

| FOR SALE



Single Tenant NNN Leased Investment

±28,000 SF on ±4.26 acres

7.27% Cap Rate

9501 E Stockton Blvd | Elk Grove, CA 95624



PROPERTY FEATURES

Property profile:

The property at 9501 E Stockton Blvd was originally built as an auto dealership and was transitioned to an RV dealership around 2014.

The property consists of an approximate 4.26-acre parcel with multiple buildings for showroom, parts, and service. Since 2014 the location has had continuous RV dealership and service operations with no vacancy from 2014 to present.

In Elk Grove, the Elk Grove Auto Mall serves as the primary retail area for new and used auto sales. The auto mall has not allowed “used-only” auto dealers or RV dealers. This is the only property greater than 2 acres, outside of the Elk Grove Auto Mall, and in the City of Elk Grove that allows retail sales of autos and RVs. This makes the underlying zoning at 9501 E Stockton Blvd extremely rare.

Additionally, the property is directly across the freeway from the Elk Grove Auto Mall and fronts HWY 99, while only a handful of the new car dealerships in the Elk Grove Auto Mall have freeway frontage.

Features:

- Elevated showroom: ±1,800 SF
- Offices: ±1,450 SF
- Large and small shop and parts area (±20,000 SF)
 - Concrete-tilt construction
 - Clear height: ±12' - ±19'
 - Grade-level loading: 4 roll-up doors (12' x 14')
- Free-standing shop (±4,750 SF)
 - Concrete-block construction
 - Grade-level loading: 8 roll-up doors (12' x 20' & 14' x 20' & 12' x 12')
 - Floor drains
 - Clear height: ±16'
 - Adjacent wash bay
- Zoned:
RC (regional commercial) / AC (auto commercial)
- Freeway visible monument sign
- Fully fenced and gated (wrought iron)

All square footages are approximate, As-built plans are not available.

TENANT PROFILE



RV's of Sacramento (rvsofsac.com):

RV's of Sacramento, a Bonin RV Company, was founded by James and Corrie Bonin. James Bonin's professional history is characterized by a long-term leadership tenure at Pan Pacific RV Center, followed by a brief period under corporate ownership before he returned to independent operations by acquiring RVs of Sacramento from Wollard Enterprises, Inc. in 2024. Bonin was the General Manager of the Pan Pacific's Morgan Hill "SuperCenter." He was integral to the location's development, overseeing the site as it became fully operational in 2011 to accommodate the company's full range of RV offerings. Under his management, the Morgan Hill branch became a high-performing location for the company, with Bonin projecting sales growth from \$10 million in 2013 to over \$18 million by 2014. He managed the "gamut of RV offerings" and was a primary spokesperson for the company's economic health in regional news. In 2021, Bonin received national industry recognition when he was named to the RV PRO "40 Under 40" class. This award highlighted him as a leader at Pan Pacific RV Centers who demonstrated exceptional commitment and innovation in the industry. In March 2023, Camping World Holdings, Inc. acquired Pan Pacific RV Center, including the French Camp and Morgan Hill locations. Following the sale, Bonin briefly remained during the transition but soon departed the corporate environment. He cited a desire to return to a "boutique," customer-focused owner-operator model rather than staying within a large-scale corporate structure.

The acquisition of RV's of Sacramento allowed James and Corrie to establish Bonin Family RV, operating out of the long-standing Elk Grove location that has served the Sacramento

area for many years. They officially transitioned the dealership to their family-owned model to compete against the "big-box" retailers they had previously worked for.

RV's of Sacramento offers a variety of new RVs, including travel trailers, fifth wheels, and toy haulers from manufacturers including, Jayco, Keystone, Coachman and Ember RV, Venture RV and Lance. They also service other brands and may occasionally have models from manufacturers like Forest River and Heartland in their inventory, although the brands listed above represent their primary new offerings.

Lease details:

- AIR Standard Industrial Commercial Single-Tenant Lease - Net (NNN lease)
 - Lease expiration: November 30, 2029 (±3 years and 8 months remaining as of 4/1/26)
 - Monthly base rent (current as of 12/1/2025): \$47,275.65
 - Base rent increases: four (4%) annually
 - Next Base Rent Increase: December 1, 2026 (7.56% cap rate as of 12/1/2026)
 - Options: one (1) Option to Renew for sixty-three (63) months, with rent increasing to \$55,102.69 and then increasing 3.0% annually
 - Personal guarantee
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PROPERTY PHOTOS



Front of main building



Showroom



Monument sign



Parts shop



Shop building



Shop showroom



Exterior south



Wash bay



Display lot

PROPERTY MAP



**Elevated
showroom**

Offices

**Small shop/
showroom**

Wash bay

**Free standing
shop building**

**Monument
sign**

Parts area

**Large shop/
showroom**



FINANCIAL ANALYSIS

PURCHASE PRICE	\$7,800,000	PRICE PSF	\$278.57	PROJECT SF	±28,000
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NET RENTAL INCOME		\$ PSF / Month	Monthly	Annual
RVs of Sacramento		\$1.69	\$47,275.65	\$567,307.80
Vacancy Factor	0%	-	-	-
Gross Effective Income		-	\$47,275.65	\$567,307.80

ANNUAL EXPENSES*			Annual
Property Taxes	1.25%	-	\$97,500.00
Insurance		-	\$23,015.00
Management Fee	3%	-	\$17,019.23
Total Expenses			\$137,534.23

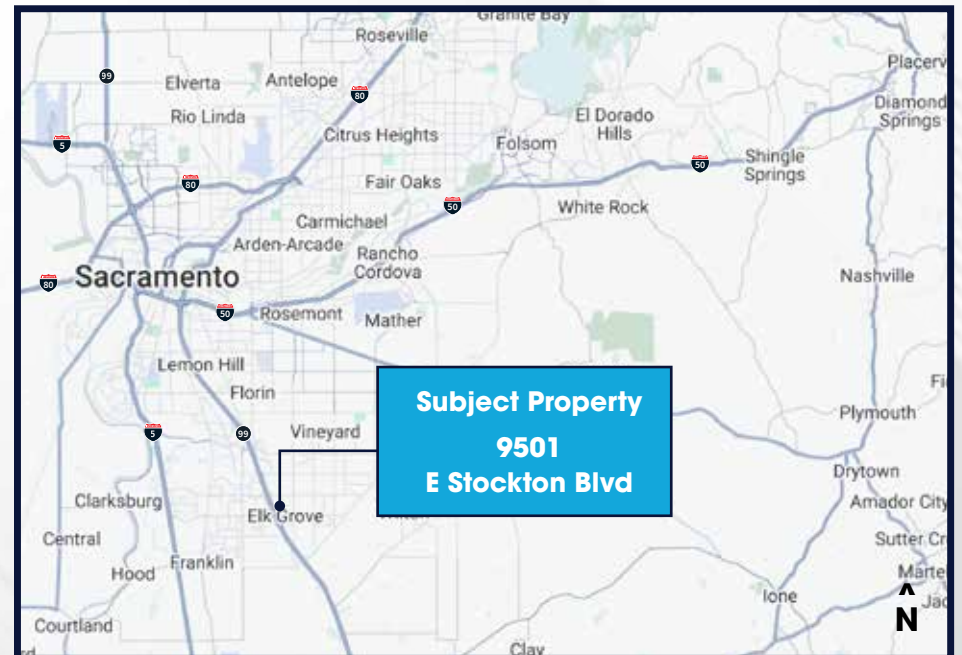
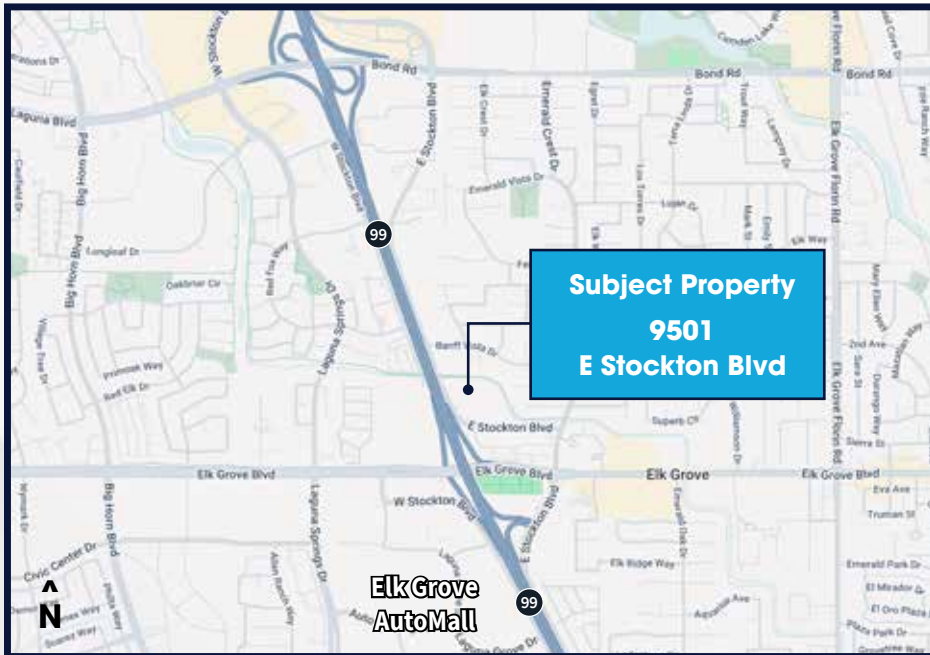
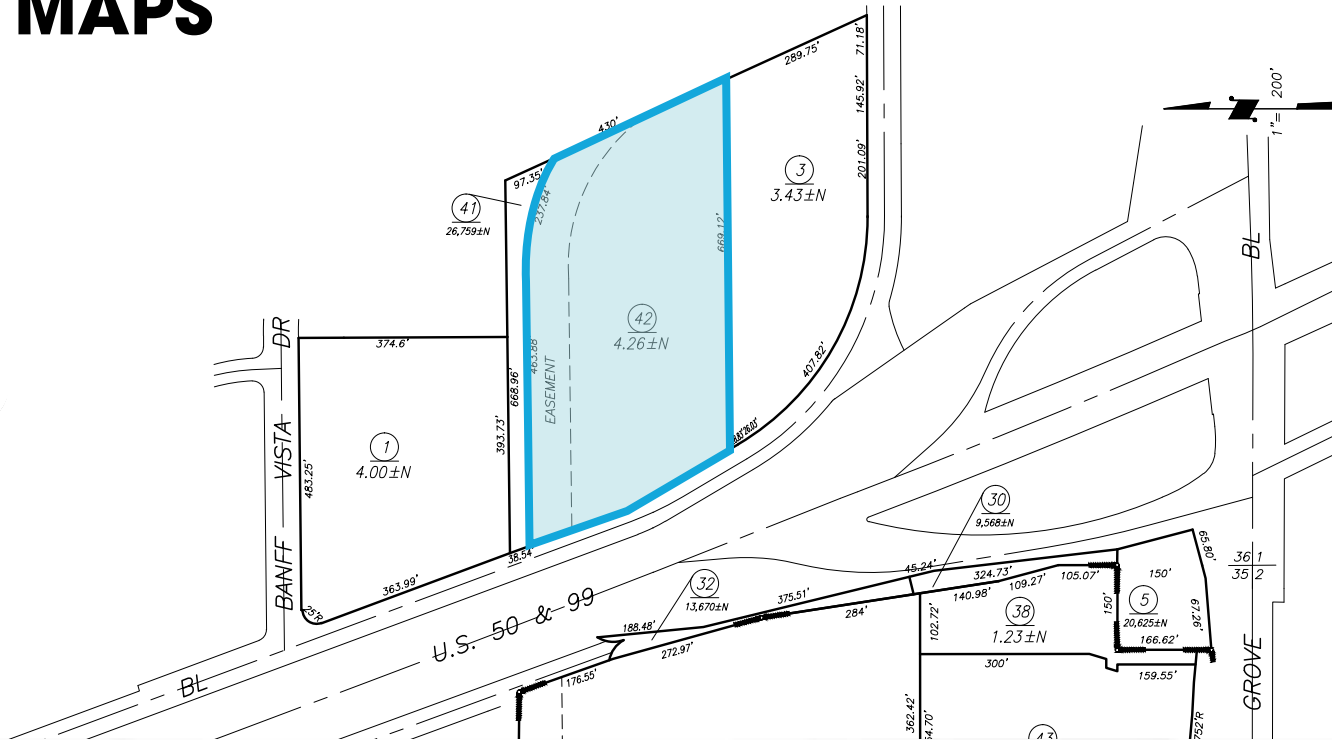
NNN Reimbursement	\$137,534.23
NOI	\$567,307.80
Less Debt Service	(\$308,725.27)
Annual Cash Flow	\$258,582.53
CAP RATE	7.27%
CASH/CASH	6.63%

LOAN INFORMATION		
LOAN AMOUNT	\$3,900,000	50%
EQUITY	\$3,900,000	50%
INTEREST RATE	6.250%	
AMORTIZATION	25	
DEBT SERVICE	\$308,725.27	

LOCATION MAPS

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MAPS NOT TO SCALE.
ALL DIMENSIONS ARE APPROXIMATE.



MARKET INFORMATION

Elk Grove, California:

The City of Elk Grove covers approximately 42.24 square miles in southern Sacramento County. Elk Grove is bordered by the City of Sacramento to the northwest and by unincorporated Sacramento County in all other directions.

Elk Grove is a primarily residential community, providing homes and a family-based lifestyle for a regional workforce. As such, most residents travel to other communities for work. Elk Grove is approximately fifteen miles from Sacramento, CA and has a total population of approximately 178,444 people (2023) and a medium household income of \$119,330 (2023).

Elk Grove offers a thriving business climate and high quality of life for its residents. The city is home to a diverse range of businesses and industries, including healthcare, education, and technology, providing a strong and stable economy with ample job opportunities. Top employers include Elk Grove Unified School District, Sky River Casino, Kaiser Permanente, Apple, Inc., Franklin Templeton Investments, and Sutter Health. The city's proximity to the state capital of Sacramento also offers access to government and legislative opportunities.

In addition to its strong business climate, Elk Grove also provides a high quality of life for its residents. The city offers a variety of amenities, including numerous parks, community centers, and recreational opportunities such as hiking and biking trails. The community also hosts a variety of events and festivals throughout the year, promoting a strong sense of community and cultural engagement.

The Elk Grove Auto Mall, which is just across HWY 99 from 9501 E. Stockton Blvd, is home to 19 new car dealerships. And just 2.5 miles south of 9501 E. Stockton Blvd is the 300,000 square foot Sky River Casino which was completed in 2022. The Casino, which currently employs over 2,000 people, will soon include a hotel and convention center. Elk Grove is also home to the new 631,000 SF distribution center for Kubota Tractor Corp which was completed in 2023.

Overall, the combination of a strong business climate and high quality of life make Elk Grove an attractive and desirable place to live and work.



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