

FOR SALE | ±0.98 ACRE DEVELOPMENT SITE

9392 W STOCKTON BLVD

ELK GROVE, CA 95758



W STOCKTON BLVD



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EXECUTIVE SUMMARY

9392 W. Stockton Boulevard presents a compelling redevelopment opportunity in the heart of Elk Grove's established and rapidly growing commercial corridor. The property's configuration, visibility, and location along W. Stockton Boulevard supports a range of potential uses, including single-tenant net-leased retail, multi-tenant strip retail, medical or professional office, or a hybrid commercial concept.

Located just south of Sacramento, Elk Grove is a rapidly growing suburban community that continues to experience sustained population growth, strong household income levels, and increasing demand for high-quality neighborhood-serving retail and service-oriented office space.

PROPERTY OVERVIEW

PROPERTY SIZE:

±0.98 Acres (42,689 SF)

APN:

125-0010-023

ZONING:

MP - Industrial Office Park

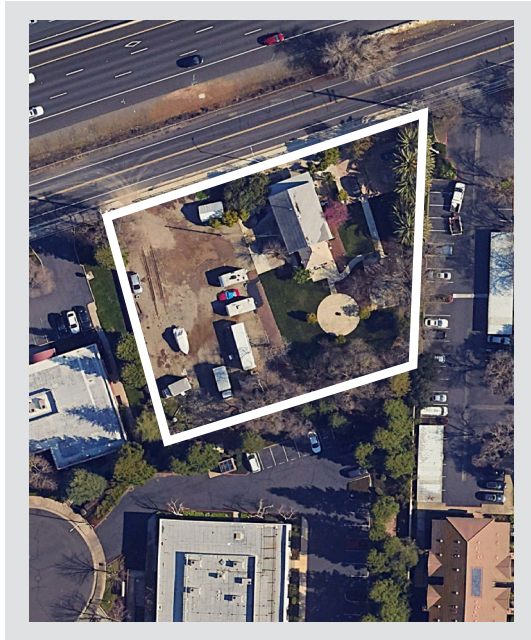
The industrial-office park district is intended to provide well-designed and integrated development that supports a range of clean, light industrial or high-technology office and manufacturing uses and may include research, retail, service, and storage components or other supportive uses, such as dry cleaners, day care centers, restaurants or medical clinics. The MP designation is intended for low to medium intensity uses located along freeways, thoroughfares, arterials, or collectors or near existing/planned public transit stops.

WHY THIS SITE WORKS FOR REDEVELOPMENT

The property is well-positioned for redevelopment given Elk Grove's high occupancy office market and shortage of new commercial construction. The overall vacancy rate in Elk Grove as of Q4 2025, is approximately 4%, the lowest in Sacramento County.

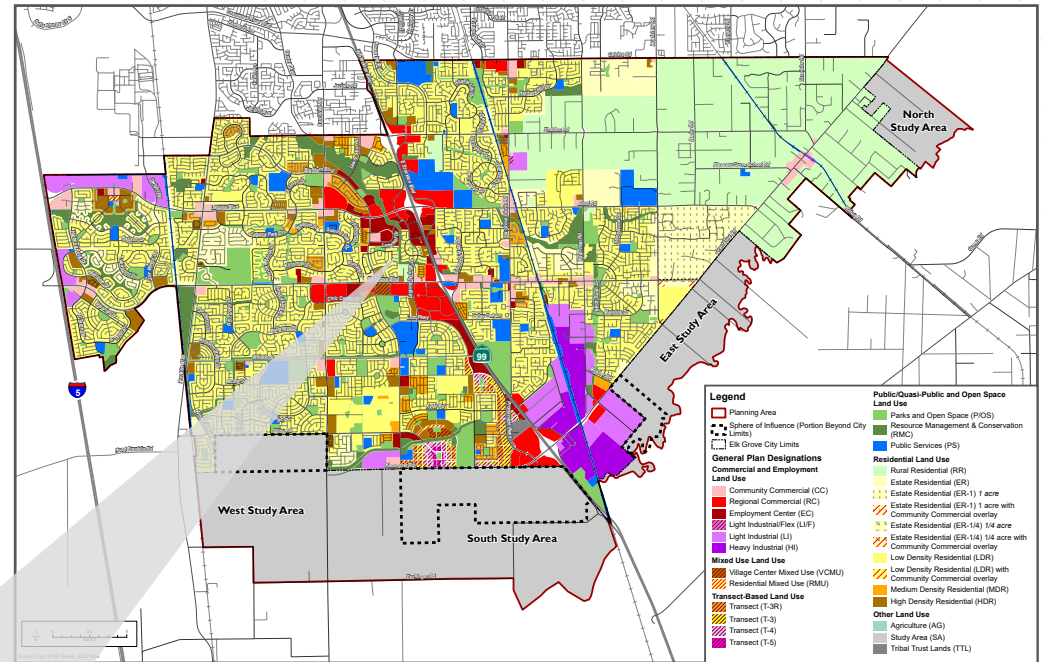


PARCEL MAP



PROPERTY ZONING

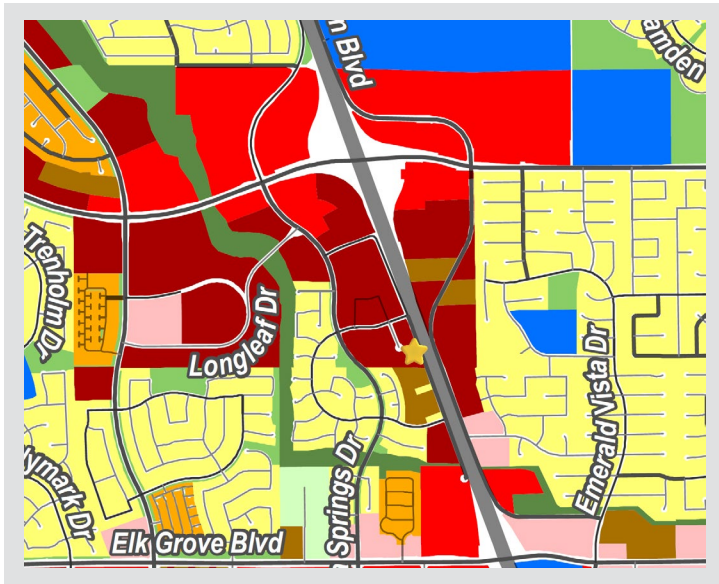
Industrial-Office Park (MP). The industrial-office park district is intended to provide well-designed and integrated development that supports a range of clean, light industrial or high-technology office and manufacturing uses and may include research, retail, service, and storage components or other supportive uses, such as dry cleaners, day care centers, restaurants or medical clinics. The MP designation is intended for low to medium intensity uses located along freeways, thoroughfares, arterials, or collectors or near existing/planned public transit stops. The emphasis in this district is on development in a business park setting on sites adjacent to other industrial, commercial, or office uses or near higher density residential development. Development should be pedestrian-friendly with connections between and among different uses; however, it should also accommodate automobiles. Development in this district should take advantage of existing or planned public transit opportunities.



[CLICK TO VIEW CITY OF ELK GROVE ZONING MAP](#)

Land Use - Employment Center (EC)

The property located at 9392 W. Stockton Blvd, Elk Grove, CA 95758 sits along the Highway 99 commercial corridor and falls under the Employment Center (EC) General Plan land use designation.



SURROUNDING TRADE AREA





CONTACT

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