

FOR SALE | ±1.71 ACRE COMMERCIAL SITE

9135 ELK GROVE FLORIN RD

ELK GROVE, CA 95758



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EXECUTIVE SUMMARY

9135 Elk Grove Florin Road presents a compelling infill redevelopment opportunity positioned along one of Elk Grove's primary north-south corridors. The property benefits from strong visibility, consistent traffic flow, and direct accessibility, making it ideally suited for complementary commercial uses that support the surrounding retail and service environment.

The site offers flexibility for a range of redevelopment scenarios, most notably as a freestanding retail pad or as additional parking to serve neighboring businesses. Given the established commercial character of Elk Grove Florin Road and the presence of nearby tenants, the property is well-positioned to accommodate a pad user seeking prominent street frontage or to provide much-needed parking relief in an increasingly constrained infill corridor.

PROPERTY OVERVIEW

PROPERTY SIZE:

±1.71 Acres (74,487 SF)

APN'S:

127-0010-021 127-0010-025

ZONING:

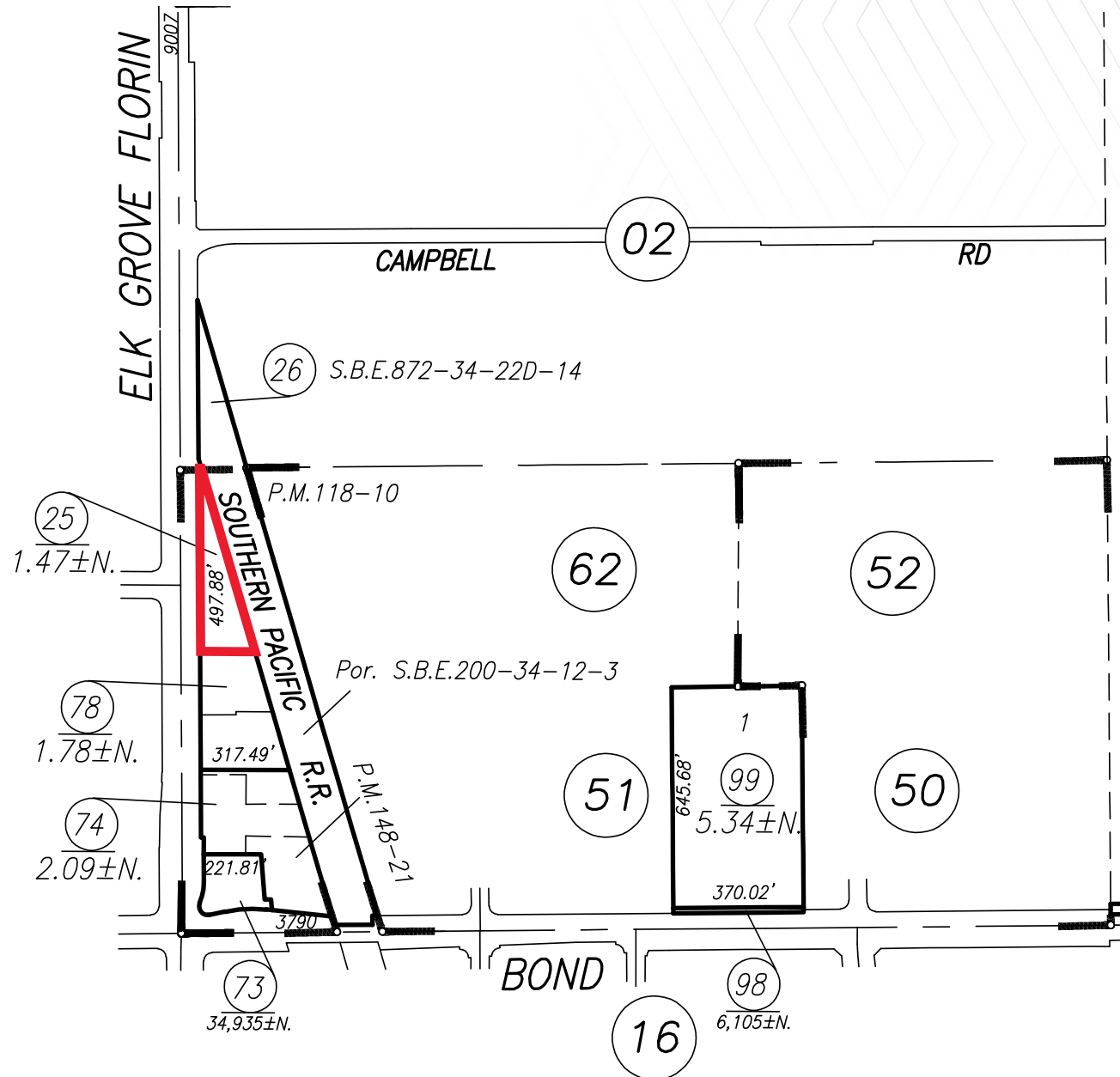
GC – General Commercial

SALE PRICE:

\$995,000



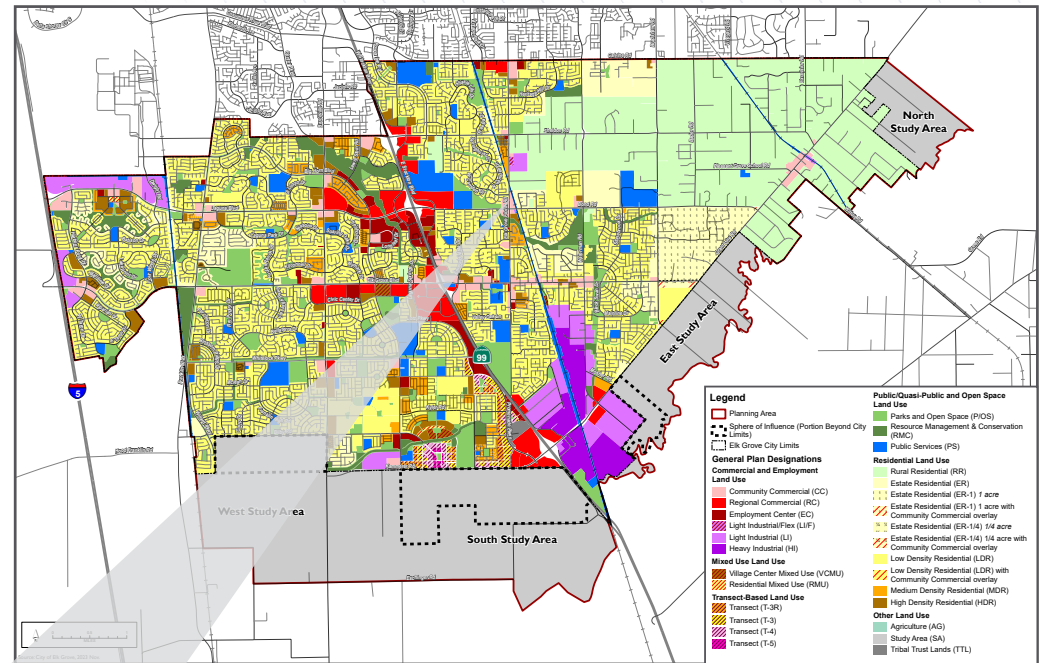
PARCEL MAP



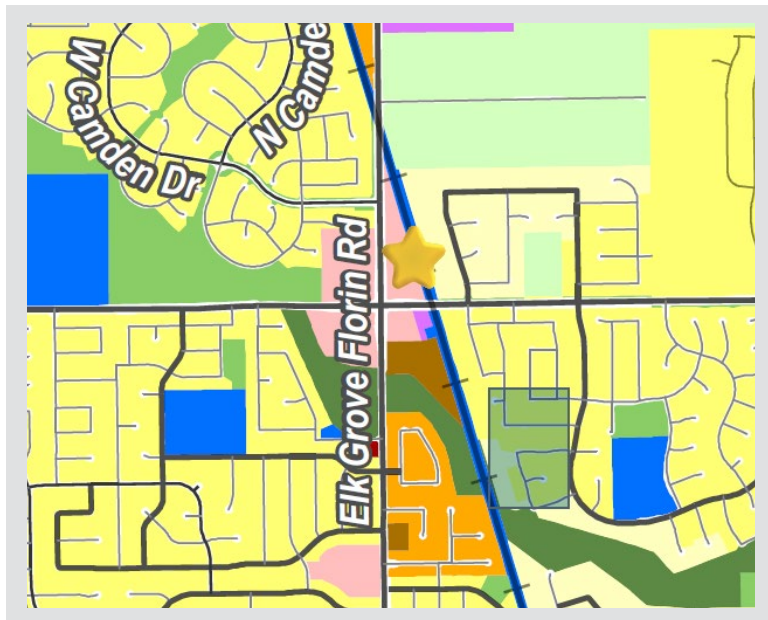
PROPERTY ZONING

Land Use - GC - General Commercial

General Commercial (GC). The general commercial district is intended to allow for medium to high intensity uses with a wide range of retail, wholesale commercial, entertainment, office, services, and professional uses. Development should be pedestrian-oriented, but is expected to be auto-accommodating as well. This district should be applied to medium to large sites adjacent to other commercial uses, office uses or higher density residential development. When located adjacent to single-family residential, vehicles using the commercial site should not have a direct impact on the entrances to the neighborhood, but pedestrian connections should be provided. GC sites should be located near freeways, along arterials, or at major intersections. This district is also intended to support the development of urban villages that offer a mixture of uses including retail, offices, services, entertainment, and commercial within the same site with connections between those uses. Development should provide a pleasant visual atmosphere for motorists, transit users, and pedestrians as well as for the other businesses located within the zoning district.



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



SURROUNDING TRADE AREA



AREA DEMOGRAPHICS

ELK GROVE, CALIFORNIA

POPULATION

	1-Mile	3-Mile
Total Population	13,947	130,637
5-Year Population Growth	1.76%	1.61%

HOUSEHOLDS

	1-Mile	3-Mile
Total Households	4,642	40,113
5-Year Household Growth	1.74%	1.60%

INCOME

	1-Mile	3-Mile
Median Household Income	\$114,823	\$110,719

EMPLOYEES

	1-Mile	3-Mile
Daytime Employees	2,994	33,192

AGE

	1-Mile	3-Mile
Median Age	41.60	38.80





CONTACT

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