

MEDICAL OFFICE CONDOMINIUM OPPORTUNITY FOR SALE OR LEASE

NNN LEASE



Google Earth

9401 E Stockton Blvd, Suite 220 | Elk Grove, CA 95624

MATTHEWS™



PROPERTY DETAILS

Lease Type
NNN

Office/Condo Area
±1,303 SF

Lot Area
±89,137 SF (±2.05 AC)

Year Built
2004

APN
116-0410-066-0016

TURNKEY MEDICAL OFFICE BUILDOUT | READY FOR IMMEDIATE OCCUPANCY



TRANSACTION SUMMARY

\$685,000

Target Sales Price

\$3.75/SF

Lease Price

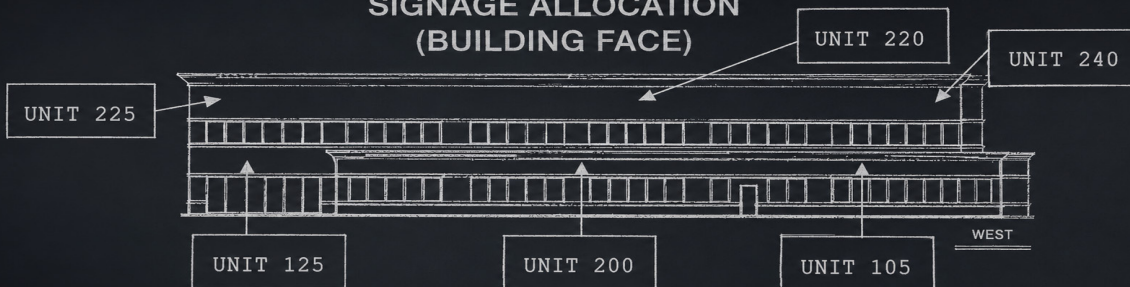
The Opportunity:

- Turnkey Medical Office Condominium located at 9401 E. Stockton Blvd., Elk Grove, CA
- ±1,303 SF medical office condominium with a functional, move-in-ready layout
- Efficient floor plan featuring a waiting room, reception area, two (2) patient treatment rooms, two (2) private offices, employee break room, and document storage area
- Ample free parking, ADA-compliant access, and elevator service to the second floor
- High-quality interior finishes throughout, allowing for an immediate walk-in ready medical practice or professional office use

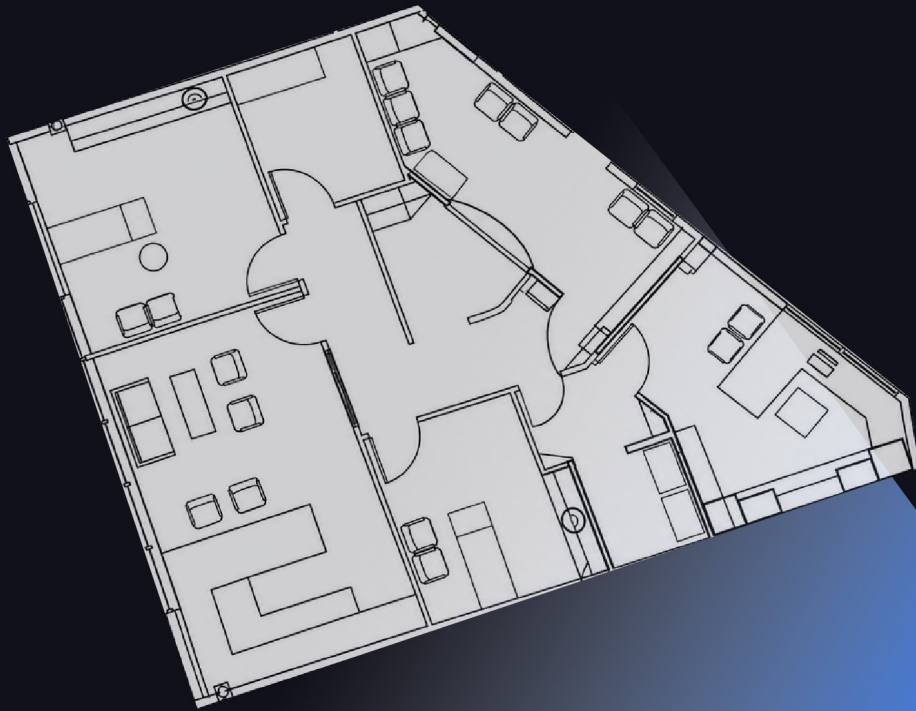
Prominent Highway 99 Exposure

- One of only eight condominiums in the building with lighted building signage rights
- Prominent second-floor signage facing Highway 99, providing exposure to 130,000+ vehicles per day

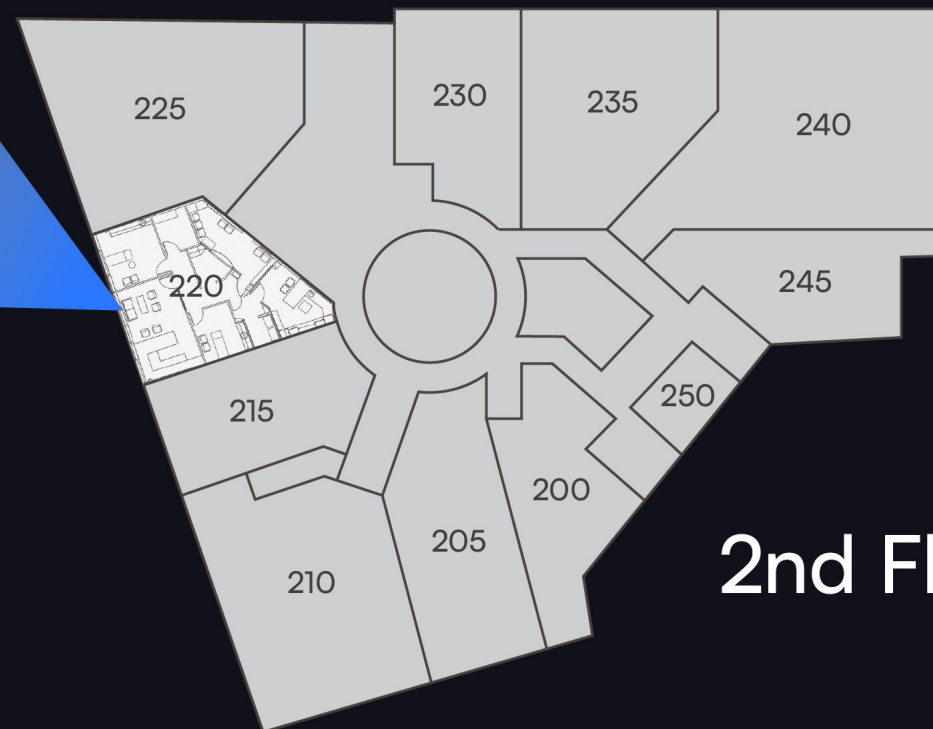
SIGNAGE ALLOCATION (BUILDING FACE)



| UNIT 220 FLOOR PLAN

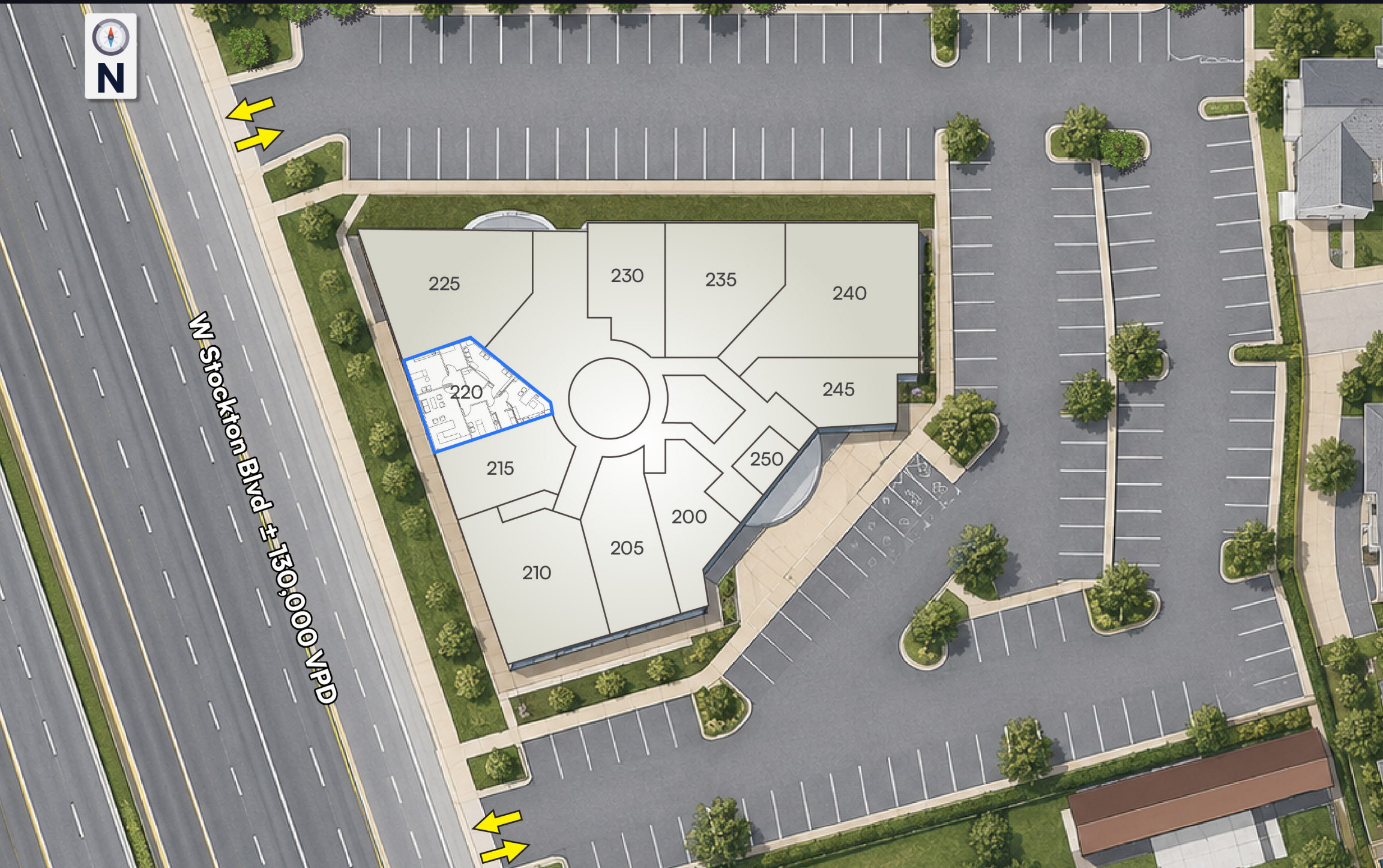


Unit 220



2nd Floor

UNIT 220 SITE PLAN





 **Dignity Health.**
Methodist Hospital of Sacramento
±158 Beds | ±1,000 Employees

 **COSUMNES RIVER COLLEGE**
LOS RIOS COMMUNITY COLLEGE DISTRICT
Cosumnes River College
±17,500 Students | ±700 Employees

Elk Grove Commons
 
  
   

 **KAISER PERMANENTE**
Elk Grove Medical Offices
±41 Physician Offices

Elk Grove Marketplace
GROCERY OUTLET **HOBBY LOBBY**
bargain market
SCANDINAVIAN DESIGNS — **STAPLES**
FURNITURE

Vintage Meadows
±250 Homes

Sheldon
±1,200 Homes

Camden Passage West
±350 Homes

Laguna Blvd ± 49,000 VPD

Bond Rd

Elk Grove City Hall

Subject Property

UC DAVIS
MEDICAL GROUP
UC Davis Medical Group
Outpatient Primary & Specialty Care Clinic

 **Sutter Health**
Sutter Medical Plaza Elk Grove
Multi-Building Outpatient Complex

Elk Grove Blvd ± 19,700 VPD

Cresleigh Ranch
±450 Homes



Elk Grove Commons
KOHL'S 
HomeGoods

 **Dignity Health.**
Dignity Health Medical Plaza
Outpatient Medical Plaza & Group Clinic

Elk Grove Regional Park

Stonelake
±1,900 Homes

Stonelake
±265 Homes

Laguna Ridge
±7,000 Homes

Poppy Ridge
±200 Homes

Madeira Ranch
±1,000 Homes



±98,300 VPD

99

W Stockton Blvd

Elk Grove Florin Rd ±25,400 VPD

±150,000 VPD

99

ELK GROVE

\$125,924

Median HH Income

5%

Population Growth
(CENSUS.GOV)

64%

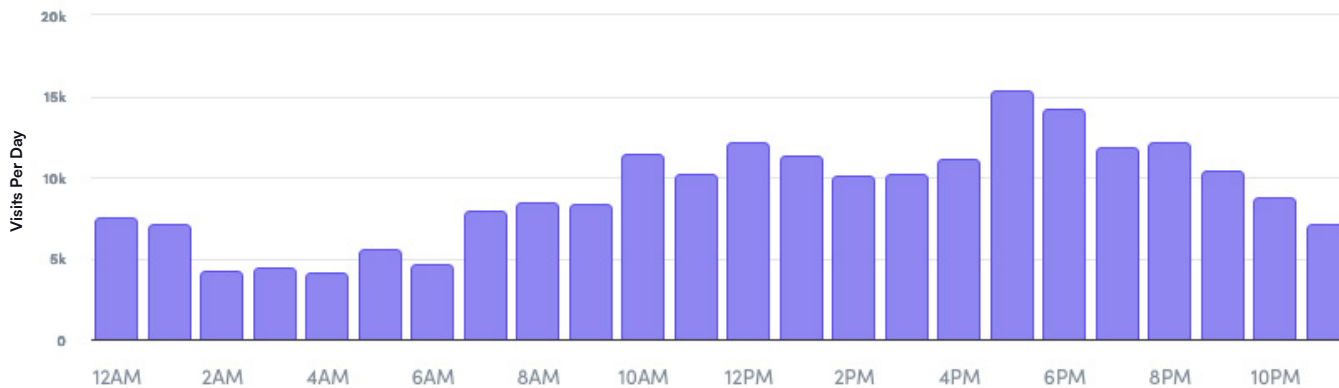
Employed Population

\$850M+

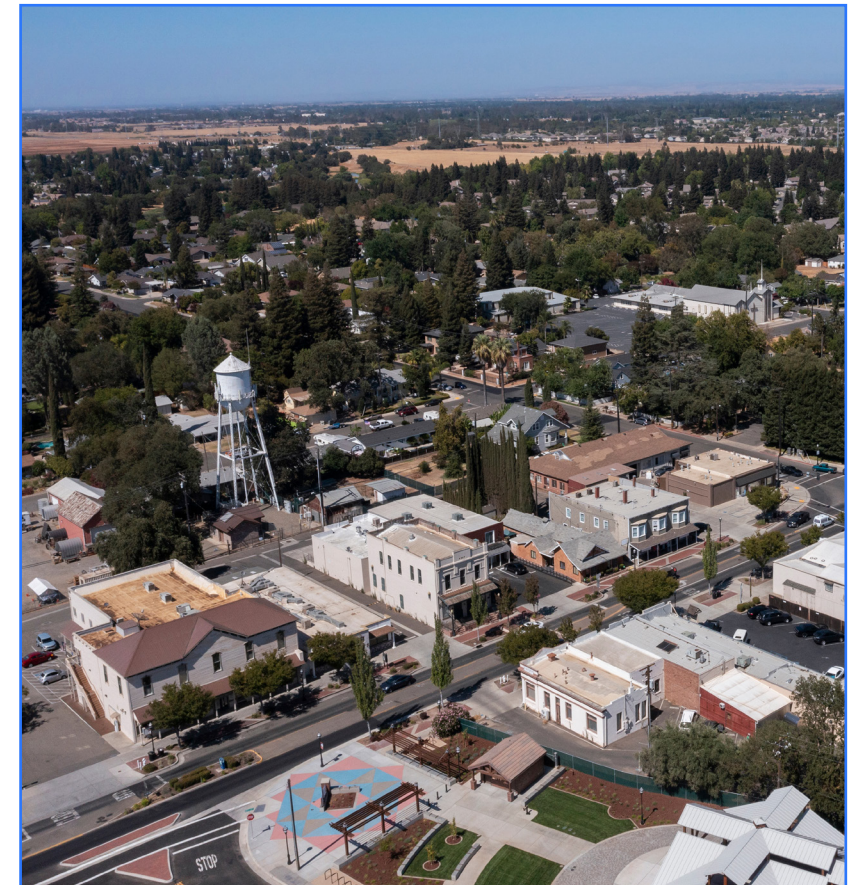
Annual Healthcare Revenue

Strong Daytime Population Supports Consistent Patient Demand

Elk Grove's substantial daytime population, driven by major employers, healthcare providers, schools, and government offices, generates consistent daily activity and supports long-term demand for medical office services and outpatient care.



DAYTIME FOOT TRAFFIC



9401 E STOCKTON BLVD

ELK GROVE | CA 95624

EXCLUSIVELY LISTED BY

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MATTHEWS™

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