

# THE L I N E

**ONLY 2  
KITCHENS  
AVAILABLE!**

COMMERCIAL TURN-KEY KITCHENS FOR LEASE  
6415 ELVAS AVENUE IN EAST SACRAMENTO

 **TURTON**  
COMMERCIAL REAL ESTATE



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

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

© 2024 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 LINE

## THE PROPERTY

11 KITCHENS	3 TAKE-OUT WINDOWS	TYPE 1 HOOD	MINIMAL START UP COST	\$4,000 PER MONTH
----------------	-----------------------	----------------	--------------------------	----------------------

The Line on Elvas is a highly innovative project of newly constructed “ghost” kitchens for online ordering and takeout business - your virtual second back of house! Recognizing the changing landscape of food delivery and takeout which accelerated due to COVID associated shutdowns, The Line on Elvas was created as Sacramento’s first virtual kitchen project. The Line, located at 6415 Elvas Avenue, includes 11 individual commercial kitchen units, completely remodeled with enclosed food preparation and cooking operations. Two of the kitchens are still available. Tenants have utilization of an on-site order and pickup services and will provide space for both restaurant start-ups and estab-

lished local operators looking to capitalize on the growing food delivery market without the high capital costs of opening a storefront restaurant. Virtual kitchens allow restaurant operators to focus on the food delivery and takeout only business – utilizing channels such as Uber Eats and Door Dash – without the extra labor and operational expenses of a traditional dine-in restaurant format. This exciting project provides an outstanding location in the vibrant 65th and Folsom Corridor in East Sacramento. The property is 80 feet from Sacramento State University, within two blocks of thousands of newly built and under construction student housing and multifamily units, SMUD

Headquarters, and multiple medical institutions including UC Davis Medical Center, Mercy Hospital and Sutter Hospital. The property is also in proximity to some of Sacramento’s most affluent neighborhoods - East Sacramento, Sierra Oaks, and Midtown. The property is conveniently located near the 65th Street Light Rail Station that serves Downtown Sacramento. The Highway 50 on-ramp is a short two blocks from the property. The walking/bicycle tunnel to Sacramento State is just 80 feet to the south. The property is in a prime position to take advantage of nearby institutions and commute routes.





## PROPERTY DETAILS

**Address:** 6415 Elvas Avenue, Sacramento, CA 95819

**Kitchens Available:** 2

**Kitchen Size:** 200 square feet

**Ceiling Height:** 9 feet

**Corridor Width:** 4 feet

**Equipment Provided:**

Commercial kitchen hood cooking type 1

Dedicated outdoor air systems (DOAS) unit

Three-compartment sink

Prep sink

Hand wash sink

Stainless steel shelving

Walk-In Cooler (shared)

Walk-In Freezer (shared)

Additional storage available

**Finishes:**

Walls: RFP wall panels

Floor: Epoxy

Lighting: LED panels

Power: Minimum 5 dedicated outlets

**ONLY 2  
KITCHENS  
AVAILABLE!**

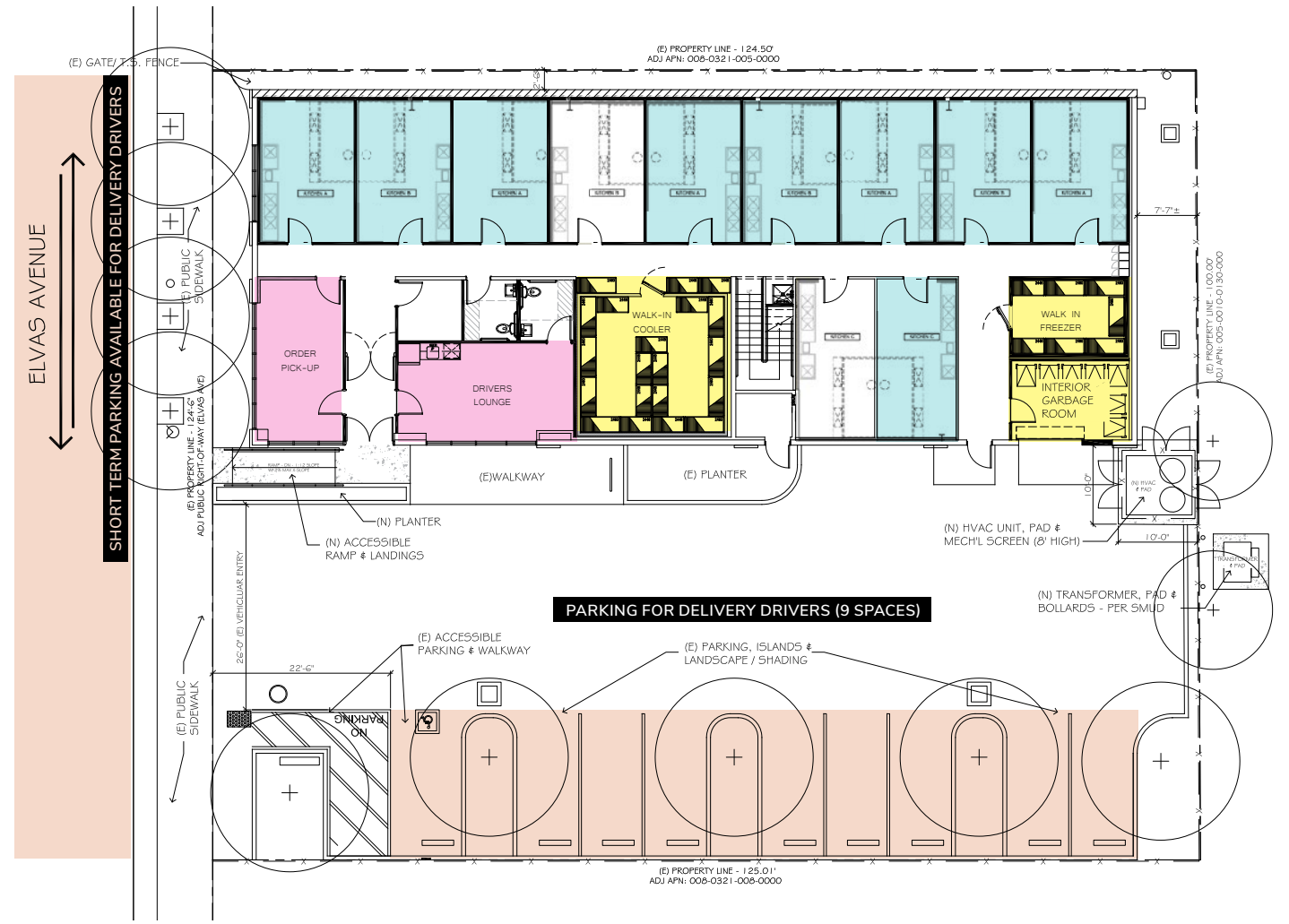


DRIVER'S LOUNGE

# SITE PLAN

SPACE	SERVICES	FIXTURES	UTILITIES
Driver lounge	Processing orders	Type 1 commercial hood	Power outlets
Order processing center	Handoff to correct courier	Grease trap	Cold/hot water lines
Staff lockers	Cleaning	Makeup air & DOAS unit	Fire/gas safety system
Receiving area	Maintenance	Industrial grade water heater	WiFi
Loading area	Health inspections	Walk-in cooler and freezer	Ethernet connections
Restrooms	Delivery logistics	Three-compartment sink	Trash
Mop wash	On-site support	Prep & Hand wash sink	Recycling

	AVAILABLE KITCHENS		DRIVER AMENITIES
	SHARED AMENITIES		DRIVER PARKING





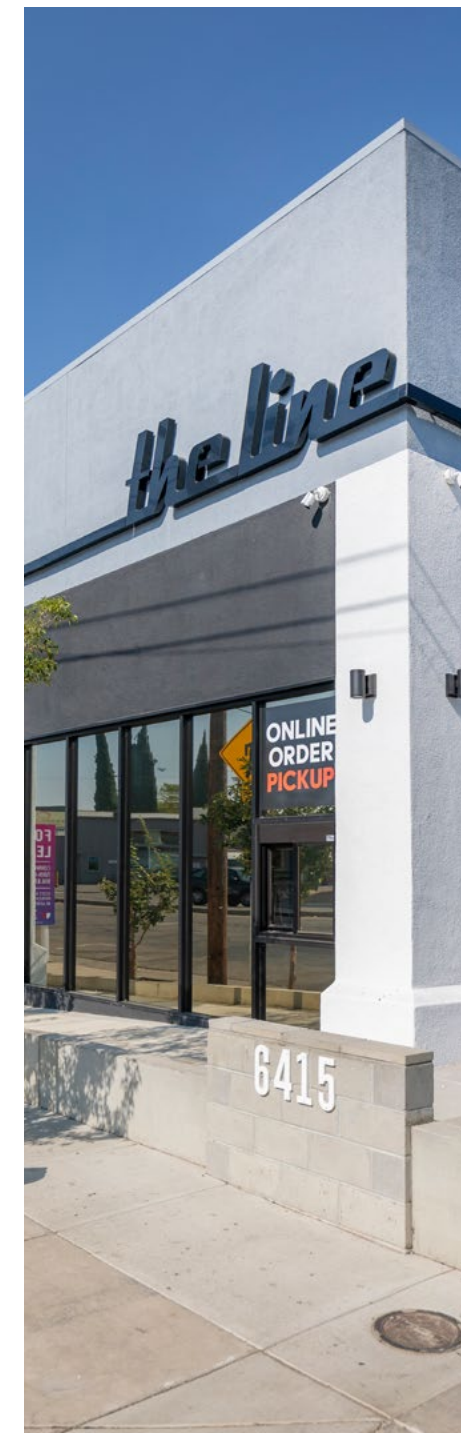
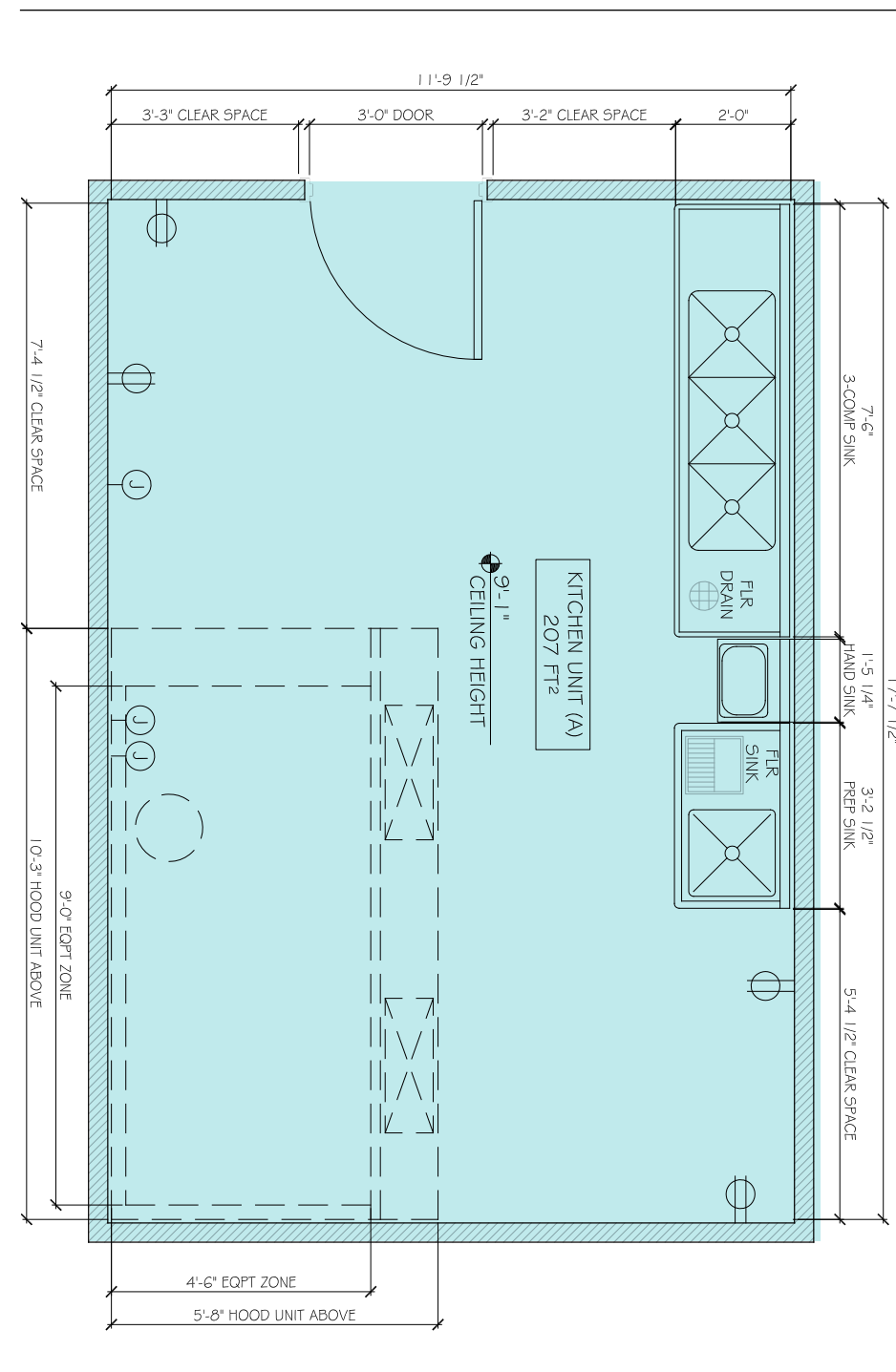
# KITCHEN PLAN

**BASE FEE - \$4,000**

- Utilities - water, sewage (Licensee to pay gas and electric)
- Trash
- Internet
- Security
- Nightly Janitorial
- Grease Trap Cleaning & Maintenance
- Dry and cold storage

**SERVICE FEE - 3%**

- Processing orders and handoff to correct courier
- On-site staff and support
- 3rd party delivery management software
- Single tablet to aggregate orders / deliveries





# SOFTWARE

## INSIGHT

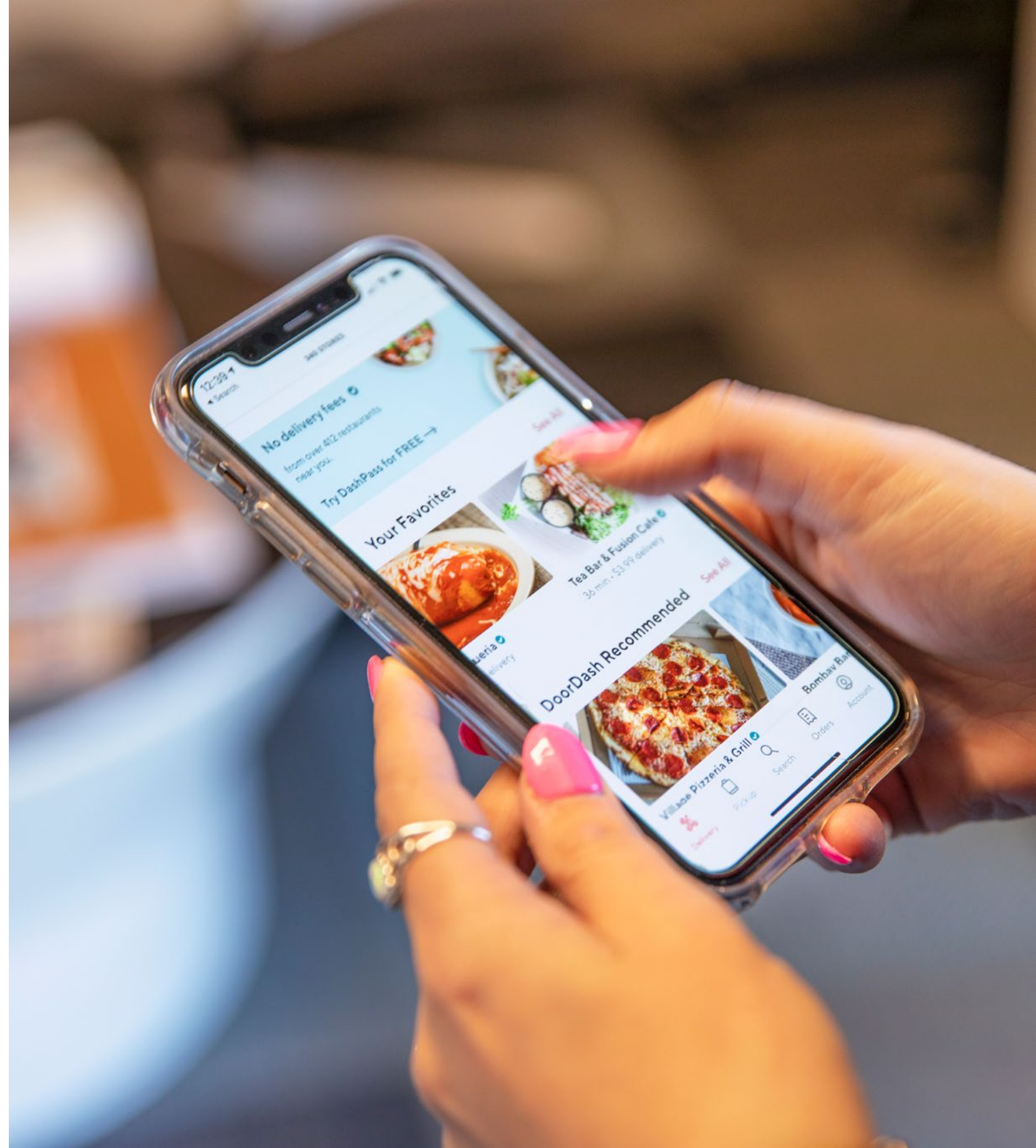
- Leverage your data to uncover insights, maximize revenue and operational efficiency with our industry-leading custom dashboards.
- Analyze missed orders, lost revenue, availability and uptime breakdown, product mix performance and hourly sales.
- Receive bespoke solutions that are tailored to your business needs

## TRENDS

- Gain insight into performance at the brand level, and empower your franchisees to optimize in real time through live data.
- Utilize a single login for all your data sources that's accessible from our computer or tablet.
- Seamlessly filter your data by location, brand, and delivery partner.
- 3rd party aggregation - all orders from DSP's (doordash, etc) flow into 1 single tablet.

## HAND OFF

- Increase efficiency in operations through a handoff feed display that informs staff of courier status.
- Streamline courier pick ups through your check-in web application that notifies couriers when orders are ready.
- Automate order handoffs through our integrated cubby system.
- Native online ordering site so you don't have to pay 3rd party commission fees.



# ECONOMICS

## INITIAL INVESTMENT

## OPERATING COSTS

## GO-TO MARKET

## STAFFING & LOGISTICS

### TRADITIONAL

- |  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li>• \$1 Million for 2,000 SF Space</li> <li>• Permitting expenditures</li> <li>• Construction expenditures</li> <li>• Equipment expenditures</li> </ul> | <ul style="list-style-type: none"> <li>• High operational costs for fully staffed kitchen</li> <li>• 20+ staff required</li> <li>• Front &amp; back of house labor</li> <li>• 4 to 5 year break- even point</li> <li>• Long-term lease commitment (~10 years)</li> </ul> | <ul style="list-style-type: none"> <li>• 12 to 18 months to launch</li> <li>• Single brand capability</li> <li>• No autonomy and flexibility in space design</li> <li>• Construction expenditures</li> </ul> | <ul style="list-style-type: none"> <li>• 20% of business via delivery</li> <li>• Additional staffing required for delivery management</li> <li>• High costs associated for prime visibility and high demand areas</li> </ul> |
|--|--|--|--|

### THE LINE

- |   |  |  |  |
|---|--|--|--|
| <ul style="list-style-type: none"> <li>• Minimal start up expenses</li> <li>• Basic infrastructure included and installed</li> <li>• Commercial hood</li> <li>• Hand sink</li> <li>• Prep sink</li> <li>• 3-Compartment sink</li> </ul> | <ul style="list-style-type: none"> <li>• Lower operational cost</li> <li>• 4 staff required</li> <li>• No front of house labor</li> <li>• 3 to 6 month break- even point</li> <li>• Flexible commitment</li> </ul> | <ul style="list-style-type: none"> <li>• 4 weeks to launch</li> <li>• Permitting complete</li> <li>• Construction complete</li> <li>• Faster expansion</li> <li>• Multi-brand capability</li> <li>• Experimentation with menu</li> </ul> | <ul style="list-style-type: none"> <li>• Optimized delivery only model</li> <li>• 100% Of business via delivery</li> <li>• On-site fulfillment team to provided for delivery orders</li> <li>• Site located at heart of delivery demand</li> </ul> |
|---|--|--|--|

## SAMPLE OPERATOR PROFIT & LOSS STATEMENT PER MONTH

REVENUE		EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
Total Monthly Sales Revenue		\$60,000	\$90,000	\$120,000
<b>EXPENSES (LICENSEE PAYS DIRECTLY)</b>				
Cost of Goods Sold	25%	\$15,000	\$22,500	\$30,000
Delivery Fees (3rd Party Delivery Fees)	25%	\$15,000	\$22,500	\$30,000
total Operator Labor Costs		\$13,564	\$13,564	\$20,346
Utilities: Gas % Electric (submetered)	\$450	\$450	\$450	%450
Operator Insurance	\$150	\$150	\$150	\$150
Marketing Costs	\$500	\$500	\$500	\$500
<b>Total Variable Expenses</b>		<b>\$44,664</b>	<b>\$59,664</b>	<b>\$81,446</b>
<i>Percent of Revenue</i>		74.44%	66.29%	67.87%
<b>EXPENSES (LICENSEE PAYS TO THE LINE ON ELVAS) MONTHLY</b>				
Base Fee	\$4,000	\$4,000	\$4,000	\$4,000
Processing Fee (Online Orders)	3.0%	\$1,800	\$2,700	\$3,600
<b>Total The Line Expenses</b>		<b>\$5,800</b>	<b>\$6,700</b>	<b>\$7,600</b>
<i>Percent of Revenue</i>		9.67%	7.44%	6.33%
<b>TOTAL OPERATING EXPENSES</b>		<b>\$50,464</b>	<b>\$66,364</b>	<b>\$89,046</b>
<i>Percent of Revenue</i>		84.11%	73.74%	74.20%
<b>NET PROFIT</b>		<b>\$9,536</b>	<b>\$23,636</b>	<b>\$30,954</b>
<i>Percent of Revenue</i>		15.9%	26.3%	30.954%
<b>Total Annual Profit</b>		<b>\$114,433</b>	<b>\$283,633</b>	<b>\$371,450</b>





# BUILDING LOCATION

CENTRAL LOCATION BETWEEN MIDTOWN, DOWNTOWN, EAST SAC & ARDEN ARCADE

The Line on Elvas is located in the epicenter of the most thriving part of the Sacramento region – the urban grid.

The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

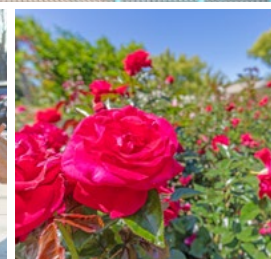
East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$450, which is almost double the Sacramento average of \$235 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few high-end office buildings exist in East Sacramento, spaces that are truly architectural-ly unique like The Park at East Sacramento are tough to find, and often lease very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.

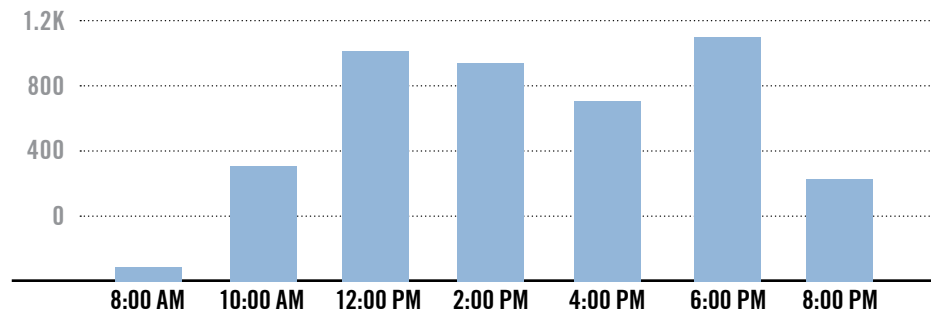


# THE LINE ✂

## NEARBY DATA BITES

- Prime Location next to Sac State's New Student Housing District
- High Demand for Retail in Underserved Area
- Highly Visible to Traffic on Elvas Avenue
- Easy Access From Highway 50 On/Off Ramp

Total 2023 Visits by Hour to 6415 Elvas Avenue



⇒ **\$98,383** ⇐

**Average Household Income**  
2-mile radius of property

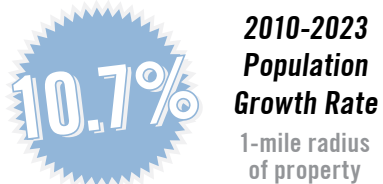
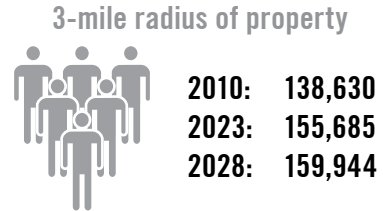
### Psychographic Profile

**Singles and Starters**  
Young singles starting out and some starter families living a city lifestyle

**Thriving Boomers**  
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

**Young City Solos**  
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

### Nearby Population



### Traffic Counts

**20,749**



Daily Cars on Elvas Ave

### Annual Consumer Spending in millions

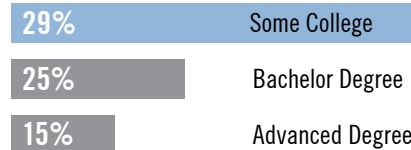


**\$174.905**

1-mile radius of property



### Education Levels

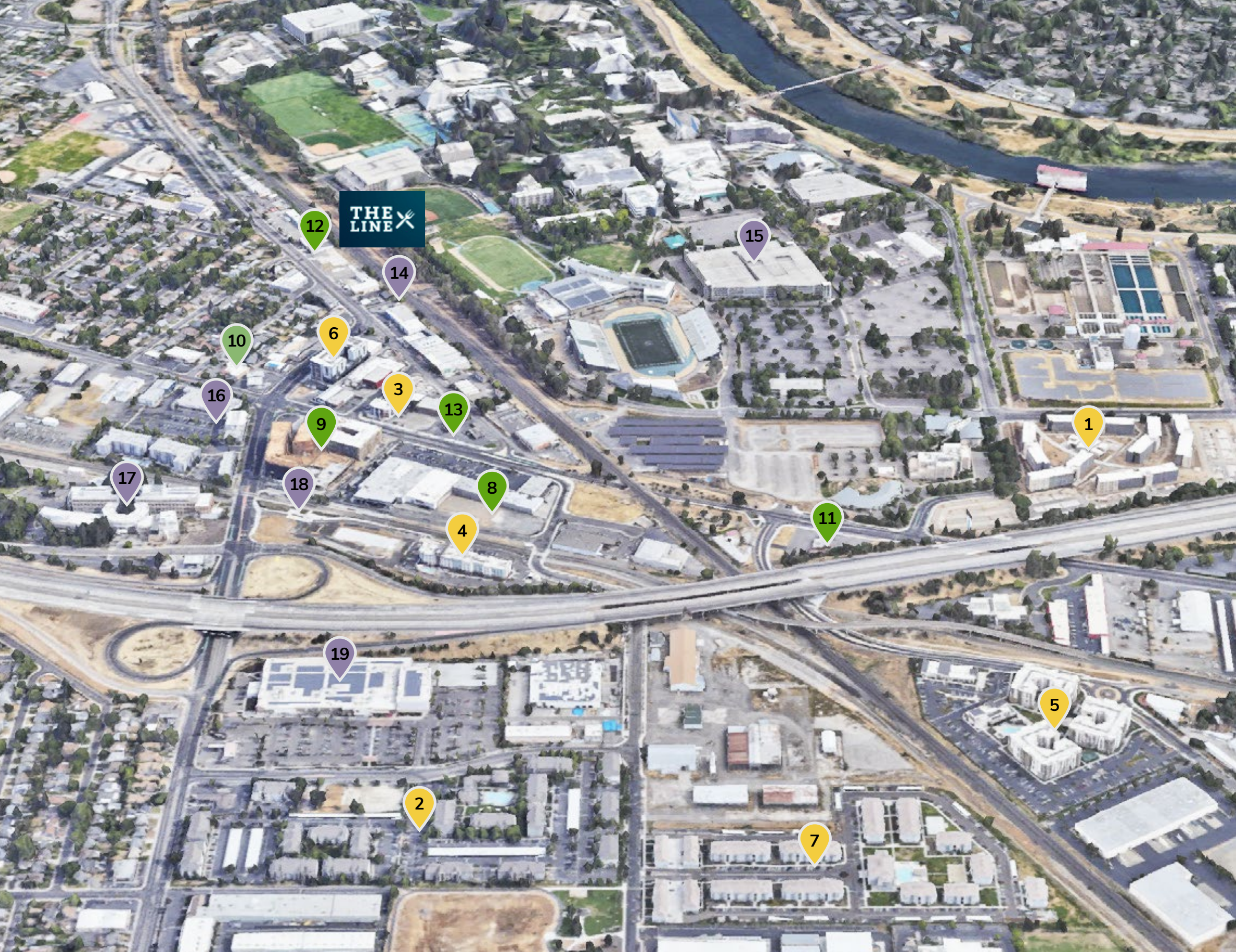


**915**

**Nearby Businesses**

1-mile radius of property





**COMPLETED**

- 1. **Hornet Commons** 284 Units / 1100 Beds
- 2. **The Element** 288 Units / 792 Beds
- 3. **6601 Folsom Blvd** 10 Units
- 4. **Hampton Inn** 116 Rooms
- 5. **The Crossings** 225 Units / 750 Beds
- 6. **Academy65 - 1325 65th St.** 90 Units / 300 Beds
- 7. **Lark Sacramento** 726 beds
- 8. **Wexler on 65th, 1500 67th St.** 223 Units / 760 Beds

**PROPOSED**

- 9. **Q Street Commons - 6779 Q St.** 125 Units / 424 Beds
- 10. **6409 Folsom Blvd.** 54 Units
- 11. **7042 Folsom Blvd** TBD
- 12. **6325 Elvas Ave** 225 Units / 750 Beds
- 13. **Opus @ Folsom & Elvas** 37 Units / 372 Beds

**ALSO!**

- 14. **Pedestrian Access to CSUS**
- 15. **Sacramento State** 31,588 Students
- 16. **F65, 1420 65th St.** Mixed Use Retail
- 17. **SMUD Campus** 2000+ Employees
- 18. **Regional Transit** University/65th St
- 19. **Target**



## 65<sup>TH</sup> & FOLSOM BLVD

65th & Folsom Blvd is a dining and shopping destination for surrounding office buildings and University students. Grab a coffee or a quick bite to eat during your lunch break. Nearby developments are in full swing adding new amenities and housing each month.

7-Eleven  
Anytime Fitness  
Bento Box  
Dos Coyotes Border Cafe  
Enterprise Rent-A-Car  
GameStop

GetitFixed  
Giovanni's Old World Pizza  
Jamba Juice  
Office Depot  
Pita Pit  
Safe Credit Union

Starbucks  
Subway  
Supercuts  
The Sandwich Spot  
Upper Eastside Lofts  
Zpizza Tap Room





# SACRAMENTO

1,317,600

LABOR FORCE

91,637

TOTAL ESTABLISHMENTS

\$83,493

MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023  
GIS Planning 2022

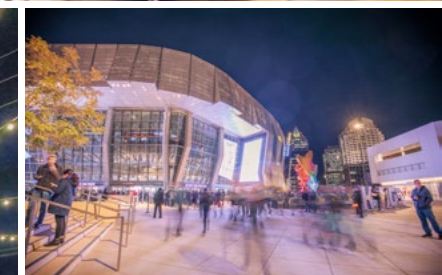
CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento.

The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



ONLY 2  
KITCHENS  
AVAILABLE!



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | TURTONCOM.COM

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
SCOTTKINGSTON@TURTONCOM.COM

© 2024 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.



**TURTON**  
COMMERCIAL REAL ESTATE