



For Sale or Lease

Coming 2026 Office and Medical Buildings

From $\pm 4,000$ SF to $\pm 20,000$ 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 ±4,000 to ±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.



The Park Independent Senior Living



Project Elevate

9715

9665

9695

Allen Ranch Professional Center

9625

9615

9685

9655



Future Retail/Medical Office

Laguna Springs Drive

Future Retail

Elk Grove Boulevard

Building Renderings

[View Animation Video](#)

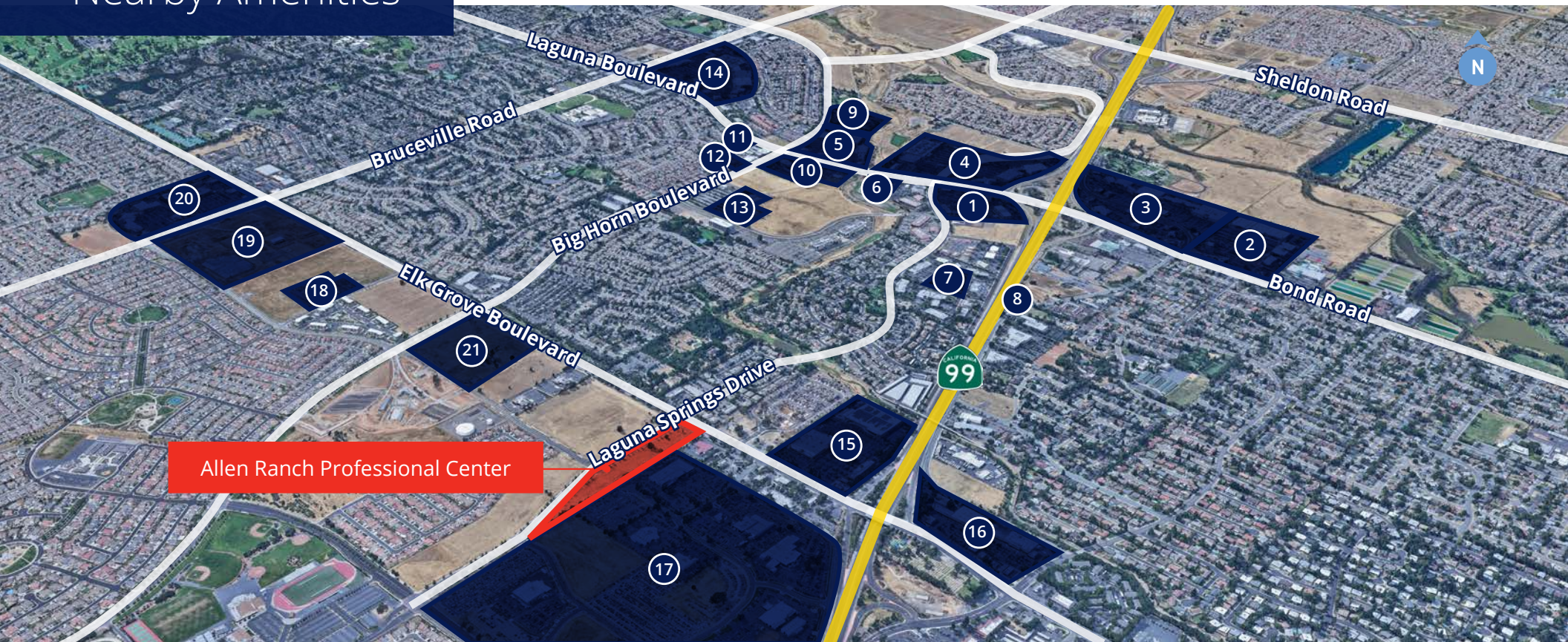


Availability

- 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



- | | | | | |
|--|--|---|---|---|
| <p>1 Laguna Pointe
 BJ's Restaurant
 Five Guys
 Sourdough & Co
 Hilton Garden Inn
 PHO Ivy
 Home2Suites, Coming Soon!</p> | <p>3 Market Place 99 South
 Kobe Steak & Sushi
 In-N-Out Burger
 Panda Express
 IHOP</p> | <p>5 Red Robin
 Sprouts Farmers Market</p> | <p>13 Century Laguna 16</p> | <p>17 Elk Grove Auto Mall</p> |
| <p>2 Elk Grove Marketplace
 Mikuni
 Paesanos
 Panera Bread
 Black Bear Diner
 Dos Coyotes
 California Family Fitness</p> | <p>4 Laguna Gateway Mail
 Mimi's Bistro
 Romano's Macaroni Grill
 Coldstone Creamery
 Holiday Inn Express
 Home Depot
 BevMo!</p> | <p>6 Peet's Coffee
 Leatherby's</p> | <p>14 Laguna Crossroads
 Target
 Michaels
 buybuyBaby
 Total Wine
 Petco
 Ulta</p> | <p>18 Mercy Imaging (Future Mercy Hospital)</p> |
| | | <p>7 Elk Grove City Hall</p> | <p>Ross
 DSW
 Chevys
 Smashburger</p> | <p>19 The Ridge
 Costco
 Olive Garden
 Pieology
 Stanton Optical</p> |
| | | <p>8 Town Place Suites</p> | <p>15 Walmart
 Golden 1 Credit Union</p> | <p>20 Trader Joe's
 HomeGoods
 Golden 1 Credit Union
 Kohl's</p> |
| | | <p>9 Kaiser Permanente</p> | <p>16 Elk Grove Village
 Big Lots
 Arby's
 CVS</p> | <p>21 Project Elevate</p> |
| | | <p>10 Sutter Medical Complex</p> | | |
| | | <p>11 UC Davis Health</p> | | |
| | | <p>12 Mercy Medical Group</p> | | |



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