

**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



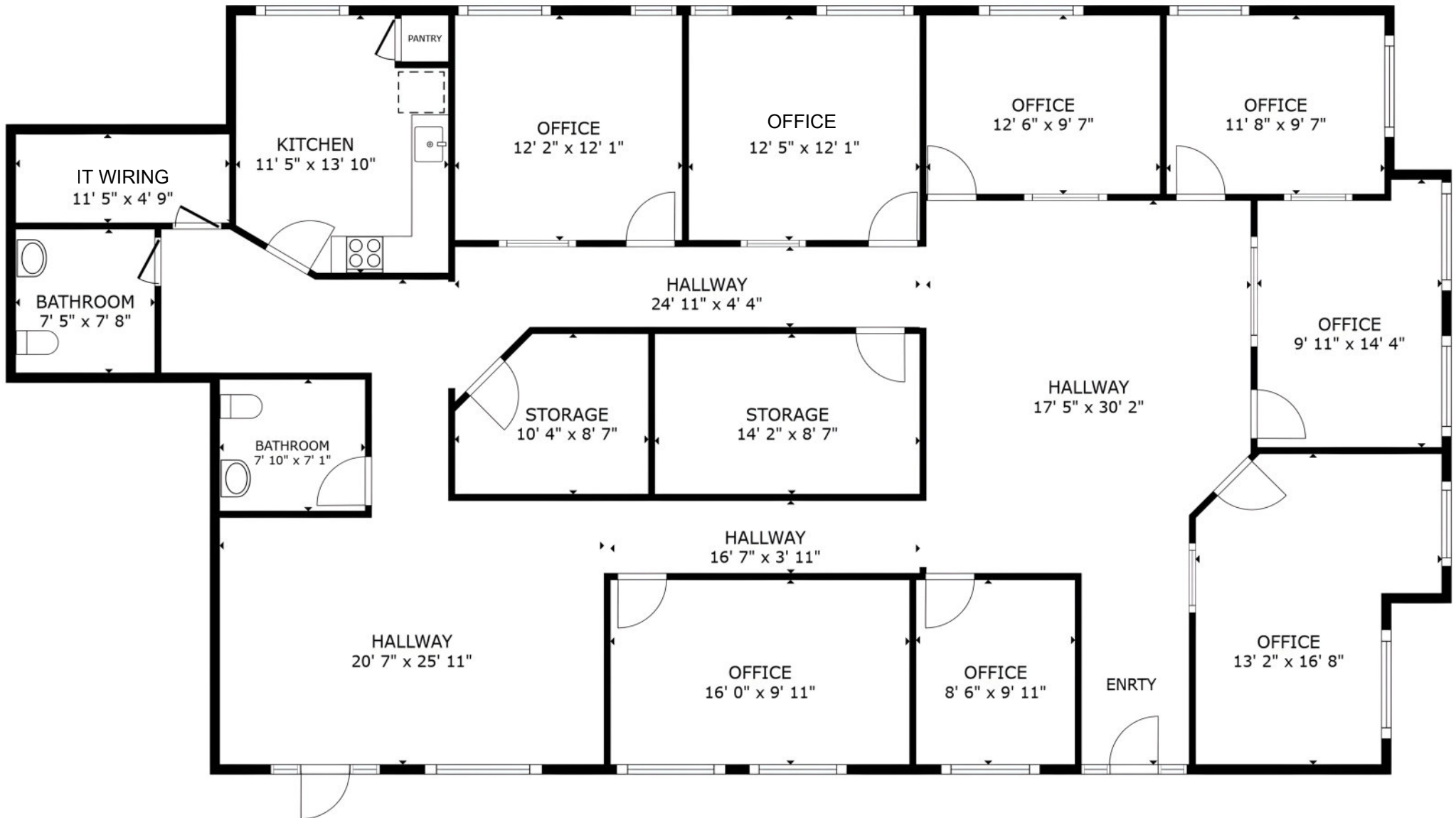
### STRONG TRAFFIC COUNTS

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

# FLOOR PLAN - 9299 E STOCKTON BLVD UNITS 4+5

**TOTAL SIZE:**

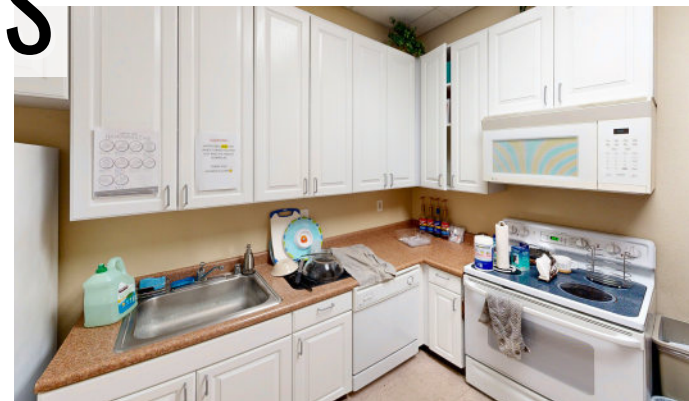
**+/- 3,080 SQ. FT.**







# INTERIOR PHOTOS

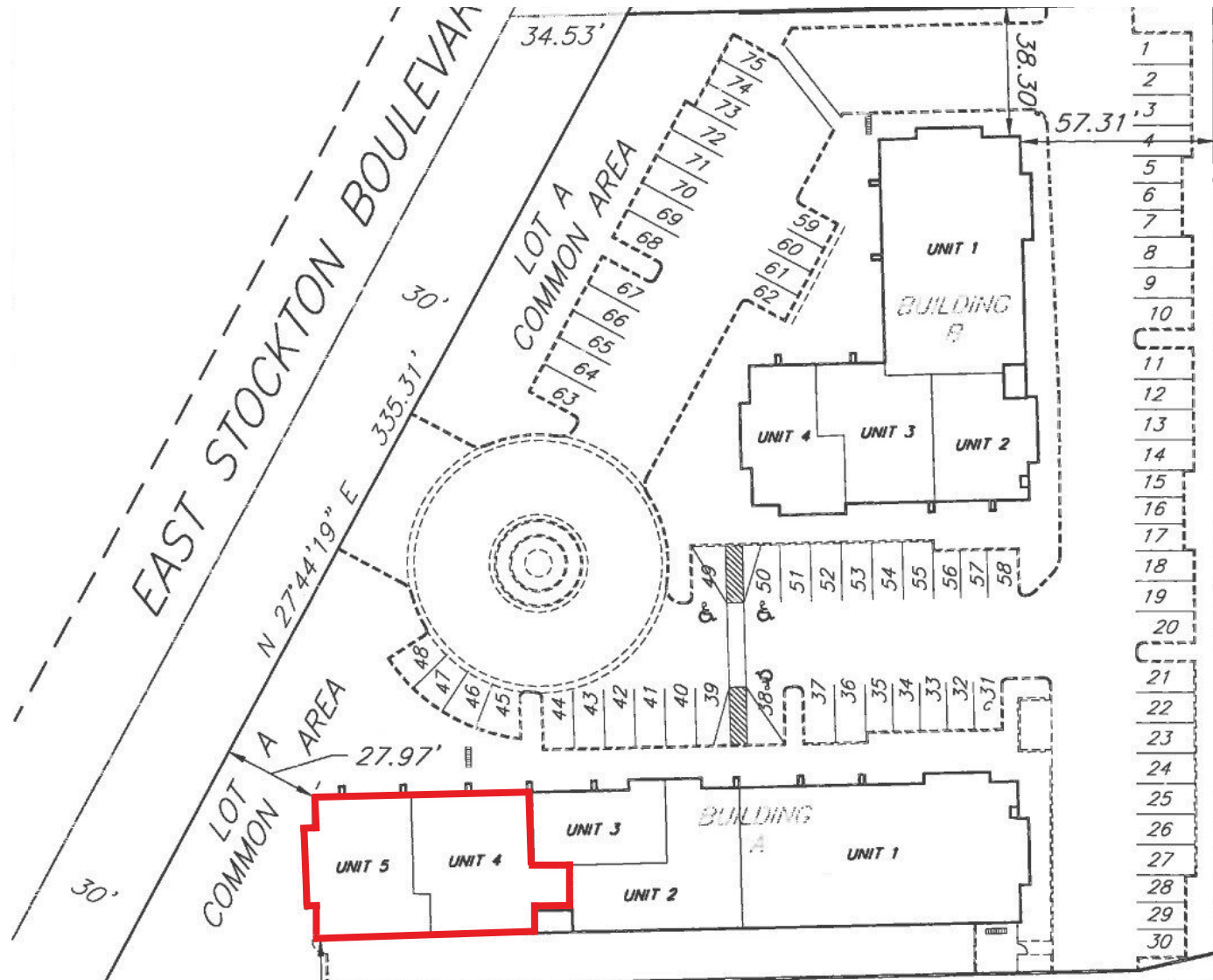




# PARCEL LINE

APN: 116-0090-023-0005

ZONING: BP (BUSINESS PROFESSIONAL)

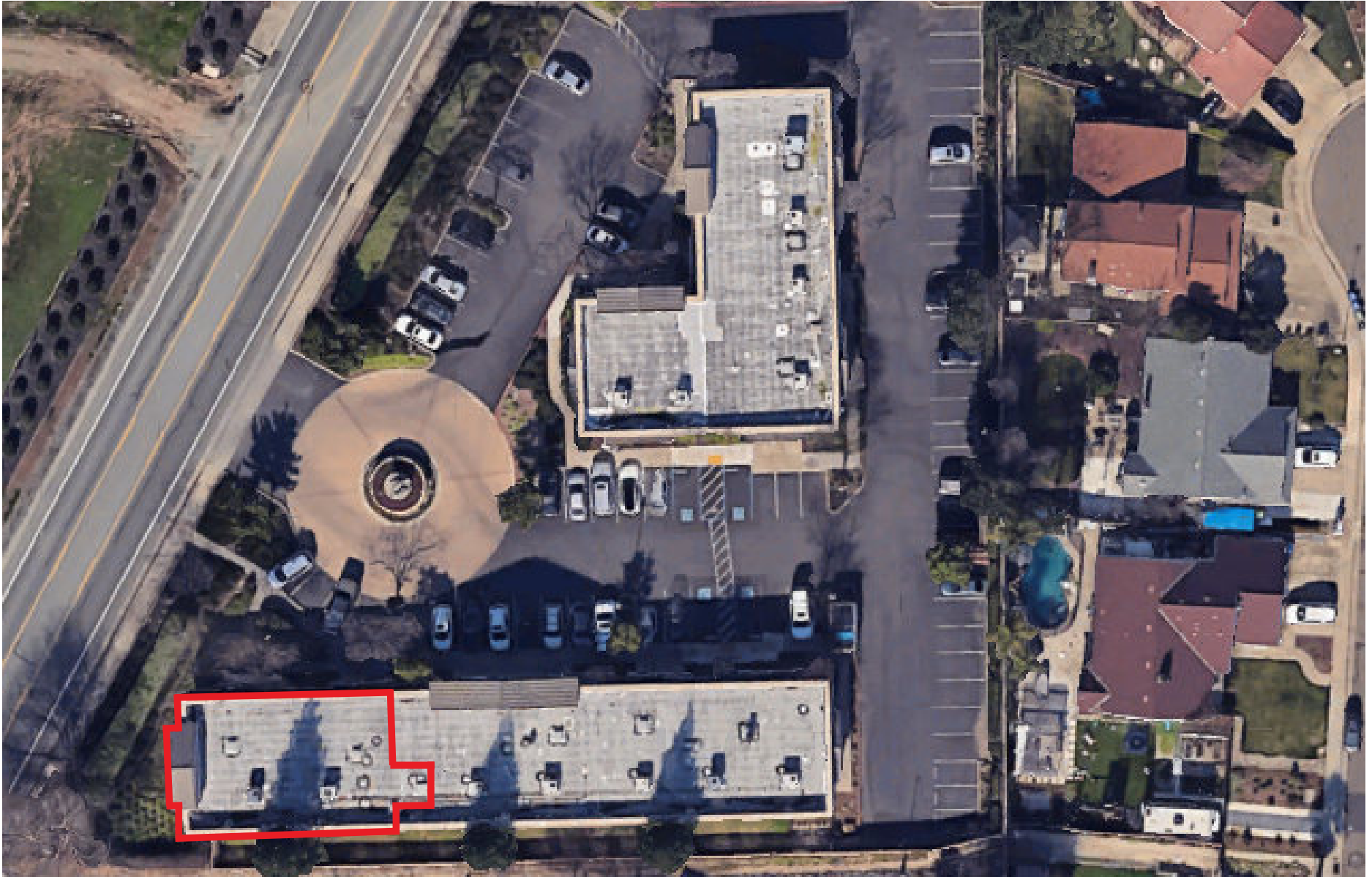




**PARCEL LINE**

**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

## POPULATION 2029 PROJECTION

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



## HOUSEHOLD INCOME 2024 AVERAGE

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

## HOUSEHOLD INCOME 2024 MEDIAN

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



## 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



# CONTACT US!

TO LEARN MORE ABOUT  
THIS OPPORTUNITY



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