

FOR SALE

Freestanding Office Building
in Fountain Plaza Development

8109 Laguna Boulevard
Elk Grove, CA



PDF
THE PAUL D FRANK *Team*



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EXECUTIVE SUMMARY

PDF, powered by eXp Commercial, is pleased to present the opportunity to acquire 8109 Laguna Blvd, a freestanding office property located within the Fountain Plaza development in Elk Grove, California.

The property consists of approximately +/- 4,106 square feet and is strategically positioned at the highly trafficked intersection of Big Horn Boulevard and Laguna Boulevard, providing exceptional visibility, accessibility, and exposure within one of Elk Grove's primary commercial corridors.

The existing improvements offer a highly functional office layout consisting of a foyer/reception area, two large open work areas, kitchen/break area, conference room, three private offices, and two private restrooms, making the property well suited for a variety of professional office and owner user applications.

Additional infrastructure improvements include a dedicated server room with separate split HVAC, enhanced secured access points, and a backup natural gas generator, creating a strong fit for professional office, technology, medical, administrative, financial, and operationally sensitive users.

The property is zoned MP per the City of Elk Grove, a designation intended to accommodate professional office, administrative, medical, and business park type uses along major commercial corridors. Combined with the property's freestanding identity, strong signage potential, and corner exposure, the asset presents a rare opportunity for owner users seeking a highly visible office location within the Elk Grove market.

Surrounded by dense residential growth, established retail amenities, and immediate access to Highway 99, 8109 Laguna Blvd presents an opportunity to acquire a highly visible and professionally improved office asset within one of Sacramento County's strongest suburban markets.



PROPERTY INFORMATION

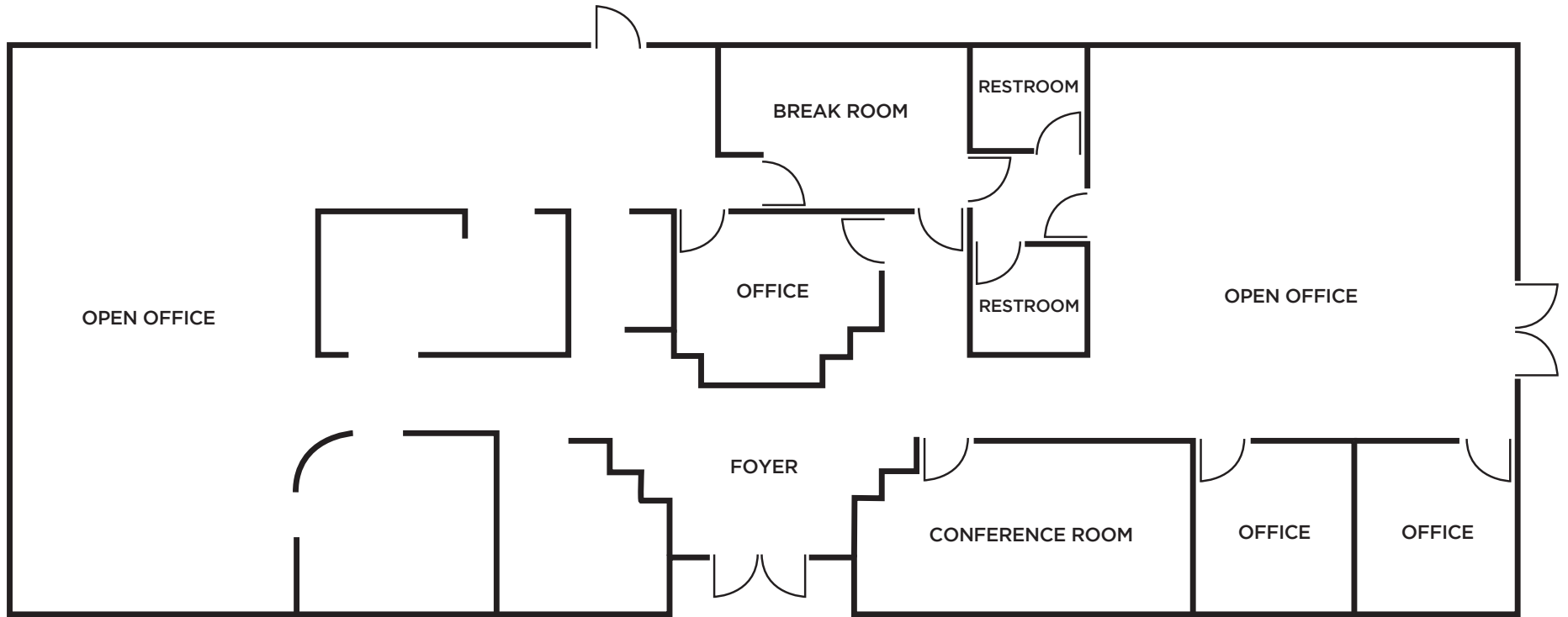
- Address: 8109 Laguna Boulevard, Elk Grove, CA
- APN: 116-0320-029-0012
- Asking Price: \$1,599,000
- Approximate Building Size: 4,106 SF
- Property Type: Freestanding Office Building within the Fountain Plaza development
- Zoning: MP per City of Elk Grove



PROPERTY HIGHLIGHTS

- Freestanding office building with strong exposure along Laguna Boulevard near the Big Horn intersection
- Located at one of the busiest intersections within Elk Grove with strong daily traffic counts and visibility
- Functional office layout with:
 - » foyer/reception area
 - » two large open work areas
 - » conference room
 - » kitchen/work area
 - » three private offices
 - » two private restrooms
- Flexible layout that could accommodate a variety of professional office, administrative, medical adjacent, or owner user type operations
- Property benefits from strong surrounding retail and commercial amenities throughout the Laguna corridor

FLOOR PLAN







Kaiser Medical Office

Childtime of Elk Grove

Sprout's Market

AIMS Urgent Care

Vintage at Laguna Senior Living

Vintage at Laguna II Senior Living

Laguna Orthodontics

BIG HORN BLVD

8109 Laguna Blvd

AAA

LAGUNA BLVD
(AADT 49,039)

UC Davis Medical Group

Bank of Stockton

SURROUNDING AREA MAP

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FOR MORE INFORMATION

Jon Bias

916-508-9556 mobile

Jon@pdf-usa.com

DRE #01998325

Paul Frank

916-240-4012 mobile

Paul@pdf-usa.com

DRE #01112160

