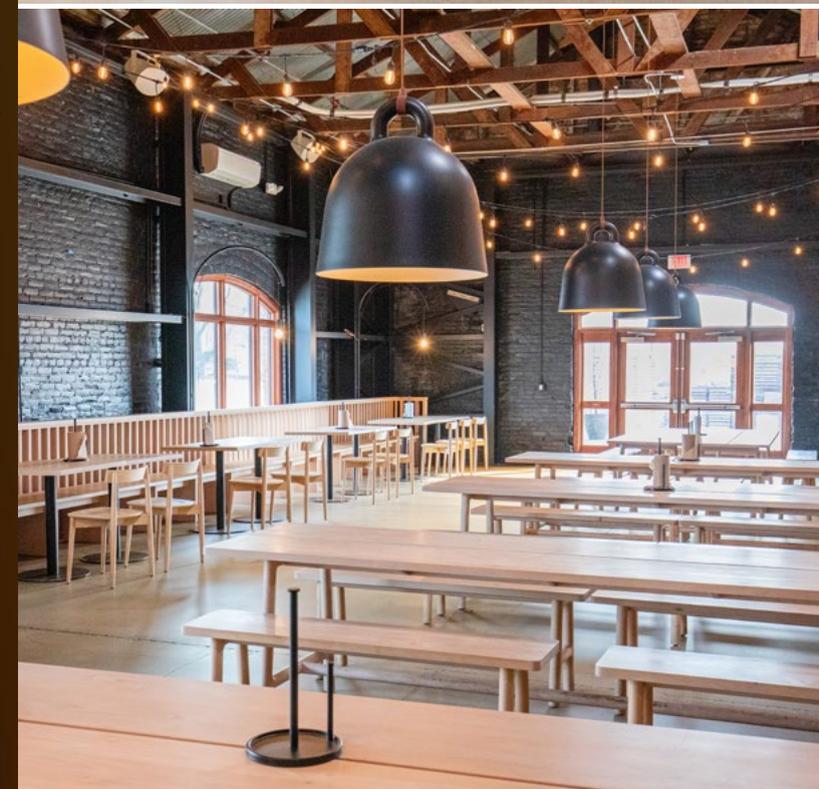
The city's growth trajectory has accelerated meaningfully in recent years. The opening of Sky River Casino introduced a powerful regional draw, bringing new visitation, nightlife energy,

and hospitality demand to the market. This momentum has been reinforced by major retail development, new mixed-use projects, and ongoing infill housing within and around Elk Grove's historic core, increasing density and creating a more walkable, experience-driven environment.

Against this backdrop, 9700 Railroad Street represents a rare convergence of fundamentals that are increasingly difficult to replicate: a 6,500 SF, 2nd gen restaurant, fully built-out and furnished, with brand-new, tenant improvements, a 2,500 SF patio, and historic architecture that delivers immediate identity and presence. Whether leased at \$3.25/SF NNN or acquired at \$3.5 million, the opportunity allows an operator to enter a high-growth,

high-income market without the time, cost, and risk of new construction.

This is not simply a restaurant space, it is a turn-key platform positioned to capture the upside of Elk Grove's next phase of growth. The tenant will benefit from the apartments next door, providing a built-in customer base which is a rare advantage for an Elk Grove food operator. Down the block, Dust Bowl Brewing will provide the tenant with steady foot traffic and those looking for dining options. For an operator seeking scale, visibility, and long-term value, opportunities of this quality, size, and location in Elk Grove are exceptionally rare.





1 THE OPPORTUNITY  
9700 RAILROAD STREET

WHERE  
HISTORY  
MEETS  
HOSPITALITY.

# PROPERTY DETAILS

**Address:** 9700 Railroad Street  
Elk Grove, CA 95624

**Building Size:** ± 6,500 SF

**Patio Size:** ± 2,455 SF

**Year Built:** 1880

**Year Renovated:** 2022

**APNs:** 134-0050-082

**Parcel Size:** ± 47,480 SF

**Parking:** 98 shared stalls including  
4 ADA stalls

**Hood:** 8' type 1

**Grease Trap:** Yes

**Zoning:** SPA-OT MP

## UTILITY DETAILS

**Power:** 600 amps

**Electricity:** SMUD

**Gas:** PG&E

**Water/Sewer/Garbage:** XXXX

## NEIGHBORING PROPERTY USES

**North:** Residential and Commercial

**West:** Rail

**East:** Commercial

**South:** Commercial

## PRICING DETAILS

**Asking Rent:** \$3.50 per SF NNN

**Asking Price:** \$3,500,000 or \$538 per SF



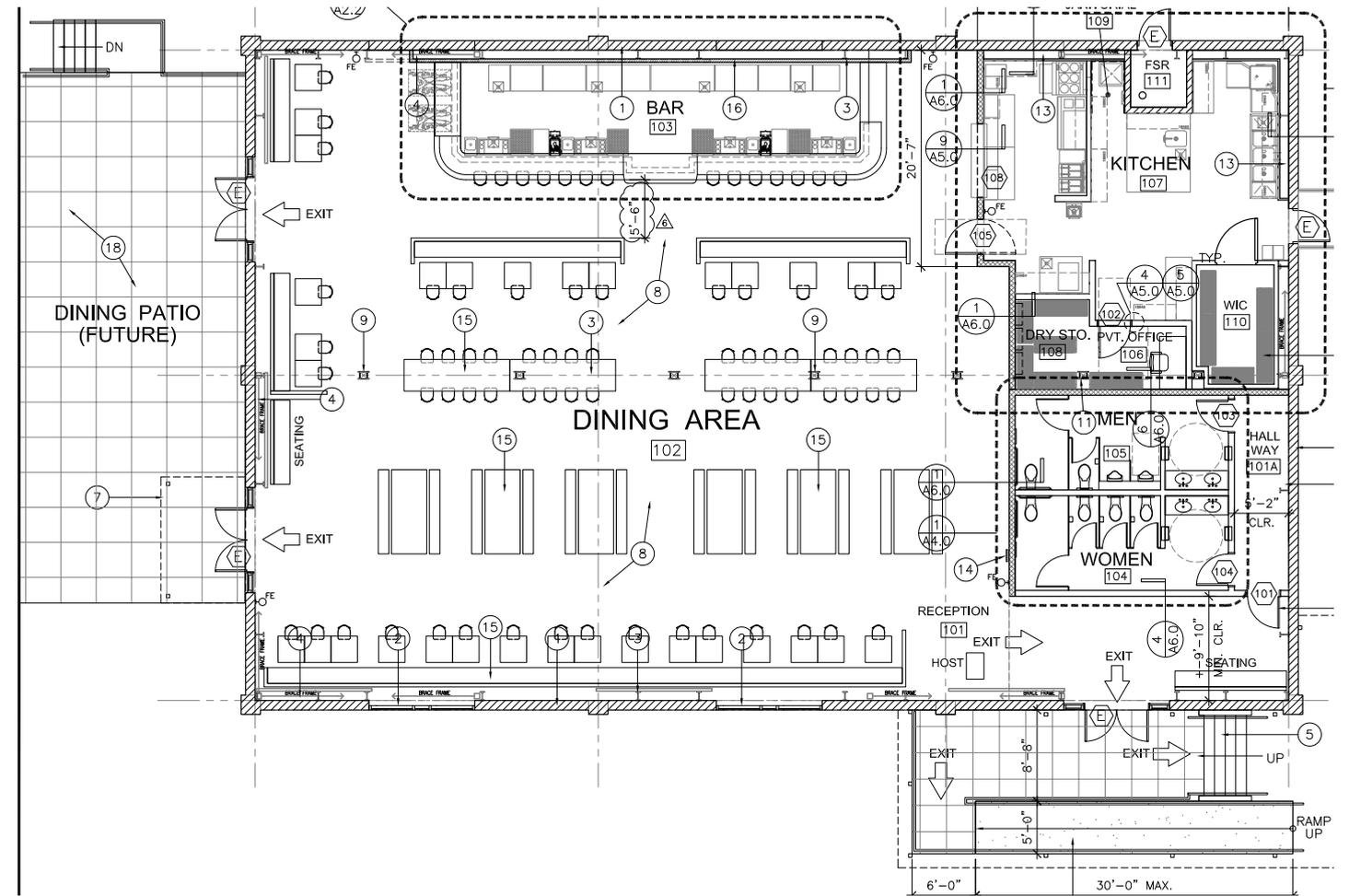
# FLOOR PLAN

**± 6,500**  
SF

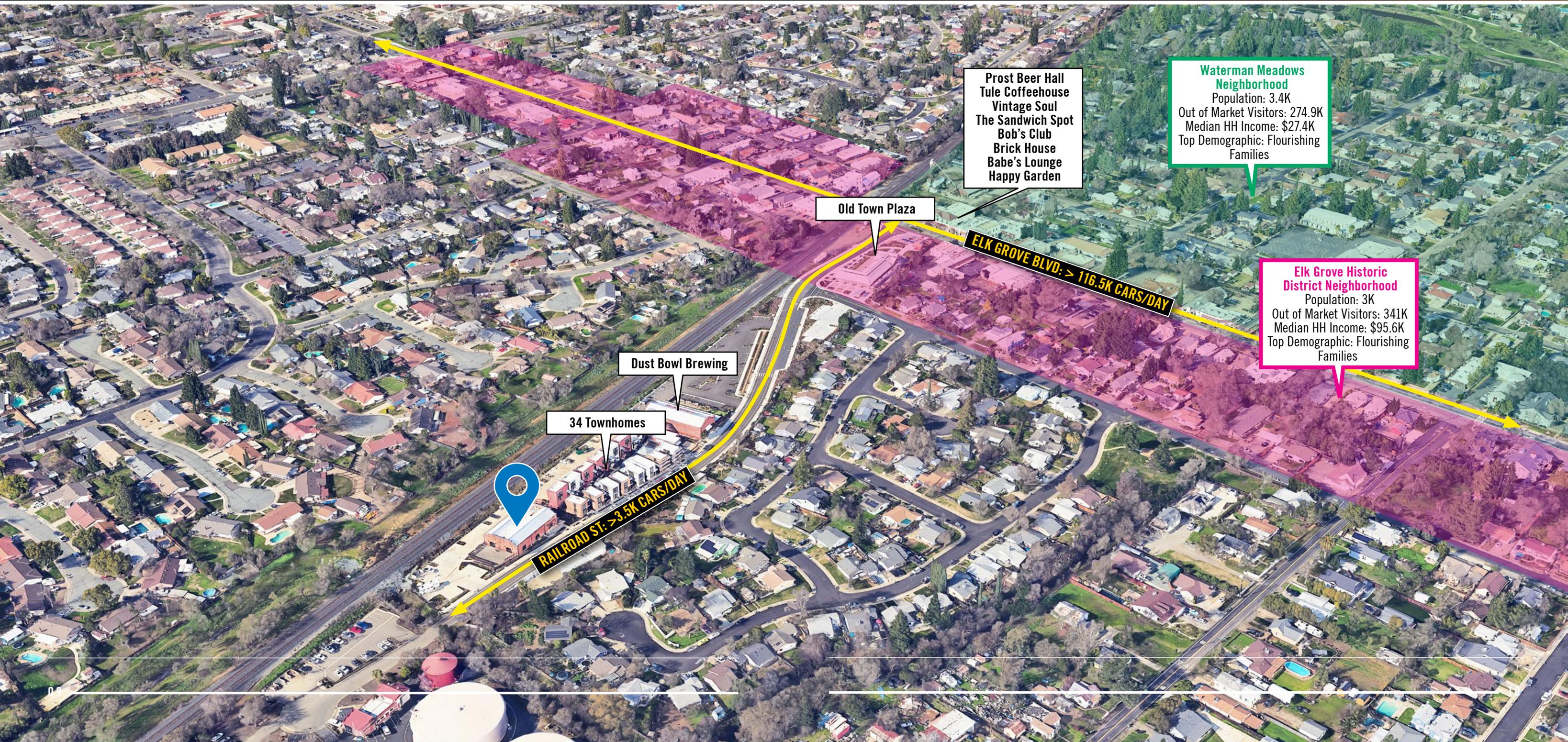
**± 2,455**  
SF PATIO

**\$3.25**  
PSF NNN

**\$3,500,000**  
PURCHASE PRICE



RAILROAD STREET



Prost Beer Hall  
Tule Coffeehouse  
Vintage Soul  
The Sandwich Spot  
Bob's Club  
Brick House  
Babe's Lounge  
Happy Garden

**Waterman Meadows Neighborhood**  
Population: 3.4K  
Out of Market Visitors: 274.9K  
Median HH Income: \$27.4K  
Top Demographic: Flourishing Families

Old Town Plaza

**ELK GROVE BLVD: > 116.5K CARS/DAY**

**Elk Grove Historic District Neighborhood**  
Population: 3K  
Out of Market Visitors: 341K  
Median HH Income: \$95.6K  
Top Demographic: Flourishing Families

Dust Bowl Brewing

34 Townhomes



**RAILROAD ST: > 3.5K CARS/DAY**

# SURROUNDING RETAIL CENTERS



**~13 mins away**  
Emerald Lakes Golf Course  
Flatland Brewing  
McConnel Estates Winery

**~12 mins away**  
Sky River Casino

**~5 mins away**  
Elk Grove Regional Park

**~4 mins away**  
Old Town Pizza  
La Fiesta Market  
Common Coffee  
Koala Tea Boba

**~1 min away**  
Dust Bowl Brewing  
34 Townhomes  
Old Town Plaza

**~4 mins away**  
Fujiya, Jamba Juice  
Pets to Go, Bel Air  
Starbucks  
Taqueria La Valentina

**~3 mins away**  
Prost Beer Hall  
Tule Coffeehouse  
Vintage Soul  
The Sandwich Spot  
Bob's Club  
Brick House  
Babe's Lounge

**~6 mins away**  
Pig Latin  
Tasty Pot  
Starbucks  
Walmart  
Fuji Sushi  
Paris Banh Mi  
Satori Sushi  
Elk Grove Auto Mall

**~15 mins away**  
Project Elevate Dev.  
Costco  
Trader Joe's  
Nugget Markets  
Olive Garden  
Buffalo Wild Wings  
Kohls, Nordstrom Rack  
Kajiken  
Fleet Feet, + more!

**~10 mins away**  
Leatherby's  
Peet's Coffee  
Cold Stone  
Bonchon, BJ's,  
Mimi's Cafe  
Interlude Kitchen  
Home Depot  
BevMo!, T.J. Maxx

**~10 mins away**  
Green Acres  
In-N-Out Burger  
Rose Tea Lounge  
Kobe Steak & Sushi  
Staples, Hobby Lobby  
Ember Korean BBQ  
Grocery Outlet  
Mikuni, Panera  
In-shape, Paesanos

**~15 mins away**  
Journey to the Dumpling  
Target, Macy's  
Well Season Dim Sum  
Chipotle, Habit,  
Chevy's, DSW  
Petco, Jack's Urban  
Eats, + more!

**~11 mins away**  
T% Coffee & Tea  
Bel Air, Safeway  
CVS, Island Pacific  
Supermarket  
Starbucks  
Pho Basil  
24 Hour Fitness  
Chase, + more!

**3 THE LOCATION**  
9700 RAILROAD STREET

# ELK GROVE, CA

PLACER.AI 2025



**178,124**  
RESIDENTS



**\$122,229**  
MEDIAN HOUSEHOLD INCOME



**14.2%**  
RESIDENTIAL RENT GROWTH

## SOUTH OF THE URBAN CORE AND IS JUST A SHORT DRIVE AWAY

Elk Grove has quietly moved from “bedroom suburb” to a self-sustaining growth city and that shift is exactly why a high-quality, turn-key restaurant in its historic core can thrive. Over the last few years, the city has added a true regional demand driver with Sky River Casino (opened August 15, 2022), a major entertainment destination with significant on-site dining and nightlife energy, and announced expansion activity that reinforces long-term visitation, and job growth. At the same time, Elk Grove’s pipeline of new retail, dining, and lifestyle openings (many landing in 2025 and carrying into 2026) signals accelerating consumer spend and a deeper, more diverse trade area than Elk Grove had even 5 - 10 years ago. Another up-and-coming development signaling major growth in Elk Grove will be Project Elevate, a 20 acre project that will consist of 90,000 SF of

retail, a 4 star hotel, and over 400 units of multifamily.

Just as important for a restaurant operator: Elk Grove’s “center of gravity” is being strengthened by intentional infill and placemaking—particularly around Old Town / Railroad Street—where public improvements and private mixed-use investment are designed to create a more walkable, event-friendly environment (better streets, parking, utilities, and public spaces) that supports destination dining. In other words, this isn’t only about rooftops and sprawl, it’s the city actively building the kind of district energy that restaurants feed on.

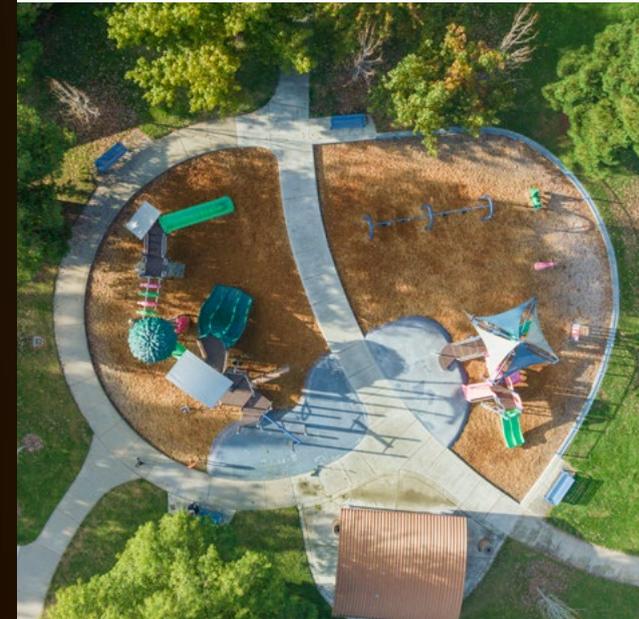
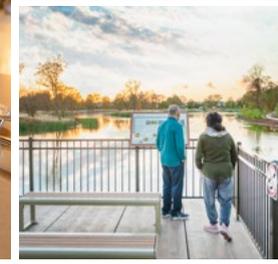
Why that matters for a lessee or buyer at 9700 Railroad Street is because you’re not just leasing/buying a building, you’re buying into a market that’s adding demand drivers, adding spend (new retail/dining momentum), and densifying close-

in housing and mixed-use around the historic core. A ± 6,500 SF, 2nd-gen turn-key restaurant with a ± 2,455 SF patio in a historic, architecturally compelling building with new TI is positioned to capture the upside of that evolution: more “reasons to come,” more frequency, and more customers who want an experience, not just a meal.

Elk Grove’s sizeable and growing population, above-average household income, and demographic diversity create a strong base of residents with both the means and the interest to dine out regularly. Combined with regional development drivers, these demographic fundamentals support demand for both everyday and destination dining concepts, making a turn-key restaurant on Railroad Street especially compelling as they enter this emerging, affluent market.



PROJECT ELEVATE RENDERING: COMING SOON



# ELK GROVE DATA/DEMOGRAPHICS

Home to an entrepreneurial spirit and superior quality of life, Elk Grove is a family-oriented community where opportunity is around every corner. The City offers everything from starter homes to ranch estates, and provides a safe, youthful environment where families put down roots. Its population of nearly 180,000 residents is diverse in ethnicity, age and income levels. There are approximately 52,000 households in Elk Grove with a median income of \$122,229. Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport, rail lines and two ports. The City of Elk Grove is known for an award winning school district, a variety of outstanding restaurants, a historical district, first-rate parks, and much more.

Named the first city to incorporate in California during the 21st century (July 2000), Elk Grove has blossomed with new businesses, residents, and employment opportunities, City services include an outstanding police department, animal care services unit and a first-rate public transportation system managed by Sacramento Regional Transit. Elk Grove is a city with small town roots that boasts a proud heritage and bright future.

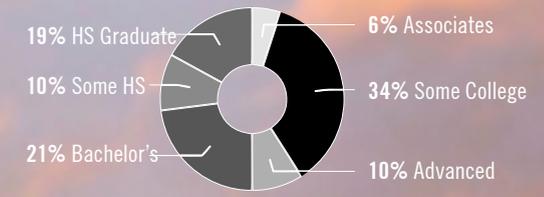
### ELK GROVE CITY RANKINGS:

- #1 Sacramento Suburb for Young Couples
- #1 Fastest Growing City in California
- #2 in USA "Where Millennials are Buying Homes"
- #2 Best City for Homeownership in CA
- #7 Cleanest City in the U.S.
- #7 Most Ethnically and Racially Diverse
- #10 Best Cities for Women in the Workforce
- #11 Fastest Growing City in the U.S.
- #17 Safest Cities in America

### 2020 HOUSEHOLD INCOME - 5 MILE RADIUS OF PROPERTY:

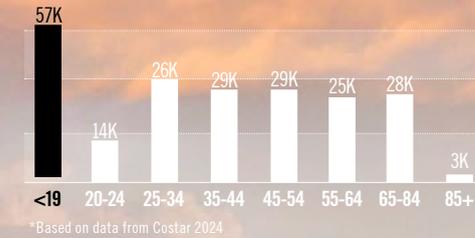


### EDUCATION ATTAINMENT WITHIN A 5 MILE RADIUS:



Apartment Vacancy **6.6%**  
 12 Mo Rent Growth **1.5%**  
 Rent vs Own **26%**

### POPULATION BY AGE WITHIN A 3 MILE RADIUS OF PROPERTY



### ANNUAL CONSUMER SPENDING - 5 MILE RADIUS:

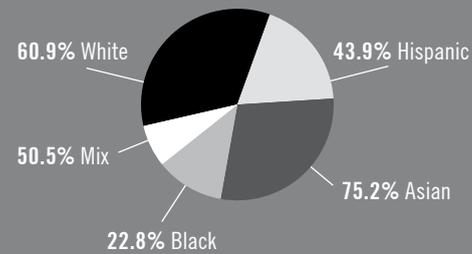


### 2025 MEDIAN HOME SALE PRICE IN CITY OF ELK GROVE (5 MILE):

**\$511,144**

2025 RETAIL VACANCY RATE IN ELK GROVE: **2.3%**

### ELK GROVE RACIAL DIVERSITY (5 MILE RADIUS):



# SACRAMENTO

PLACER.AI 2025



**1.6M**  
RESIDENTS



**762,400**  
EMPLOYEES



**3%**  
POPULATION GROWTH (LAST 3 YRS)

Sacramento is increasingly recognized as one of California's most promising growth markets, pairing the advantages of a capital city with the momentum of a region on the rise. While other major metros have seen population declines, Sacramento County continues to expand, reaching 1.6 million residents in 2025 (Placer AI). Much of this growth stems from migration out of the Bay Area—San Francisco to Sacramento moves jumped 70% in 2020 (SFGate), and the region remains one of California's top destinations for out-movers seeking space, lifestyle, and opportunity.

Downtown and Midtown have emerged as the centerpieces of this growth. Billions of dollars in public and private investment have reshaped the urban core, bringing new multifamily housing, hotels, and entertainment venues that draw both residents and visitors. Golden 1 Center anchors the city's entertainment scene, joined by venues like SAFE Credit Union Convention Center, SAFE Credit Union Performing Arts Center, Ace of Spades, and the new Channel 24 music venue—all driving year-round foot traffic and nighttime activity. Sacramento's growing event calendar includes high-

profile draws such as Aftershock, Farm-to-Fork Festival, Ironman, and the California International Marathon, creating a steady influx of visitors and economic energy across the core.

As Sacramento and Elk Grove continues to expand its residential footprint, attract employers and events, 9700 Railroad Street is uniquely positioned to benefit from this sustained momentum. The property offers a rare and architecturally unique, turn-key restaurant backed by residents who are hungry for local gathering and dining spots.





2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCRE.COM](mailto:SCOTTKINGSTON@TURTONCRE.COM)

**MATT AXFORD**  
DIRECTOR - LIC. 02124801  
916.573.3308  
[MATTAXFORD@TURTONCRE.COM](mailto:MATTAXFORD@TURTONCRE.COM)

**KAYLYN IBARRA**  
DIRECTOR - LIC. 02350645  
916.573.3305  
[KAYLYNIBARRA@TURTONCRE.COM](mailto:KAYLYNIBARRA@TURTONCRE.COM)

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

*Howl* BARBECUE



**TURTON**  
COMMERCIAL REAL ESTATE