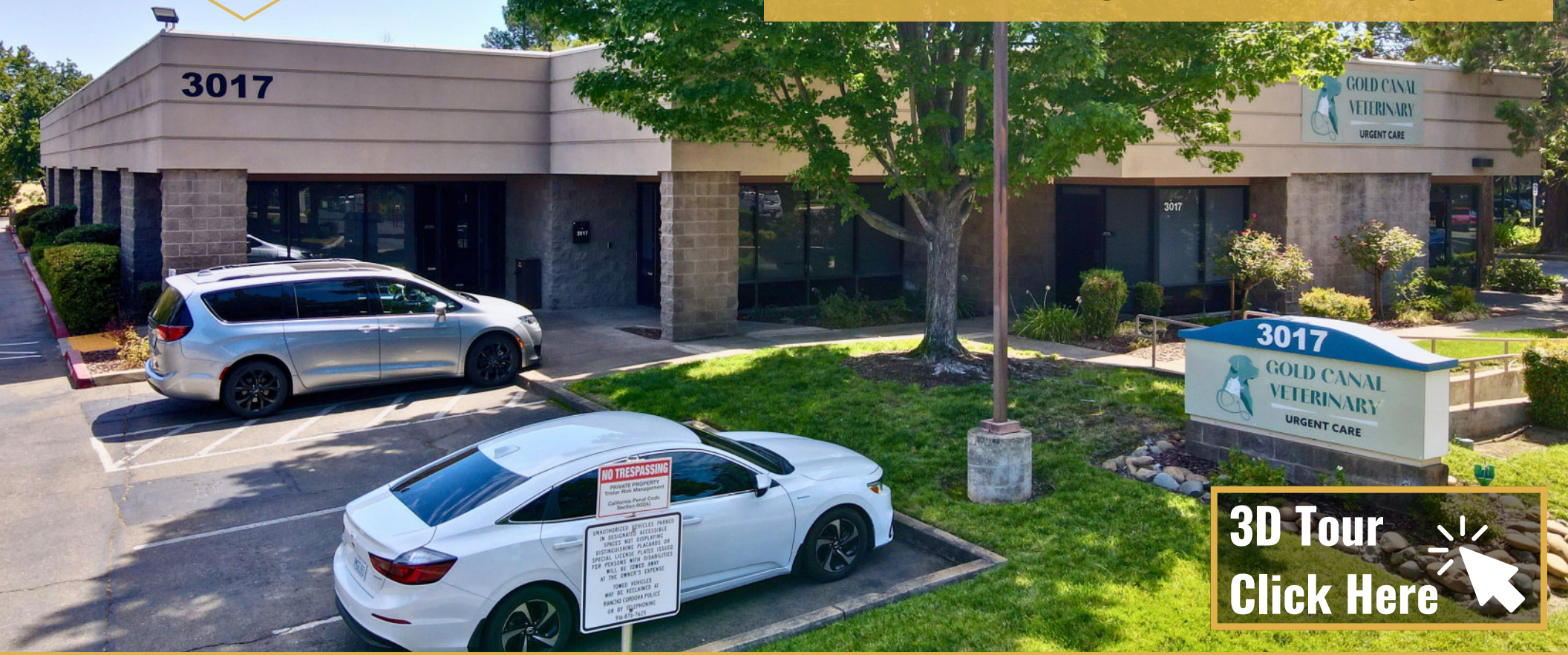


**FOR
OR SALE
LEASE**

**3017 GOLD CANAL DR,
RANCHO CORDOVA**

+/- 13,660 SF OFFICE/MEDICAL BUILDING

BRAND NEW TURN-KEY VET SPACE



**3D Tour
Click Here**

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

DAVE CARLSEN
916.212.2127
DAVE@ROMECRE.COM
DRE: 01977101

ROME
REAL ESTATE GROUP

BRAND NEW TURN-KEY VET SPACE

SALE PRICE:

\$3,399,000.00

Total Size: +/- 13,660 SF, \$249 PSF

Turnkey build-out

Ideal for a veterinary clinic

FOR LEASE:

\$2.40, NNN PSF

Suite 100

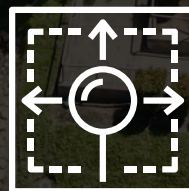
7,460 SF

- **Turnkey Vet Clinic:** \$1,000,000 investment in a fully equipped veterinary clinic, ideal for vet owner-users.
- **Convenient Access:** Situated near Sunrise Blvd & 50 FWY for easy connectivity.
- **Current Infrastructure:** No roll-up doors or warehouse space currently available.
- **Visibility and Branding Opportunities:** Monument signage available to enhance business visibility.
- **Ample Parking:** Plenty of parking space available for tenants and visitors.
- **Ready for Immediate Occupancy:** Can be delivered furnished with desks and cubicles within 30 days.



ABUNDANT PARKING
45 SPACES

COMMERCIAL / MEDICAL
072-0470-015-0000



+/- 13,660 SQ.FT.
BUILDING SIZE
+/- 43,560 SQ.FT.
LOT SIZE



OIMU
PROPERTY ZONING
OFFICE
INDUSTRIAL
MIXED-USE
SACRAMENTO COUNTY



INTERIOR PICTURES





EXTERIOR PICTURES



FLOOR PLAN

SUITE 100:
+/- 7,460 SF
\$2.40 PSF, NNN

3D Tour
Click Here

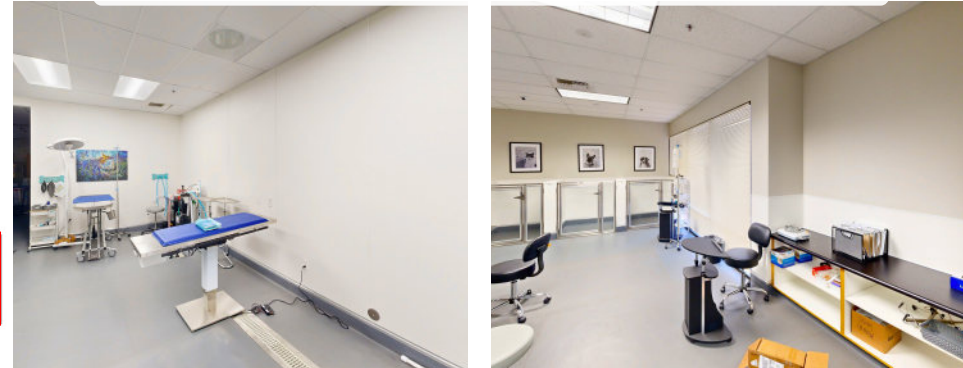


NNN COSTS: ASK BROKER

PRISTINE, MOVE IN READY VET PRACTICE SPACE WITH A RECENT \$1,000,000 REMODEL. IT FEATURES 6 EXAM ROOMS, A SPACIOUS TREATMENT ROOM, ADMINISTRATIVE OFFICE, LAUNDRY ROOM, AND BEAUTIFUL LOBBY. THIS IS ABSOLUTELY THE NICEST VETERINARIAN SPACE AVAILABLE FOR LEASE IN THE SACRAMENTO AREA. IT COULD BE MODIFIED FOR DENTAL OR MEDICAL USE IF NEEDED.



INTERIOR PICTURES



BRAND NEW TURN-KEY VET SPACE

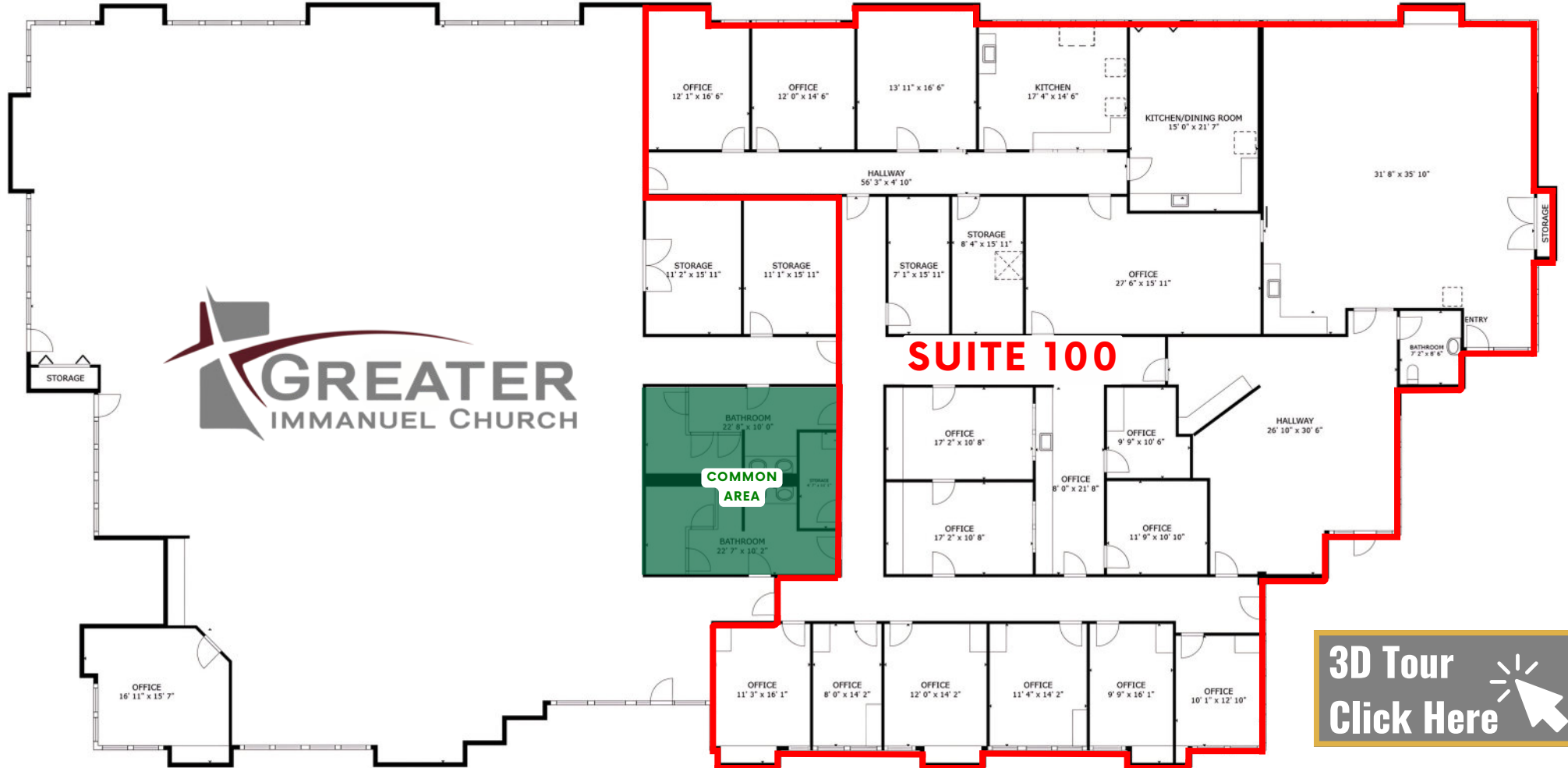
AVAILABLE: SUITE 100

TURN-KEY VET CLINIC | ±7,460 SF

SUITE 500 — LEASED

INCLUDED FOR REFERENCE ONLY.
BUILDING IS NOW A PARTIALLY LEASED ASSET.

PRISTINE MOVE IN READY VET PRACTICE SPACE WITH A RECENT \$1,000,000 REMODEL. THIS IS THE NICEST VETERINARIAN SPACE AVAILABLE FOR LEASE IN THE SACRAMENTO AREA. IT COULD BE MODIFIED FOR DENTAL OR MEDICAL USE BUT THE IDEAL TENANT OR BUYER WOULD BE A VET PRACTICE.



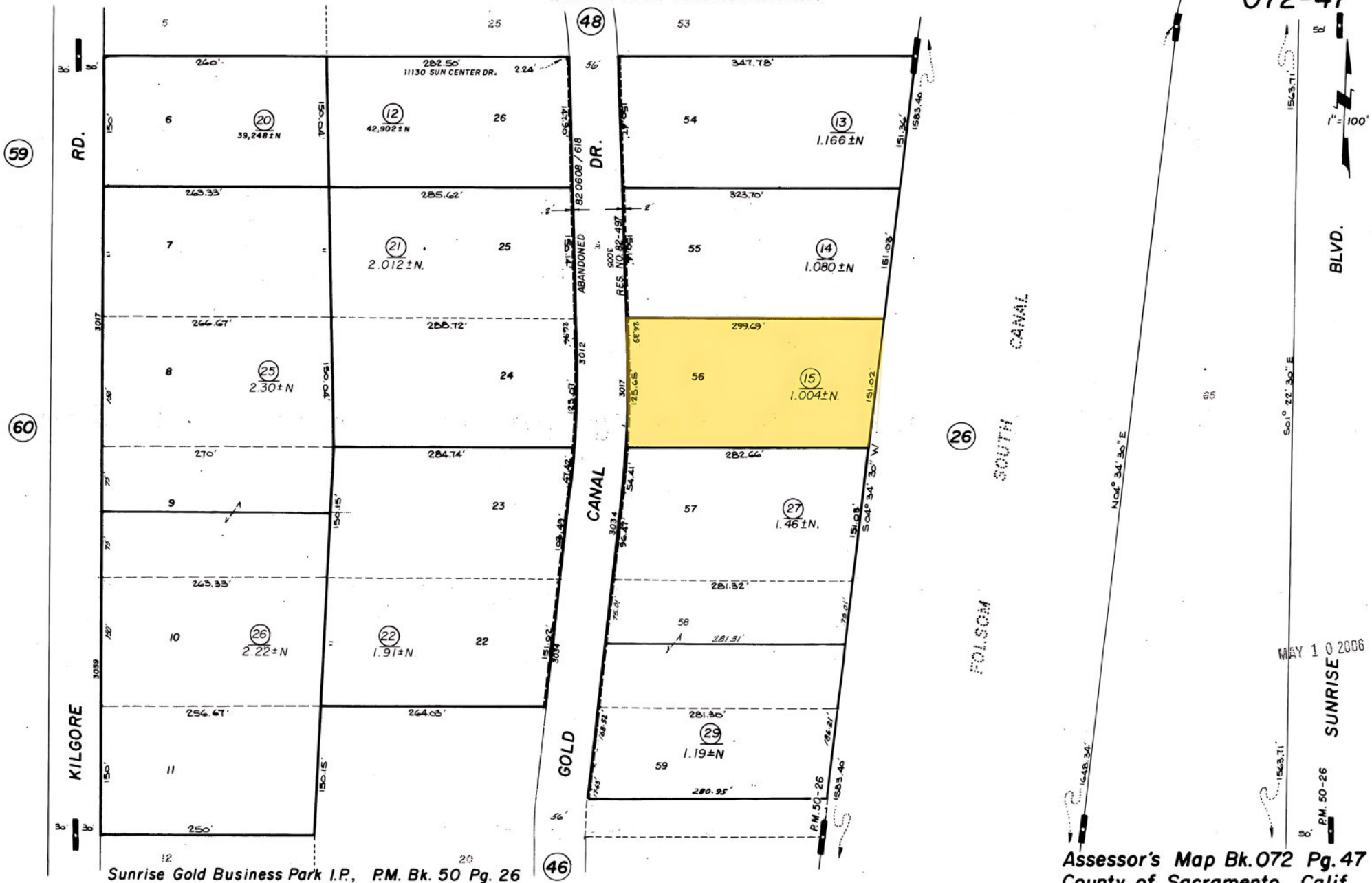
PARCEL LINE

APN # 072-0470-015-0000

+/- 43,560SF PARCEL

ZONING: OIMU - OFFICE INDUSTRIAL MIXED-USE

POR. SEC. 36, T.9N., R.6E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)



Assessor's Map Bk.072 Pg.47
County of Sacramento. Calif.

IMMEDIATE VICINITY AERIAL



Sunrise Blvd

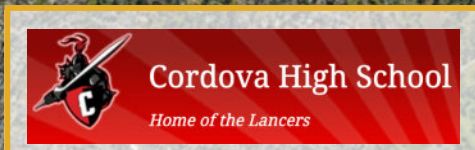
PROPERTY LOCATION



WHITE ROCK CORPORATE CAMPUS



Zinfandel Dr



DEMOGRAPHIC SUMMARY REPORT

3017 GOLD CANAL DR, RANCHO CORDOVA, CA 95670



POPULATION

2023 ESTIMATE

3-MILE RADIUS	63,045
5-MILE RADIUS	182,408
10-MILE RADIUS	787,393

POPULATION

2028 PROJECTION

3-MILE RADIUS	63,430
5-MILE RADIUS	183,514
10-MILE RADIUS	794,025



HOUSEHOLD INCOME

2023 AVERAGE

3-MILE RADIUS	\$99,817.00
5-MILE RADIUS	\$114,057.00
10-MILE RADIUS	\$104,349.00

HOUSEHOLD INCOME

2023 MEDIAN

3-MILE RADIUS	\$81,588.00
5-MILE RADIUS	\$90,424.00
10-MILE RADIUS	\$80,203.00



POPULATION

2023 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	32,375	107,112	441,126
BLACK	5,309	11,895	54,458
HISPANIC ORIGIN	14,058	32,672	164,584
AM. INDIAN & ALASKAN	756	1,757	8,635
ASIAN	7,996	21,020	88,907
HAWAIIAN/PACIFIC ISLAND	641	1,290	5,643
OTHER	15,968	39,335	188,623

CONTACT US

TO LEARN MORE ABOUT
THIS OPPORTUNITY!



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



CHASE@ROMECRE.COM

DAVE@ROMECRE.COM



@ROMECREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



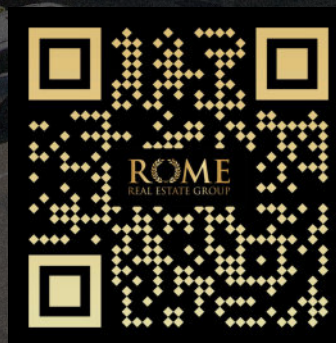
Dave Carlsen

VICE PRESIDENT

916-212-2127

dave@romecre.com

DRE: 01977101



916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.