

# 7945 Elder Creek Rd, Sacramento, CA 95824

Retail For Lease | Dutch Bros Adjacent

Downtown Sacramento  
±8.8 Miles Away



Space Available

## MATTHEWS™

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# Lease Highlights

**±1,452 SF**  
Available

**\$3.00 PSF + \$0.89 NNN**  
Asking Price

**±31,700 VPD**  
Elder Creek Rd & Power Inn Rd

## Prime Sacramento Retail Location

Prime infill Sacramento location with immediate access to Highway 99, providing convenient regional connectivity throughout the Sacramento metropolitan area.

## Downtown Sacramento Connectivity

Approximately 8.8 miles south of Downtown Sacramento, offering access to the region's government, business, and entertainment districts.

## Regional Freeway Access

Immediate access to Highway 99 with convenient connections to Interstate 5 and U.S. Highway 50, providing efficient travel throughout the Sacramento region.

## Strategic Employment Corridor

Situated within the established Power Inn / Elder Creek industrial corridor, one of Sacramento's primary employment and distribution hubs.

## Close Airport Proximity

Approximately 20 miles from Sacramento International Airport (SMF), supporting regional and national business travel.

## Nearby Business Amenities

Close to retail, dining, hotels, and business services along Florin Road, Mack Road, and Stockton Boulevard.



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US Navy Reserve & Officer Recruiting  
Military Recruiting Office



Power Inn Rd ± 11,300 VPD



Subject  
Property



Elder Creek Rd ± 20,400 VPD

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**7945 Elder Creek**

Sacramento, CA 95824



**Available**  
**±1,452 SF**



**Elder Creek Rd ± 20,400 VPD**

# Property Photos



# Sacramento CA

## Market Demographics



**2.4 Million+**

Total Population

**\$83,753**

Median HH Income

**926,600**

# of Households

**51.5%**

Homeownership Rate

**5.9%**

Retail Vacancy

**63%**

Employed Population

**35.7**

Median Age

**\$484,600**

Median Property Value

## Local Market Overview

Sacramento serves as Northern California's governmental, healthcare, and educational center while benefiting from sustained population growth and migration from higher-cost coastal markets. As California's capital city, Sacramento supports a stable employment base anchored by state government, healthcare systems, higher education, and a growing technology sector. The metropolitan area's expanding population, diverse consumer demographics, and comparatively affordable housing continue to drive retail demand across neighborhood centers, regional shopping destinations, and mixed-use developments. Strong transportation connectivity via Interstate 5, Interstate 80, U.S. Highway 50, and Sacramento International Airport further enhances the city's role as a regional retail hub.

Retail investment remains concentrated in high-performing destinations such as Arden Fair, Downtown Commons (DOCO), Delta Shores, Natomas, and Midtown, while large-scale mixed-use developments continue to expand the city's consumer base. Continued residential growth, increasing tourism, and significant redevelopment projects—including The Railyards—are expected to support long-term retail fundamentals. Sacramento's combination of government stability, expanding private-sector employment, and a regional trade area exceeding 2.4 million residents positions the market as one of Northern California's most attractive retail investment locations.

| Population               | 1-Mile   | 3-Mile   | 5-Mile    |
|--------------------------|----------|----------|-----------|
| Current Year Estimate    | 15,077   | 135,589  | 392,261   |
| Households               | 1-Mile   | 3-Mile   | 5-Mile    |
| Current Year Estimate    | 4,202    | 44,658   | 136,523   |
| Income                   | 1-Mile   | 3-Mile   | 5-Mile    |
| Average Household Income | \$95,884 | \$91,875 | \$114,638 |

# California's Capital

Sacramento anchors a government-driven and diversified regional economy. Strategically positioned between the Bay Area and Lake Tahoe, Sacramento benefits from regional connectivity and migration inflows.

Sacramento's economy is anchored by its role as the state capital, with government employment forming a significant base of economic stability. The

region also benefits from a strong healthcare network, expanding logistics infrastructure, and a growing technology presence fueled by cost migration from coastal markets. Proximity to Interstate 5, Highway 99, and Union Pacific rail lines enhances distribution capabilities, while Sacramento International Airport supports both passenger and cargo activity.

**Total Population**  
**±2.4 Million**

**Annual Visitors**  
**±15 Million**

**Tourism Economic Impact**  
**±\$4.9 Billion**

**GDP**  
**\$160+ Billion**



## **Confidentiality & Disclaimer Statement**

This Leasing Package contains select information pertaining to the business and affairs of **7945 Elder Creek, Sacramento, CA, 95824** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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**Broker of Record**

**David Harrington**

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