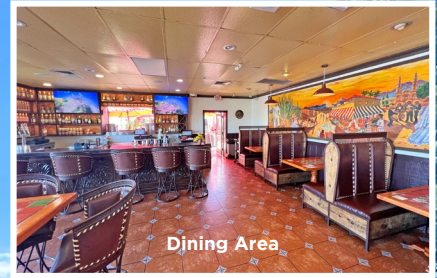


Building Land APN: 042-0046-004 +/- .49 acres
Patio APN: 042-0046-002 +/- .17 acres



DANIEL MUELLER

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CENTURY 21

Select Real Estate, Inc.



AVAILABLE
FOR SALE

7131 FRANKLIN BLVD
Sacramento, CA 95823
-/ +3,024 sq ft building for lease
For Sale: \$2,400,000.00

Established Fully Fixtured Turn Key Drive Thru Restaurant With Large Outside Patio For Sale



THE PROPERTY

 **7131 Franklin Blvd, Sacramento, CA. 95823**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Sacramento,
California**
Building APN#
042-0046-004
Patio APN#
042-0046-002



**For Sale:
building(s)**
totaling +/-3,024
SF with additional
.17 acre lot with
patio



**LC - Light
Commercaill**



**Owner User Turn
Key Restaurant
With Drive Thru**



**For Sale:
\$2,400,000.00**



Opportunity consists of two parcels.



7131 Franklin Blvd is a fully built out turn-key restaurant opportunity for sale in one of Sacramento prime retail submarkets.



The restaurant offers a fully fixtured kitchen with drive thru window. The restaurant has a full bar setup in the large dining area with lots of natural light.



The restaurant offers a large patio for events and additional seating situated adjacent to the main dining area.

Freestanding restaurant with existing drive-thru infrastructure. Excellent frontage and visibility along Franklin Boulevard. Convenient ingress and egress with ample customer parking. Minutes from Interstate 5, providing quick regional access. Located within a densely populated residential and commercial trade area. Strong daily traffic counts and excellent signage opportunities. Ideal for quick-service restaurants, or franchise users.



CENTURY 21
Select Real Estate, Inc.

FOR SALE





FRANKLIN BLVD

FLORIN RD

WILLAMSBOR DR

SECURITY
PUBLIC STORAGE

HAPPY LAMB
HOT POT RESTAURANT

99
RANCH MARKET

UME
California 133 300

Goodwill
Sacramento Valley & Northern Nevada

Aimée's Boba Café

foodmaxx

KeyMe
LOCKSMITHS

- General Smog
- General AutoBody & Repairs
- Urban Motors
- A1 Tire Outlet
- National Autos Sales
- A1 Carz Inc

KFC

Shell

Murillo's
Tacos

Jersey Mikes
SUBS

Starbucks

McDonald's

Carl's Jr.

Krazy Antojitos

ROSS
DRESS FOR LESS

TACO BELL

SKECHERS

dd's
DISCOUNTS

SHIN YI Jewelers

Stagecoach
Restaurant

ELEVATE LIFE
Cafe

• 3 brothers smoke shop
• Great Kuts

Bowling
Auto 1

MEDCARE
PHARMACY

RAC
Auto & Home

Casa El Mesquero
Mexican Restaurant

SUPER TACO

Score
Bar & Lounge

7131
Franklin Blvd.
SACRAMENTO
CA 95822

ampm





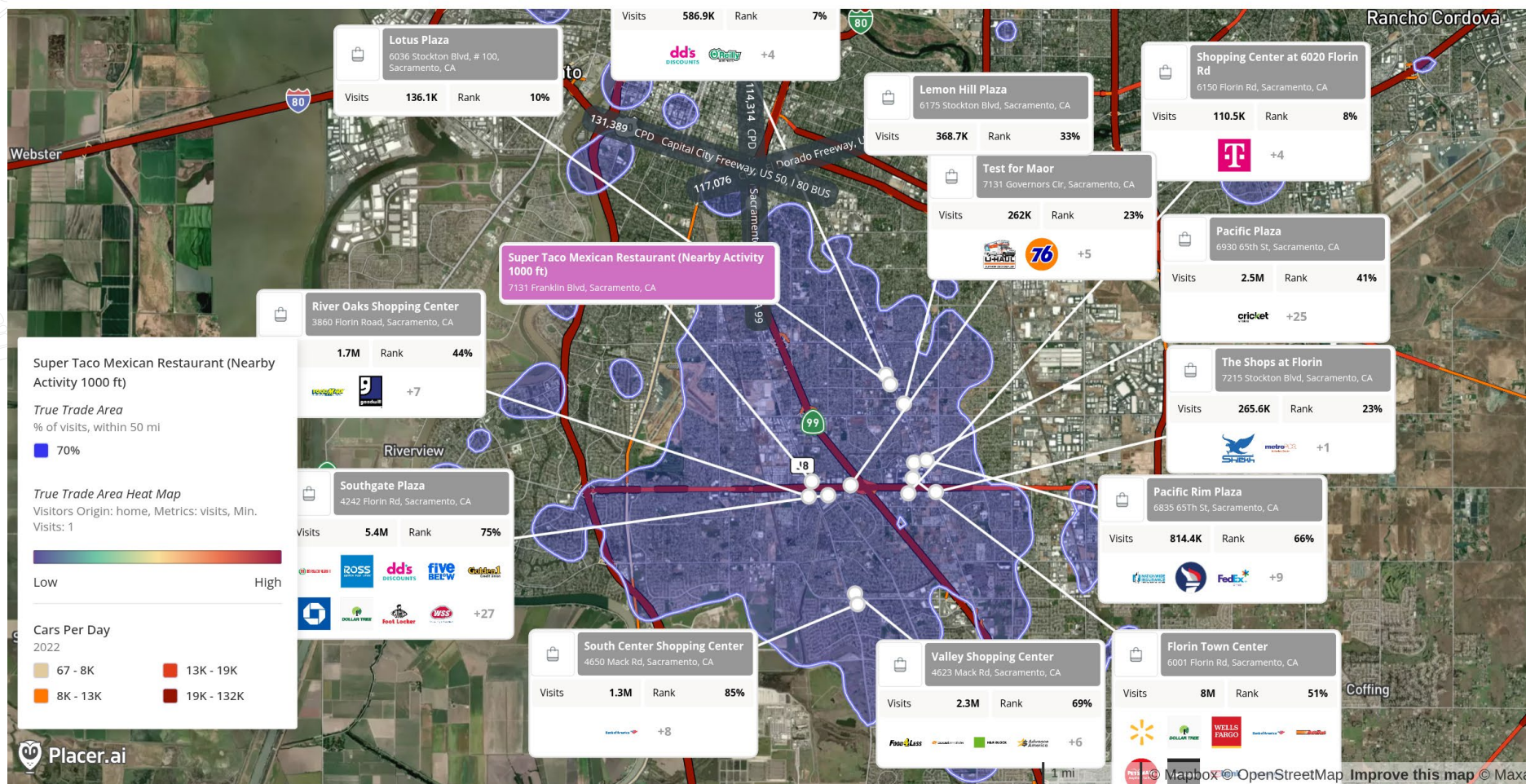
THE BUILDING

Positioned along one of South Sacramento's most established commercial corridors, 7131 Franklin Boulevard presents a rare opportunity to acquire a freestanding drive-thru restaurant in a high-visibility, high-traffic location. The property's existing drive-thru configuration offers significant value for quick-service restaurant operators and owner-users seeking immediate operational functionality.



HEAT MAP

Retail Aerial



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jul 1, 2025 - Jun 30, 2026. Ranking listed in callouts are based on Category - State, Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)

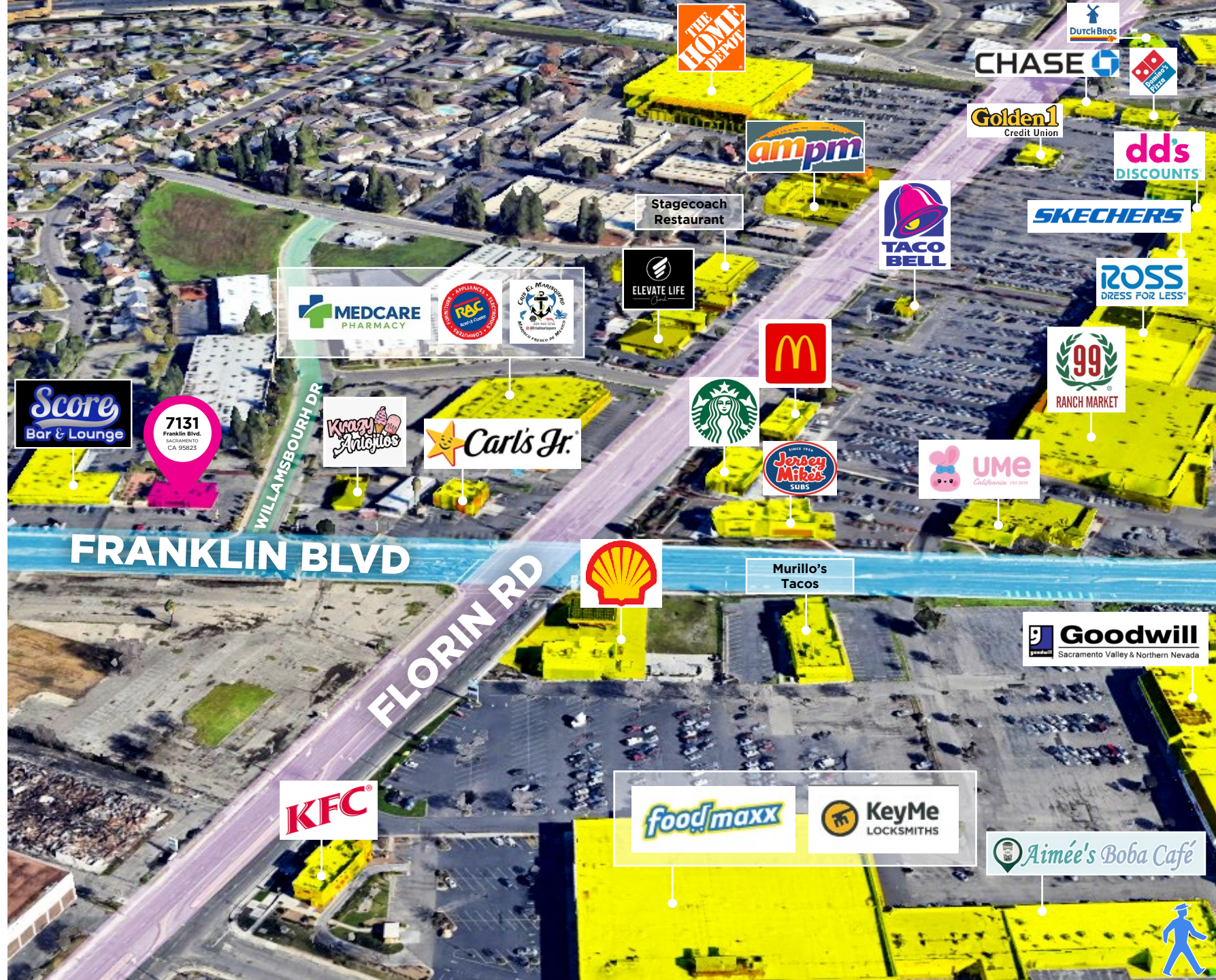


THE AREA

Strategically located just minutes from Interstate 5 (I-5), the property benefits from exceptional regional accessibility, providing convenient access for customers traveling throughout Sacramento and the surrounding communities. Franklin Boulevard serves as a major north-south arterial connecting residential neighborhoods, commercial districts, and employment centers, generating consistent daily traffic and strong consumer exposure.

The surrounding trade area is supported by a dense and growing population, a diverse workforce, and an established retail base that drives steady customer demand. Nearby national retailers, neighborhood shopping centers, schools, and business parks contribute to continuous daytime activity while providing strong co-tenancy benefits. Sacramento's expanding population, continued residential development, and business investment continue to strengthen the area's long-term economic outlook.

With its strategic freeway proximity, exceptional accessibility, and strong surrounding demographics, 7131 Franklin Boulevard offers an outstanding opportunity for restaurant operators and investors seeking a highly visible location in one of Sacramento's most active retail corridors.





SITE PLAN



DEMOGRAPHICS

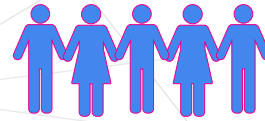
CONSUMER SPENDING

5 mile Households



POPULATION BY RACE

3 Mile Radius



107,070	White
49,489	Black or African American
5,601	American Indian & Alaskan
95,672	Asian
8,811	Native Hawaiian & Pacific Islander
127,681	Two or More Races

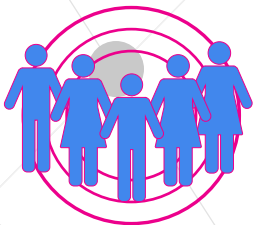
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	20,197
\$25K - 50K	20,888
\$50K - 75K	21,264
\$75K - 100K	18,713
\$100K - 125K	15,214
\$125K - 150K	10,112
\$150K - 200K	14,760
\$200K+	14,606

RESIDENT POPULATION

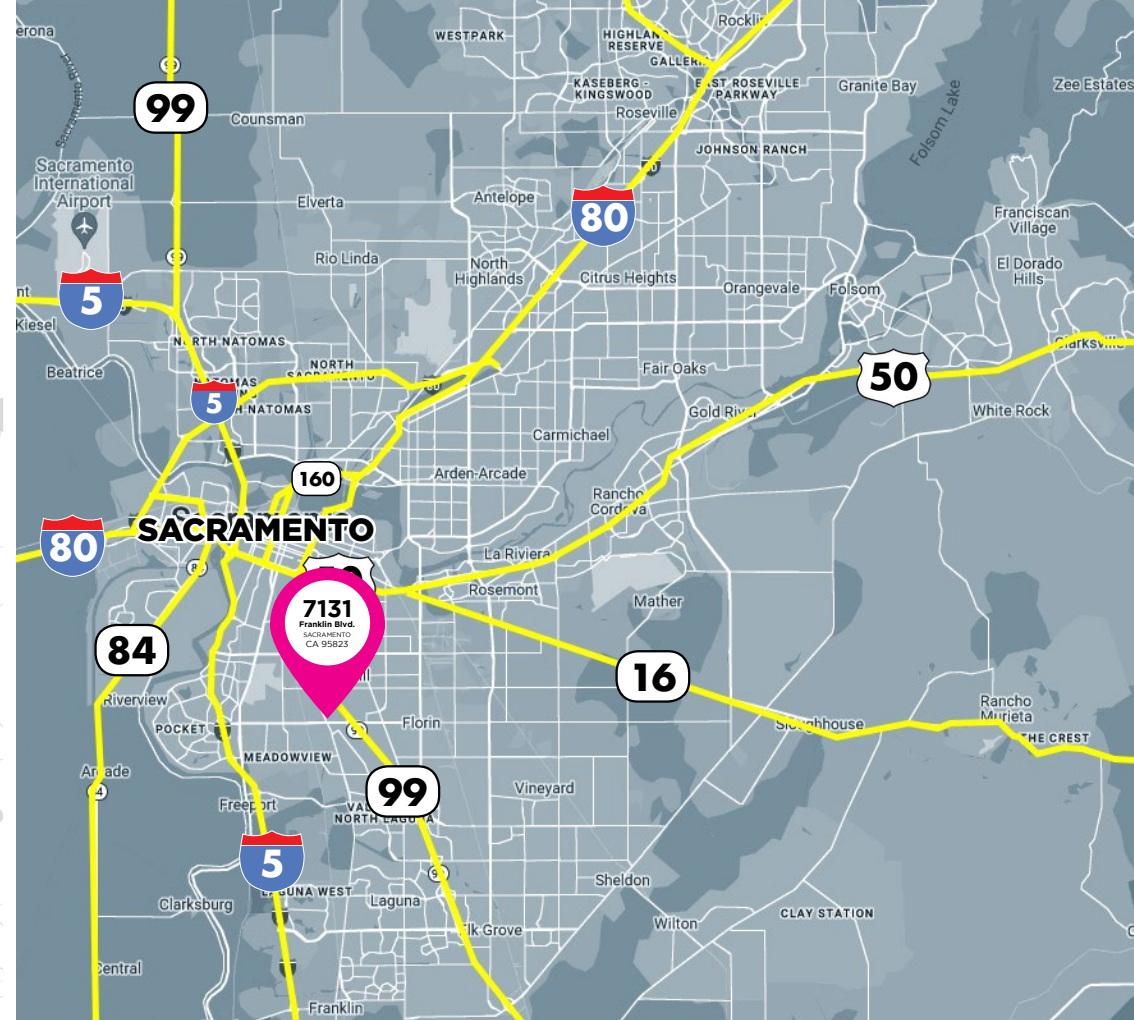


1 Mile	20,320
3 Miles	90,482
5 Miles	234,832

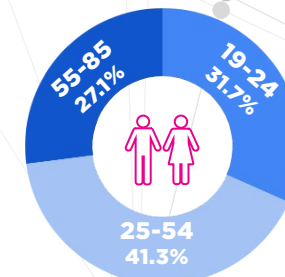
TRAFFIC COUNT



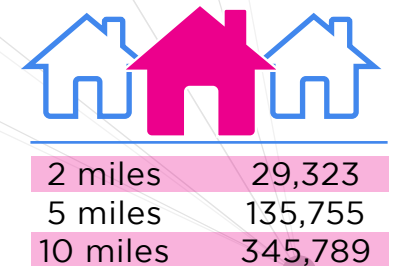
-/+ 22,276
Vehicles Per Day



POPULATION BY AGE



TOTAL HOUSE HOLDS - 2025



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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CENTURY 21.

Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



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