



9685
DENTAL AND
MEDICAL SUITE

DR OFFICES

DENTIST AND
MEDICAL OFFICES

For Sale or Lease

Coming 2026
Office and Medical Buildings

From ±4,000 SF to ±20,000 SF

Easy access to Elk Grove Boulevard/Highway 99

Allen Ranch Professional Center

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Elk Grove Overview

The City of Elk Grove is a thriving suburban community of 182,842 people, located roughly 14 miles south of the California State Capitol. Elk Grove is the second-largest city in the four-county Sacramento region and is a family- and business-friendly community with low crime, excellent schools, over 100 parks, and excellent dining and shopping options. Major corporations like Apple, Amazon, Walmart, AllData, and Kubota Tractor anchor a strong local economy.

Elk Grove's population increased 1.2% in 2024, more than doubling Sacramento County's annual population growth rate. The median home price of \$668,000 as of April 2025 increased 4.1% year-over-year. The city's high quality of life continues to drive demand for new homes and push its population base upward. Elk Grove was ranked the fourth best city in California to move to in 2025, according to Consumer Affairs, thanks to its strong economy and low crime rates. Elk Grove also landed on Livability.com's list of Top 100 Best Places to Live in the U.S. and was the highest out of four California cities on the list.

Elk Grove is evolving into more than a bedroom community; however, there are still hundreds of single-family homes under construction. There have also been 681 new apartment units completed since 2022, and another 236 units are currently under construction. The landscape of this suburban city is shifting with several notable developments. The Village at Elk Grove is a Whole Foods-anchored shopping center under construction totaling 110,000 square feet. Elk Grove's retail inventory has expanded by 232,000 square feet since 2023. To accommodate the city's growing patient pool, both UC Davis and Dignity Health are planning to build new medical outpatient buildings. After opening in 2022, Wilton Rancheria's Sky River Casino is already proceeding with expansion plans after acquiring adjacent parcels for a future parking garage and hotel. At the end of 2023, Kubota Tractor opened its 631,465 square foot Western Distribution Center in Elk Grove. The company invested more than \$70 million for the new facility and has added more than 100 employees in the past two years.



182,842
Residents



\$103,001
Median Income



\$668,000
Average House Price



67%
College Education
or Higher



Property Details

- From $\pm 4,000$ to $\pm 20,000$ SF
- Central Elk Grove location
- Surrounded by dense residential neighborhoods and retail outlets
- SC Zoned allowing for office, medical, retail
- Across the street from Elk Grove's newest senior independent living facility
- Close to Dignity, Kaiser and Sutter Health campuses
- Easy access to the Elk Grove Boulevard/Highway 99 interchange
- Abundant amenities nearby



Central
Property centrally
located off Elk
Grove Boulevard
close to Highway 99



Ownership
A rare opportunity
to own a free-
standing building
in Elk Grove.



Access
Easy access to
the Elk Grove
Boulevard/Hwy
99 Interchange



Amenities
Abundant amenities
nearby including
restaurants and
services

Development Map

The Allen Ranch Development offers the business and medical community a unique opportunity to own or lease office and medical space in near proximity to medical campuses, retail services, housing and Highway 99.



Building Renderings

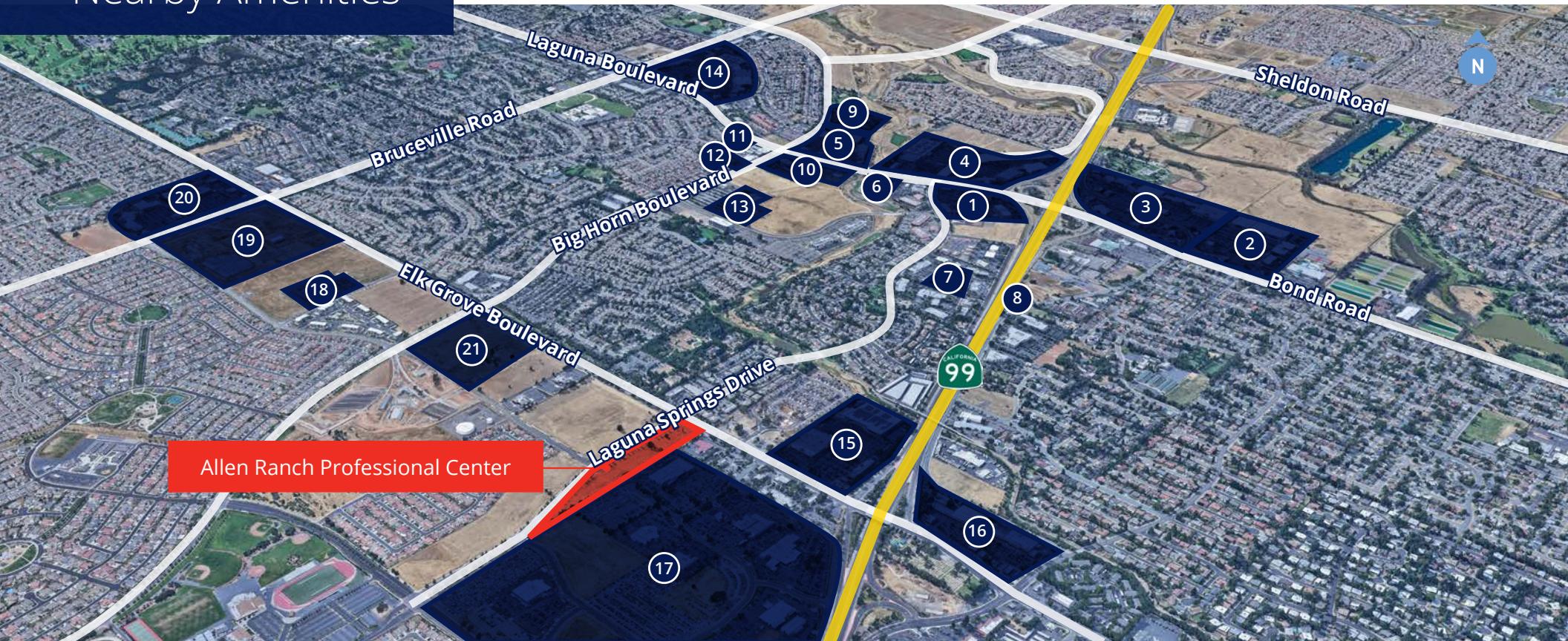
[View Animation Video](#)

Availability

- Building 9615 | ±19,425 SF
- Building 9625 | ±20,000 SF
- Building 9655 | ±9,699 SF
- Building 9665 | ±5,332 SF
- Building 9685 | ±5,871 SF
- Building 9695 | ±4,174 SF
- Building 9715 | ±4,255 SF



Nearby Amenities



1 Laguna Pointe
BJ's Restaurant
Five Guys
Sourdough & Co
Hilton Garden Inn
PHO Ivy
Home2Suites, Coming Soon!

2 Elk Grove Marketplace
Mikuni
Paesanos
Panera Bread
Black Bear Diner
Dos Coyotes
California Family Fitness

3 Market Place 99 South
Kobe Steak & Sushi
In-N-Out Burger
Panda Express
IHOP

4 Laguna Gateway Mall
Mimi's Bistro
Romano's Macaroni Grill
Coldstone Creamery
Holiday Inn Express
Home Depot
BevMo!

5 Red Robin
Sprouts Farmers Market

6 Peet's Coffee
Leatherby's

7 Elk Grove City Hall

8 Town Place Suites

9 Kaiser Permanente

10 Sutter Medical Complex

11 UC Davis Health

12 Mercy Medical Group

13 Century Laguna 16
14 Laguna Crossroads
Target
Michaels
buybuyBaby
Total Wine
Petco
Ulta

15 Walmart
Golden 1 Credit Union

16 Elk Grove Village

Big Lots
Arby's
CVS

17 Elk Grove Auto Mall
18 Mercy Imaging (Future Mercy Hospital)

19 The Ridge
Costco
Olive Garden
Pieology
Stanton Optical

20 Trader Joe's
HomeGoods
Golden 1 Credit Union
Kohl's

21 Project Elevate



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