



TURTON
COMMERCIAL REAL ESTATE



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3701 Stockton Blvd - Sacramento

For Sale: Turn-key Restaurant / Kitchen Ready for Occupancy

3701 Stockton Blvd



PROPERTY OVERVIEW

3701 Stockton Blvd, Sacramento CA 95820

Turn-key Restaurant in Tahoe Park Available for Sale - \$825,000 (\$239/SF)

- Turn-key kitchen and restaurant ready for occupancy
- ± 3,440 SF building plus a fenced outdoor courtyard and 2-car garage
- ± 1,500 SF kitchen and ±2,000 SF bar, dining room, and common area
- Over \$250,000 of furniture, fixtures, and equipment included in the sale
- Perfect opportunity for a catering or ghost kitchen
- Fantastic location in Tahoe Park
- Less than 1 mile from Aggie Square and UC Davis Medical Center
- Underserved neighborhood with high demand for quality food

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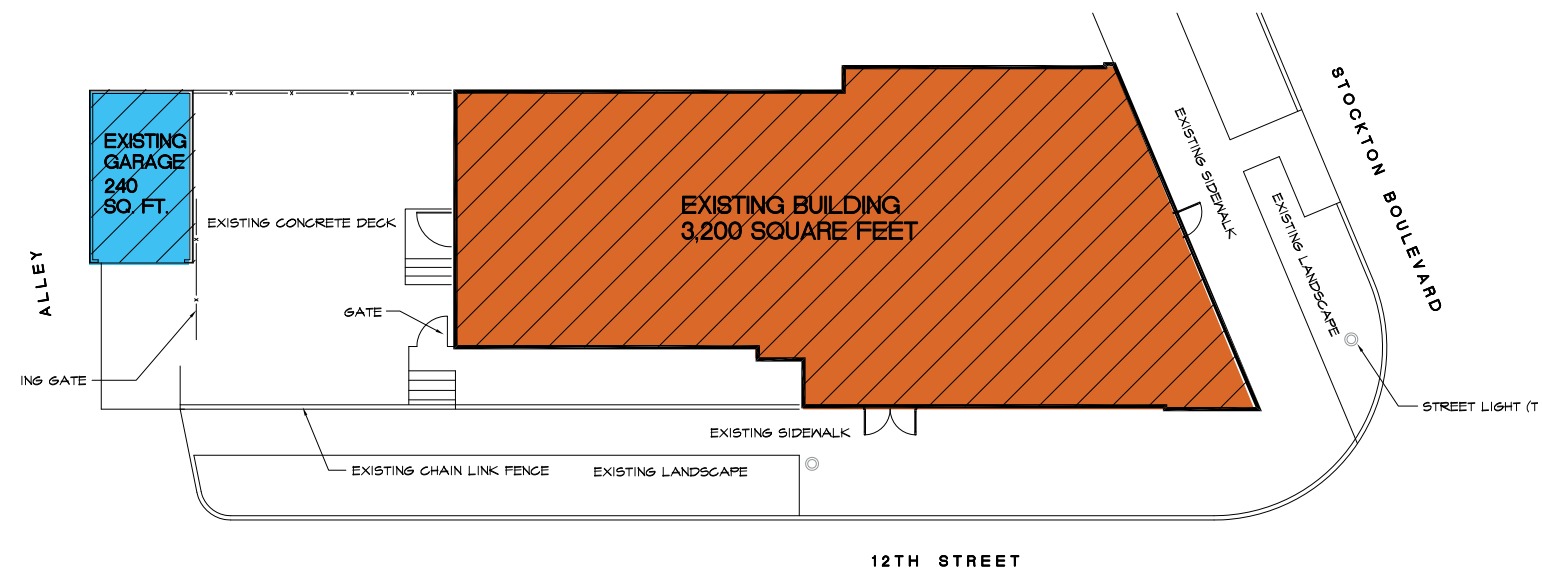
THE OPPORTUNITY

3701 Stockton Blvd is a second-generation restaurant situated along Stockton Blvd on the border of Oak Park and Tahoe Park. The building is a unique opportunity for a restaurateur, private chef, catering company, or event operator to own and operate a full-service kitchen in a centrally located neighborhood.

Turton Commercial is pleased to market for sale 3701 Stockton Blvd (the “Property”), a turn-key restaurant building located in the Tahoe Park neighborhood of Sacramento. The Property features an approximate 3,440 square foot building which includes an approximate 2,000 square foot second-generation and full-service kitchen. The building is currently outfitted with an assortment of furniture, fixtures, and equipment (FF&E) including the “big ticket” restaurant infrastructure that would be cost-prohibitive to construct from scratch in today’s market. The notable FF&E includes a Type 1 hood, ovens, fryers, walk-in cooler and freezer, washing machines, cleaning and mop sinks, and other miscellaneous restaurant equipment. The Property could function as a restaurant, catering kitchen, ghost kitchen, or event space with little modification to the structure or kitchen layout. For many years, the building was known to house Capital Boxing Gym until it was

redeveloped into “Mighty Kong Café”, a local restaurant, in approximately 2011. During this renovation, the building was gutted to and rebuilt to include new HVAC, electrical, plumbing, roof, and full kitchen. The Property also features a fenced courtyard with electric gate access and a two-car garage along the alley for additional storage or parking. The Property is current used as a cannabis production facility operating under a limited Type N license from the City of Sacramento. The existing license permits infusion of cannabis into various forms (no edible production) not to exceed gross annual sales of \$100,000. However, if the City of Sacramento were to grant a Conditional Use Permit, the Type N license would permit unlimited production of cannabis infusion without a sale limit. Alternatively, the Property can be used as a pre-production facility whereby the cannabis product is prepped and then transferred to another production facility that has a CUP for the eventual sale.

The Property is located on the border of Oak Park and Tahoe Park, both predominately single-family residential neighborhoods located adjacent to East Sacramento. The Property is located .5 miles (a five-minute walk) from Tahoe Park, a 19-acre public park that features large gathering areas, a community pool, softball and soccer fields, and a perimeter walking trail. The Property is also located 1 mile from Aggie Square, a state-of-the-art research and innovation hub located adjacent to UC Davis Medical Center. Aggie Square will feature 680,000 square feet of science, technology, and research space; a 50,000 square foot rehabilitation hospital; 120,000 square feet of classroom space; and 28,000 square feet of community space at a total cost of approximately \$1.2 Billion. Aggie Square will employ thousands of highly paid and skilled professionals from all over the world, bringing an influx of qualified tenants and homeowners to the immediately surrounding area.

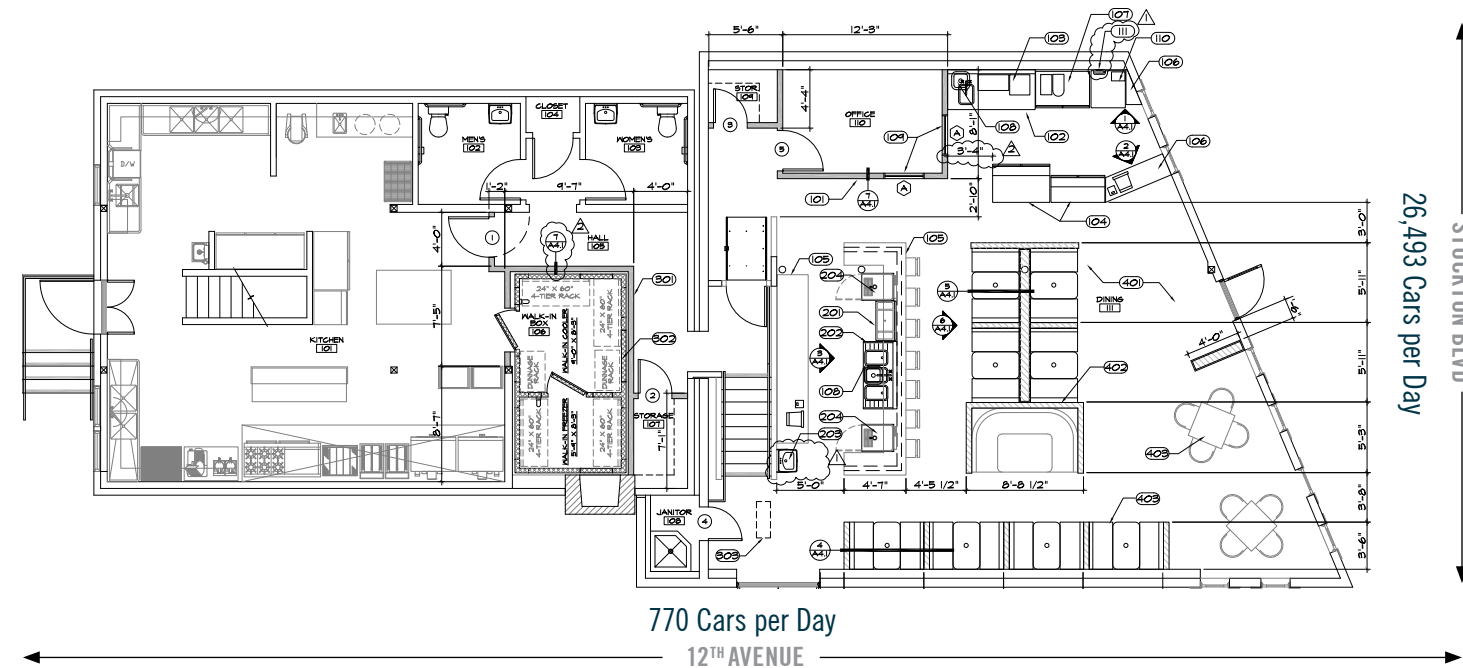


3701 Stockton Blvd

FLOOR PLANS

Over \$250,000 of furniture, fixtures, and equipment included in the sale

- Booth tables and seats
- 20' Type 1 hood with Ansul fire suppression system
- Walk-in cooler and freezer
- 100 lb ice maker and storage unit
- Commercial waffle iron
- Commercial microwave
- Commercial toaster
- Wolf oven with 6 burners, griddle, and double oven
- Wolf commercial charbroiler
- Frymaster commercial deep fryers (2)
- Commercial meat grinder
- Commercial French fry cutter
- True and Randell prep tables (2) – 4 ft by 6 ft
- Double stainless steel sink
- Triple stainless steel sinks (2)
- Jackson Convserver XL commercial washing machine
- Stainless steel counter – approx. 30 ft
- Traulsen upright commercial beverage refrigerator
- Ice cream freezer
- Curtis Gemini coffee maker and grinder
- La Pavoni espresso maker
- Espresso coffee bean grinder
- Stainless steel counter with small stainless sink
- Commercial pastry display counter (half-refrigerated)
- ADA lift
- Various pots, pans, skillets, and silverware



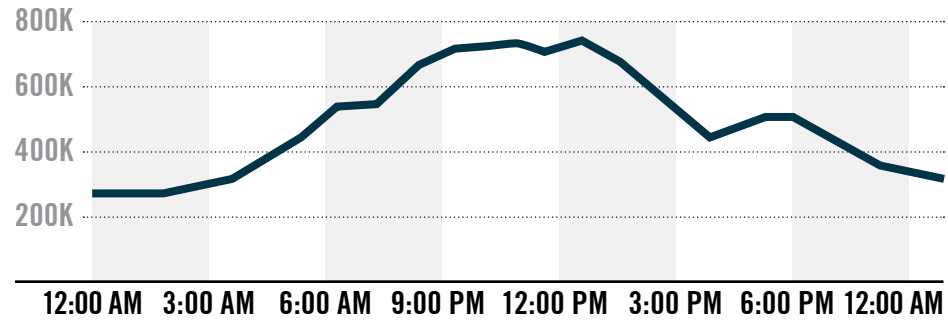
PROPERTY DETAILS

- Zoning: C-2 SPD
- APN: 01502420290000
- Electrical Service Provider: SMUD
- Gas Provider: PG&E
- Hood Shaft: Type 1
- Year Built: 1954 | Year Renovated: 2011
- Restrooms: Common Area
- HVAC: Distributed
- Signage: Building
- Parking: Surface Lot & Street

NEARBY DATA BITES

Immediately surrounding neighborhood is rapidly changing due to the medical center expansion.

Jan - Dec 2023 Hourly Visits / Potential Customers at Nearby UC Davis Med Center



⇒ ⇒ ⇒ **\$83,323** ⇐ ⇐ ⇐ **Average Household Income**
2-mile radius of property

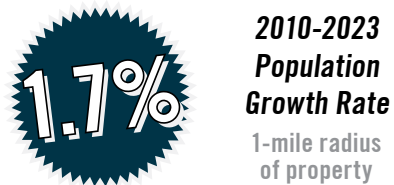
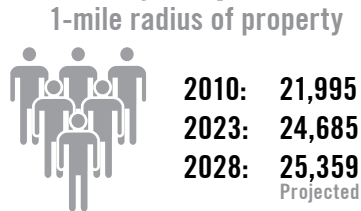
Psychographic Profile

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

Cultural Connections
Diverse, middle and low income families in urban apartments and residences

Beourgeois Melting Pot
Middle-aged, established couples living in suburban homes

Nearby Population



3701 Stockton Blvd

Traffic Counts

26,493



Daily Cars on Stockton Boulevard



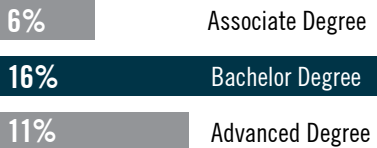
\$255,8

Annual Consumer Spending in millions

1-mile radius of property



Education Levels



2,690

Nearby Businesses

1-mile radius of property

Data from: Placer AI, Costar 2023



3701 Stockton Blvd

AGGIE SQUARE



The property is located less than one mile from UC Davis Medical Center and Aggie Square, a state-of-the-art research and innovation hub located adjacent to UC Davis Medical Center. Aggie Square will feature 680,000

square feet of science, technology, and research space; a 50,000 square foot rehabilitation hospital; 120,000 square feet of classroom space; and 28,000 square feet of community space at a total cost of approximately \$1.2 Billion.

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