

FOR
OR SALE
LEASE

9299 E STOCKTON BLVD,
ELK GROVE, CA

FURNISHED +/-3,080 SF END CAP
OFFICE/MEDICAL CONDO FOR SALE OR LEASE



3D Tour
Click Here 

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ROME
REAL ESTATE GROUP

LAGUNA SPRINGS PROFESSIONAL CENTER



FOR SALE	SIZE	SALE PRICE
9299 E Stockton Blvd Units 4+5	+/- 3,080 SF	\$1,150,000.00 (\$373.38 PSF)
FOR LEASE	SIZE	LEASE RATE
9299 E Stockton Blvd Units 4+5	+/- 3,080 SF	\$2.00 PSF + NNN (NNN Costs: \$0.65 PSF)

PROPERTY HIGHLIGHTS:

- Front-Row Elk Grove Position:** Steps from the Bond Rd & E Stockton Blvd retail hub and immediately flanked by SR-99 interchanges—ideal for destination and convenience traffic.
- Fast, Simple Regional Access:** Bookended by SR-99 Exit 287 (Laguna Blvd/Bond Rd) and Exit 286 (Elk Grove Blvd) for effortless customer and employee access up and down the corridor.
- Marketplace 99 Adjacent:** Tap into steady draws from the Marketplace 99/Elk Grove Marketplace district with national co-tenants including In-N-Out, Burlington, Hobby Lobby, Ross, Staples and more—an instant demand engine for services and medical users.
- Professional & Medical Ecosystem:** The building already hosts medical and care providers (e.g., Eden Home Health; West Coast Men's Health)—a credible context for wellness, clinical, and professional office users.
- Visibility + On-Building Signage:** E Stockton Blvd frontage with signage opportunities to capture daily pass-by flows—perfect for brand presence and wayfinding.
- Park-Once Convenience:** Surface parking directly at the door streamlines patient and client arrivals—no parking structures, no confusion.



PROPERTY ZONING

BP

(BUSINESS PROFESSIONAL)
SACRAMENTO COUNTY



AVERAGE
\$114,721

WITHIN 5 MILES
HOUSEHOLD INCOME



STRONG TRAFFIC COUNTS

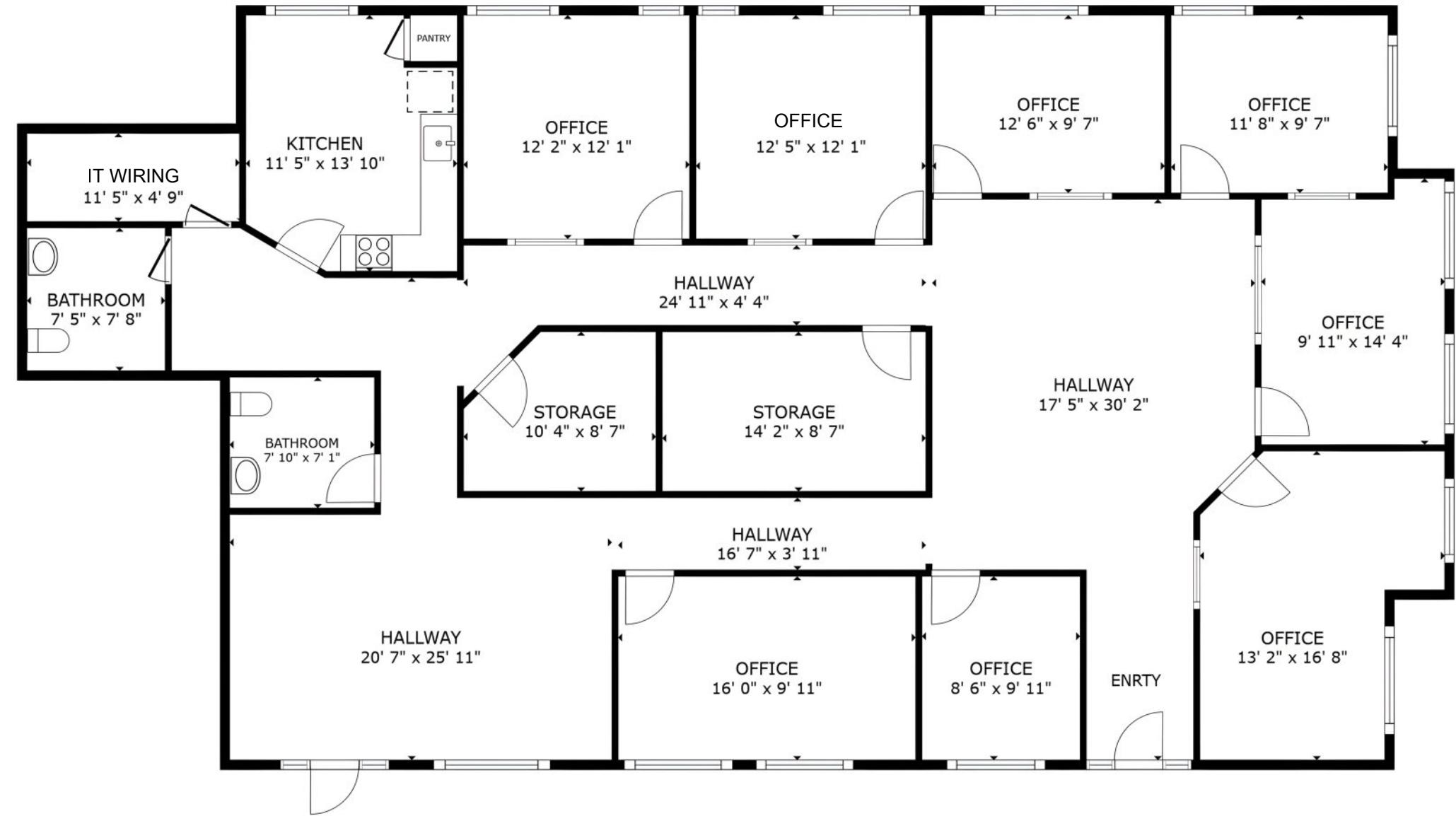
HWY 99: 115,065 ADT
E STOCKTON BLVD:
6,800+ ADT

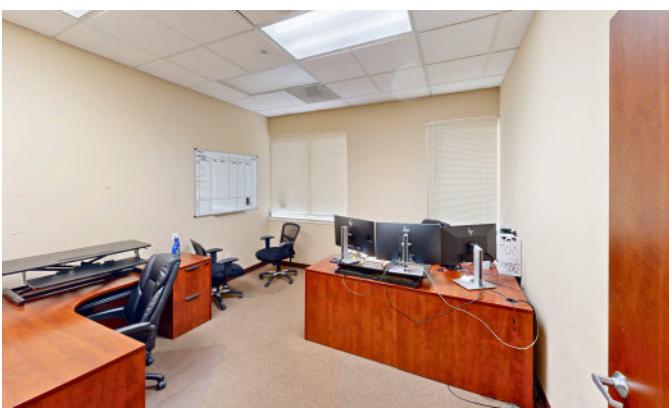
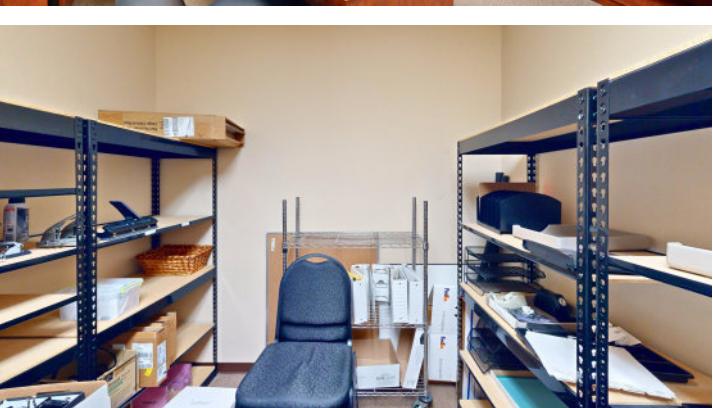
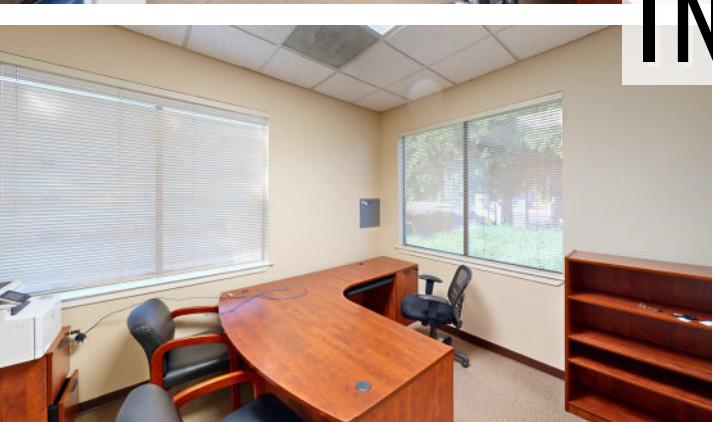
FLOOR PLAN - 9299 E STOCKTON BLVD UNITS 4+5

TOTAL SIZE:

+ / - 3,080 SQ. FT.

3D Tour 
Click Here 



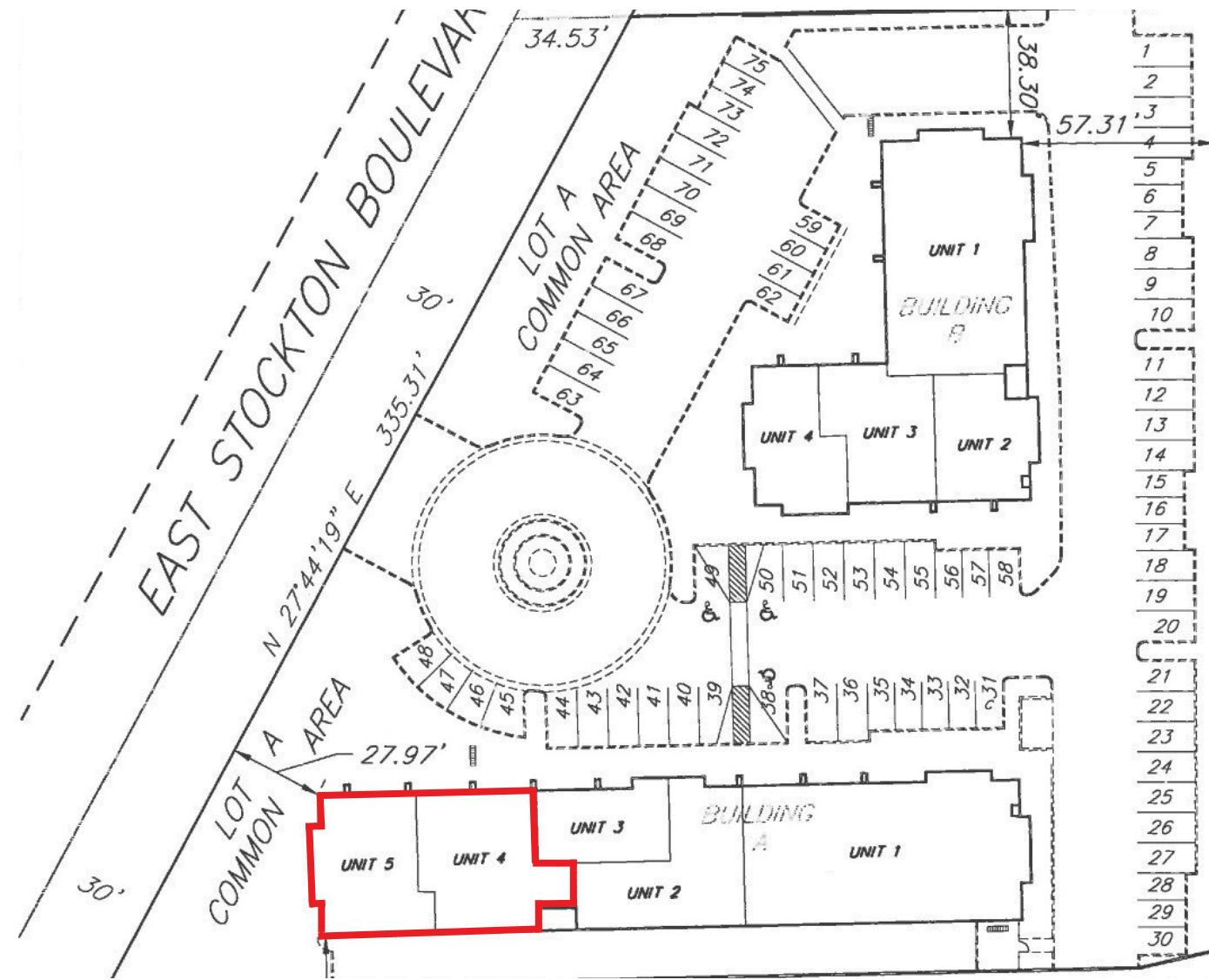


INTERIOR PHOTOS

PARCEL LINE

APN: 116-0090-023-0005

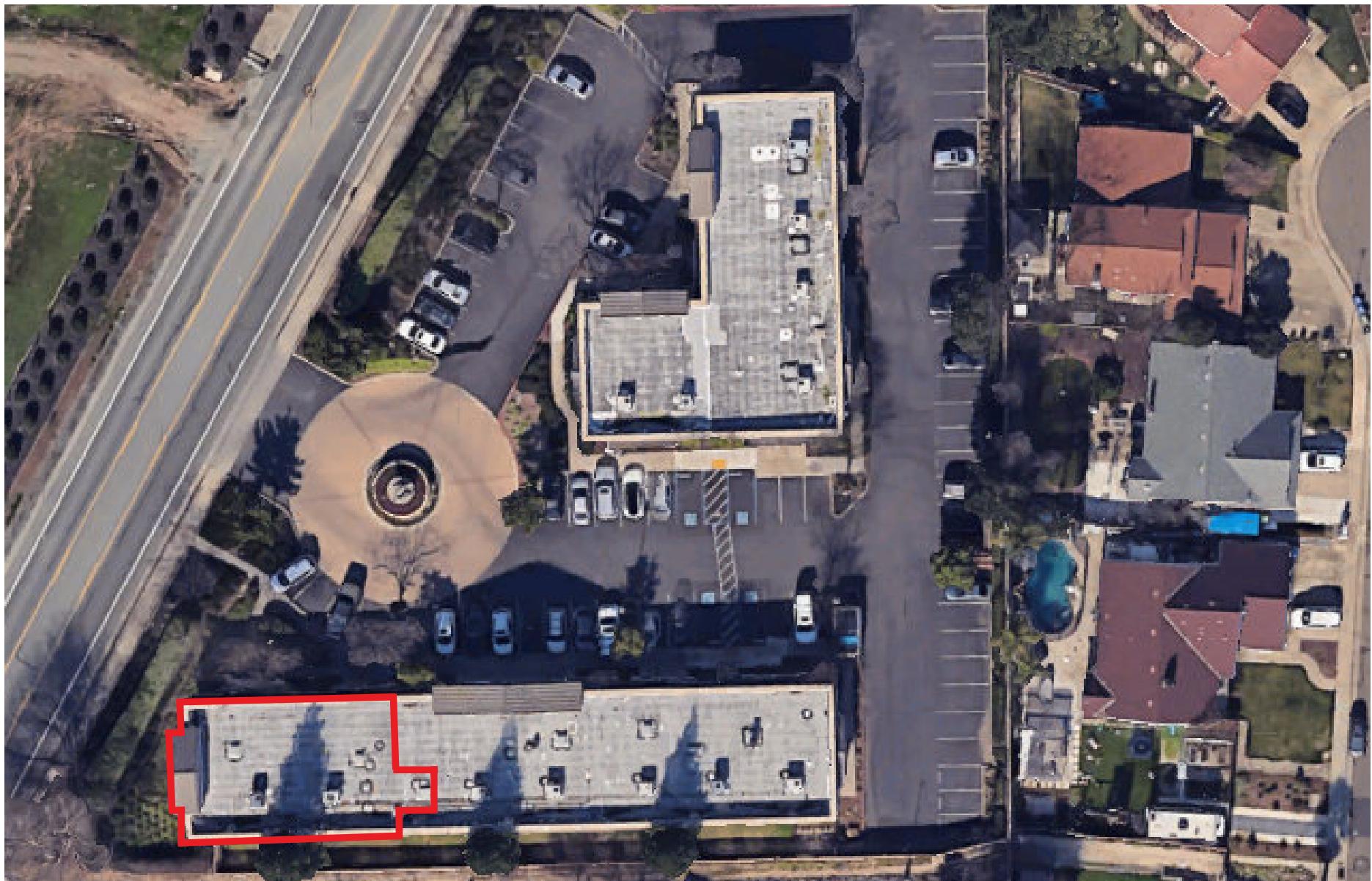
ZONING: BP (BUSINESS PROFESSIONAL)

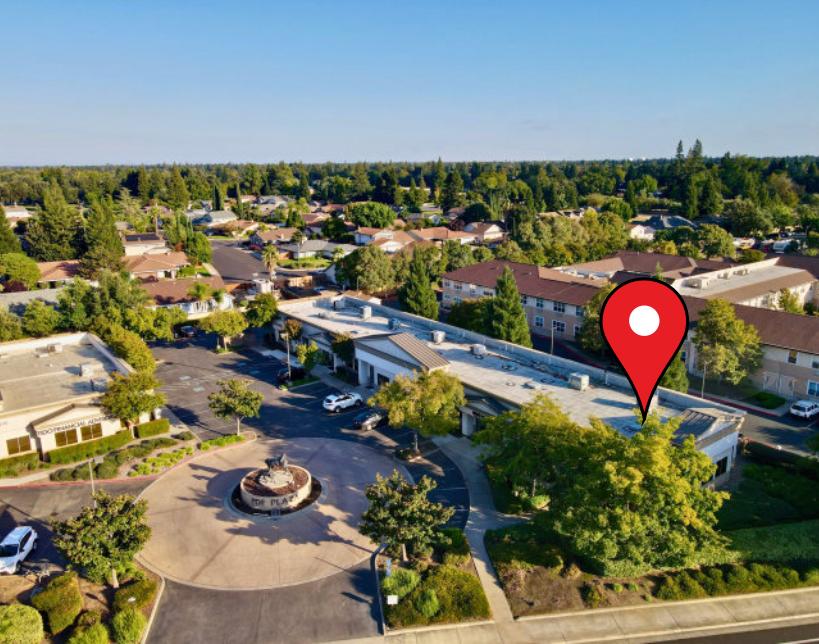


PARCEL LINE

APN: 116-0090-023-0005

ZONING: BP (BUSINESS PROFESSIONAL)





EXTERIOR PHOTOS



ELK GROVE RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

9299 E STOCKTON BLVD UNITS 4+5, ELK GROVE, CA 95624



POPULATION 2024 ESTIMATE

1-MILE RADIUS 4,297
3-MILE RADIUS 45,234
5-MILE RADIUS 89,219



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$110,092.00
3-MILE RADIUS \$120,316.00
5-MILE RADIUS \$114,721.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	3-MILE RADIUS
WHITE	5,298	43,185	76,055
BLACK	1,097	15,580	35,166
HISPANIC ORIGIN	3,038	29,788	66,504
AM. INDIAN & ALASKAN	159	1,319	2,919
ASIAN	2,467	49,086	99,107
HAWAIIAN & PACIFIC ISLAND	159	2,380	5,315
OTHER	3,390	34,396	73,987

POPULATION 2029 PROJECTION

1-MILE RADIUS 4,309
3-MILE RADIUS 45,603
5-MILE RADIUS 89,793

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$99,248.00
3-MILE RADIUS \$102,085.00
5-MILE RADIUS \$96,787.00

CONTACT US!

TO LEARN MORE ABOUT
THIS OPPORTUNITY



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