

FOR LEASE



**+/- 1,802 - 5,060 SF OF PRIME OFFICE
& MEDICAL SUITES AVAILABLE!**



**7750 COLLEGE TOWN DR,
SACRAMENTO, CA**

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ROME
REAL ESTATE GROUP

AVAILABLE SUITES

***+/- 1,802 - 5,060 SF
OFFICE SUITES***

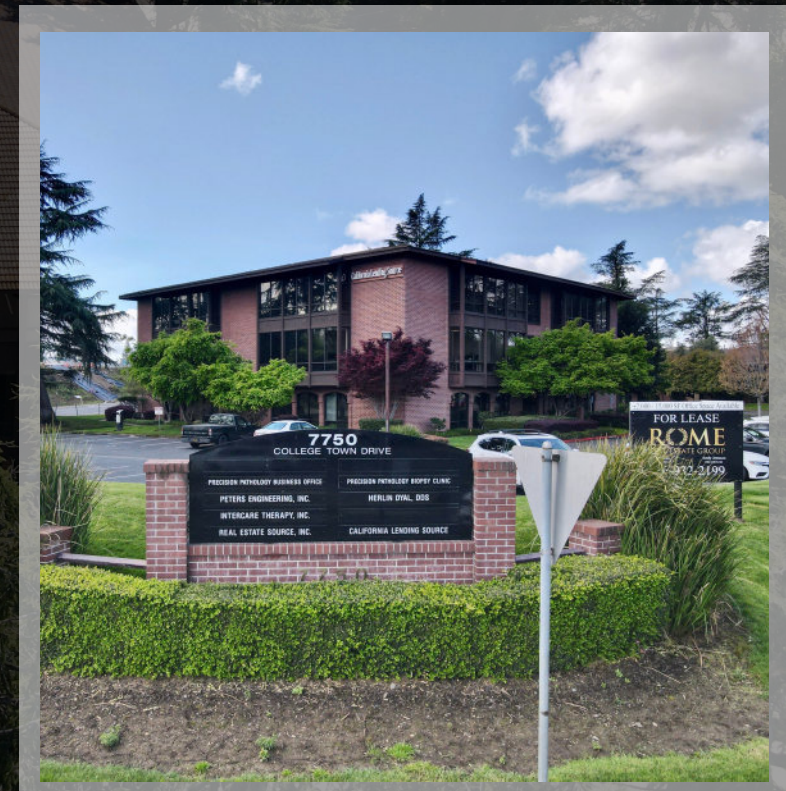
TENANT IMPROVEMENTS

***THE LANDLORD IS READY TO
PROMPTLY EXECUTE TENANT
IMPROVEMENTS.***



PROPERTY HIGHLIGHTS

- Prominent Highway 50 Frontage
- Building Signage Available Facing HWY 50
- Newly Renovated 3rd Floor Lobby & Restrooms
- Refreshed Common Area Finishes & Paint
- Proximity to Transit, HWY 50, and major thoroughfares
- Direct American River Parkway Trail Access
- Efficient Open Floor Plans Available
- Abundant Parking Ratio of 4.5/1,000 SF
- Fiber Internet Connectivity Available



FLOOR PLAN - 1ST FLOOR

SUITE 100:

+/- 1,802 SF

\$1.95 PSF, FSG

Medical office with lab, 4 sinks, exam room, dedicated work/lab area, and lobby entrance.

3D TOUR

CLICK HERE



SUITE 102:

+/- 2,024 SF

\$1.95 PSF, FSG

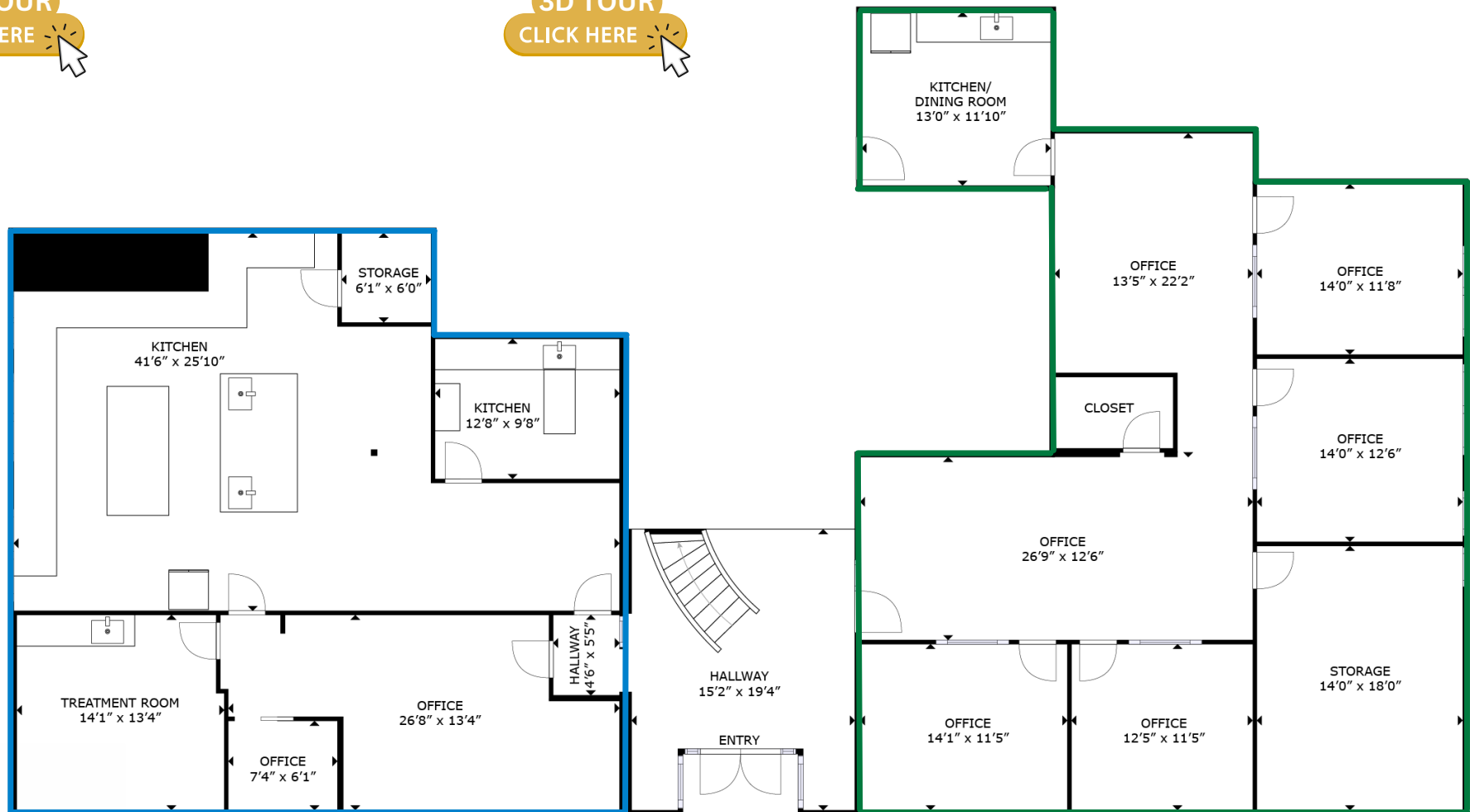
General office layout featuring 4 private offices, a large conference room, break area, and lobby access.

3D TOUR

CLICK HERE



***Note: The first-floor suites are currently under lease through November 12, 2026, but can be available now for direct lease with the Lessor.**





INTERIOR PHOTOS



FLOOR PLAN - 2ND FLOOR

SUITE 200:
+/- 2,250 SF
\$1.75 PSF, FSG

3D TOUR

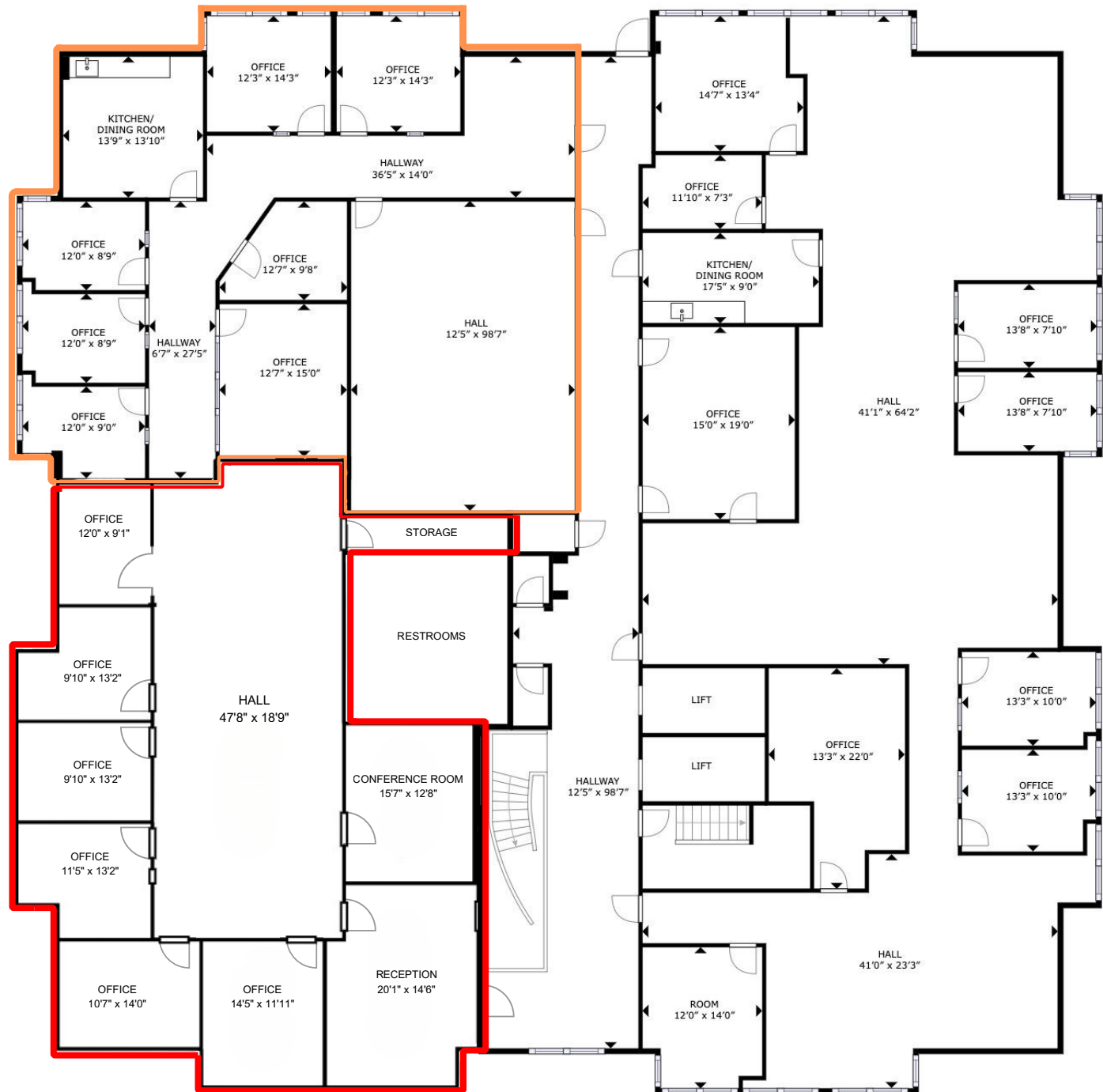
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SUITE 204:
+/- 2,810 SF
\$1.75 PSF, FSG

3D TOUR

CLICK HERE



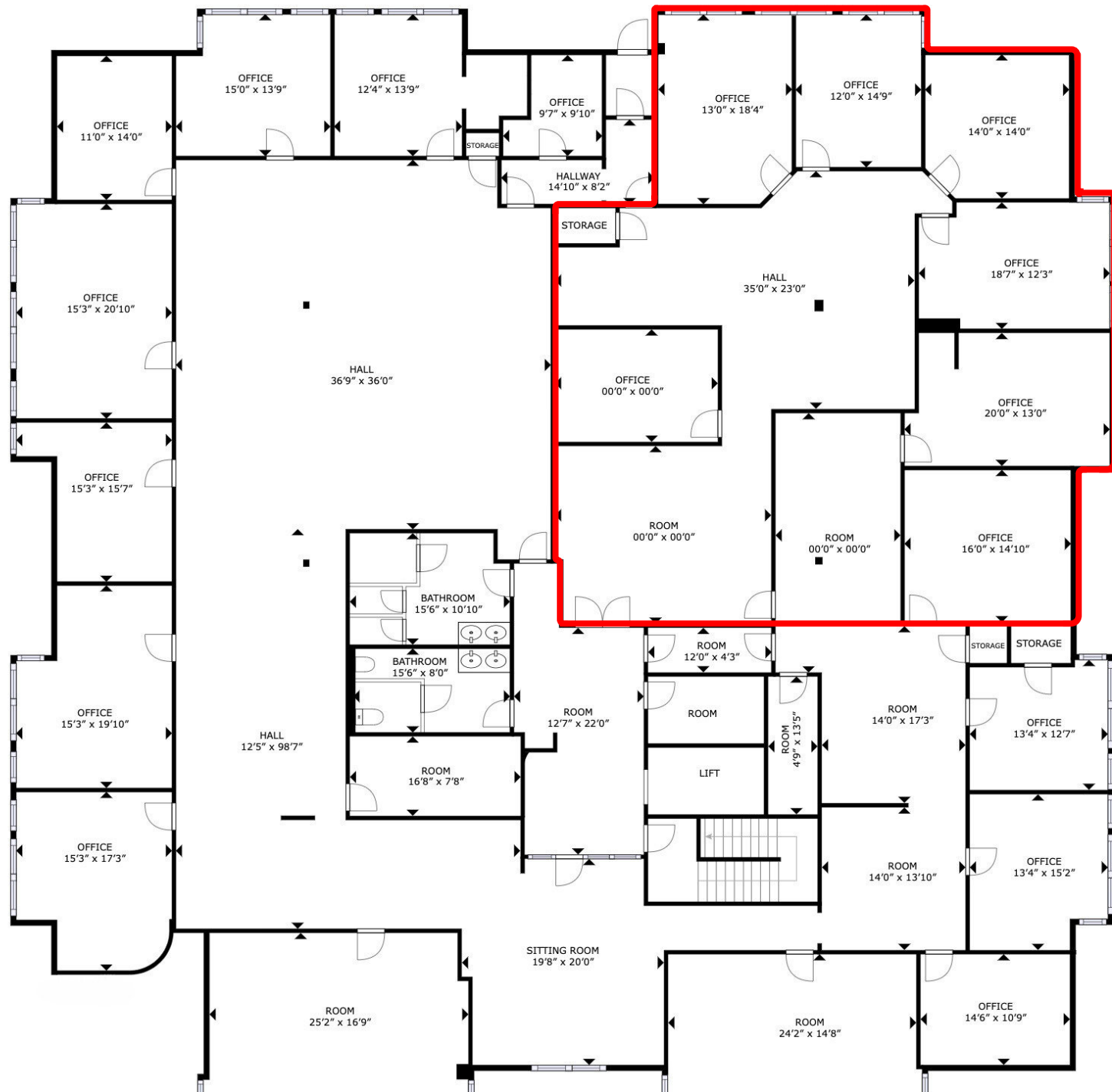


INTERIOR PHOTOS



SUITE 300-B:
+/- 2,707 SF
\$1.75 PSF, FSG

SUITE 300-B:
+/- 2,707 SF
\$1.75 PSF, FSG



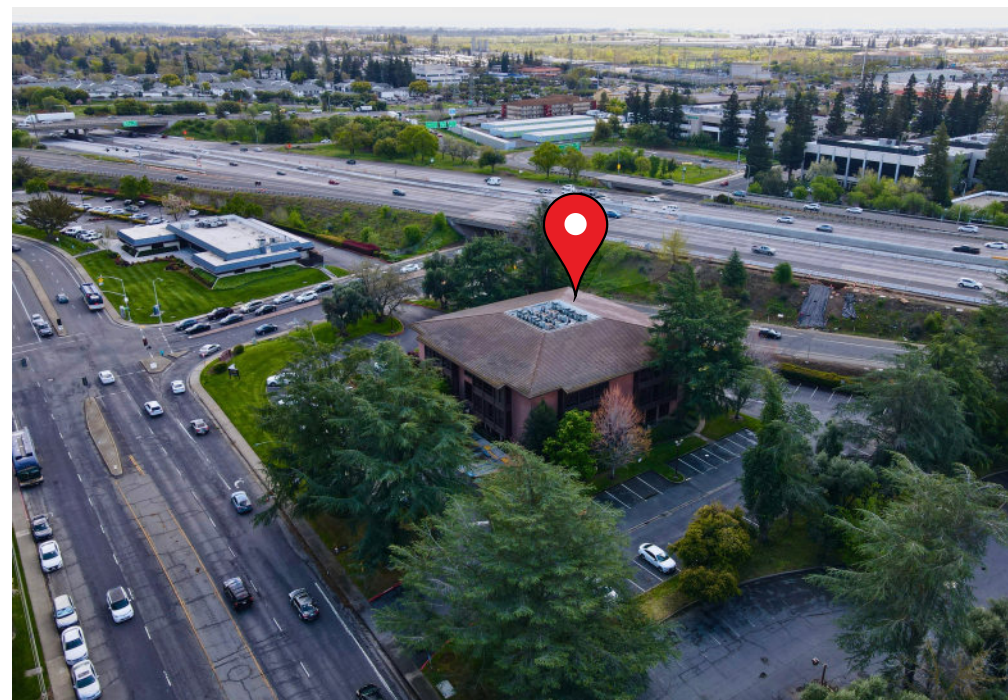


INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



**arden fair
MALL 150+ Retailers**



HOWE AVE

American River



WATT AVE



FOLSOM BLVD



**PROPERTY
LOCATION**



DEMOGRAPHIC SUMMARY REPORT

7750 COLLEGE TOWN DRIVE, SACRAMENTO, CA 95826



POPULATION 2023 ESTIMATE

1-MILE RADIUS 14,103
3-MILE RADIUS 144,295
5-MILE RADIUS 386,078

POPULATION 2028 PROJECTION

1-MILE RADIUS 14,674
3-MILE RADIUS 148,190
5-MILE RADIUS 396,613



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$79,964.00
3-MILE RADIUS \$92,512.00
5-MILE RADIUS \$86,785.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$57,568.00
3-MILE RADIUS \$66,901.00
5-MILE RADIUS \$61,806.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,195	95,113	245,428
BLACK	1,425	15,368	43,520
HISPANIC ORIGIN	3,065	39,657	114,964
AM.INDIAN & ALASKAN	228	2,784	8,132
ASIAN	2,134	19,734	58,092
HAWAIIAN/PACIFIC ISLAND	104	1,307	4,330
OTHER	1,016	9,990	26,576

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE AVAILABLE SUITES



Chase Burke

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