

# 2204 KAUSEN

ELK GROVE | CA

## For Sale

### ±10,844 SF Building

Two-tenant single-story  
flex/office building located  
in Elk Grove, CA.

- Fully leased with NNN tenants providing steady income with an approximate cap rate of 5.5%.
- Opportunity for owner-users to occupy up to half the building.
- Owner financing available.

#### RYAN ORN

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DRE #02070096



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# EXECUTIVE SUMMARY

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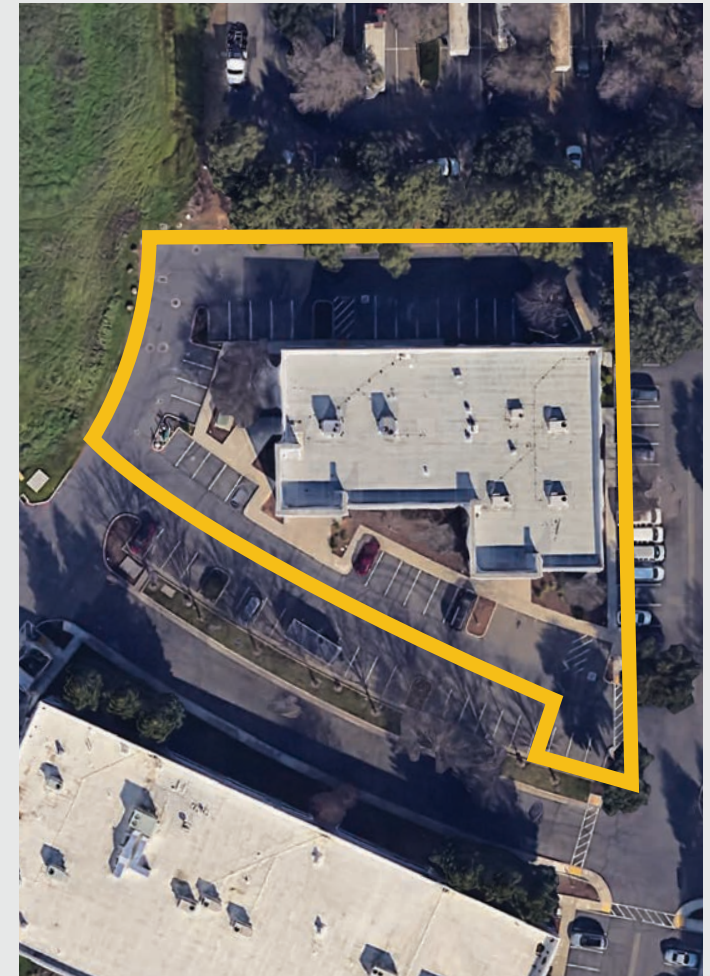
## PROPERTY OVERVIEW

This versatile flex-office property offers an excellent investment or owner-user opportunity within the well-regarded Laguna West Business Center in Elk Grove. Situated on  $\pm 0.82$  acres of land, the  $\pm 10,844$  square foot building is fully leased with two long-term tenants under NNN agreements. Its location provides easy accessibility via the I-5 freeway at the Laguna Boulevard exit and proximity to restaurants, retail, and other business amenities. The property's modern single-story design and professional appearance make it an appealing workplace environment for tenants and visitors alike.

For investors, the property benefits from secure income through triple-net leases with Reach Adult Development and Gracie Jiu-Jitsu as its tenants. For potential owner-users, there is an option to occupy up to half of the building, as one of the current tenants is open to a lease buyout or cancellation. Elk Grove's thriving commercial market, characterized by high rental demand and low vacancy rates, further enhances the value of this property as a strategic real estate asset.

## OFFERING SUMMARY

<b>Zoning:</b>	LI - Lite Industrial
<b>Permitted Uses:</b>	<a href="#">City of Elk Grove allowed uses and required entitlements</a>
<b>Leases:</b>	Triple Net (tenants responsible for all operating expenses)
<b>Cap Rate:</b>	Approximately 5.5%
<b>Asking Price:</b>	\$3,490,000 (owner financing available)
<b>Owner/User:</b>	Inquire with broker on opportunity details.



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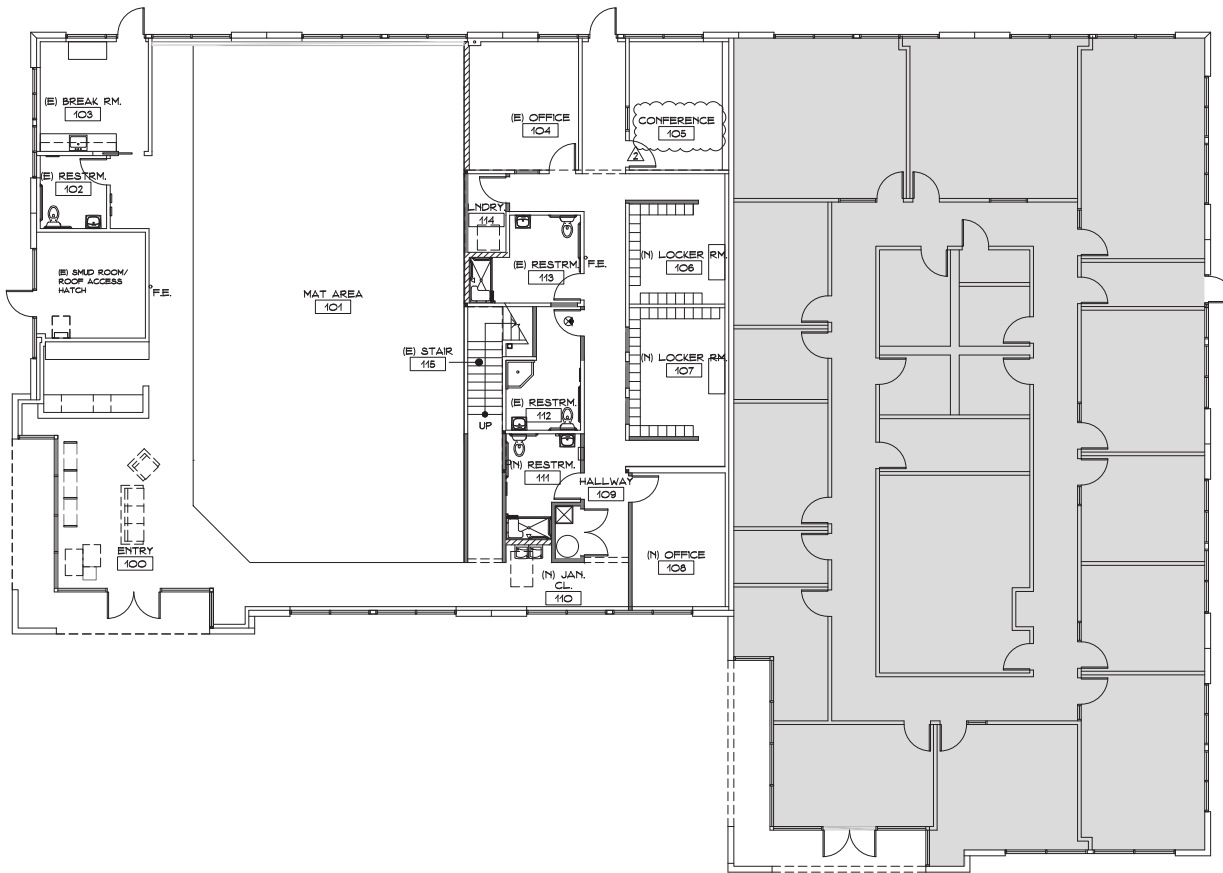
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# FLOOR PLAN

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## BUILDING DETAILS

Address:	2204 Kausen Drive Elk Grove, CA
County:	Sacramento
APN:	119-1930-026-0000
Land Area:	±0.82 Acres
Net Rentable Area:	±10,844 SF
Year Built:	2006
Construction Type:	Concrete Tilt
Zoning:	LI-Light Industrial
Clear Height:	±20 feet
Roof:	Flat
Sprinklers:	Yes
Foundation:	Concrete slab on grade

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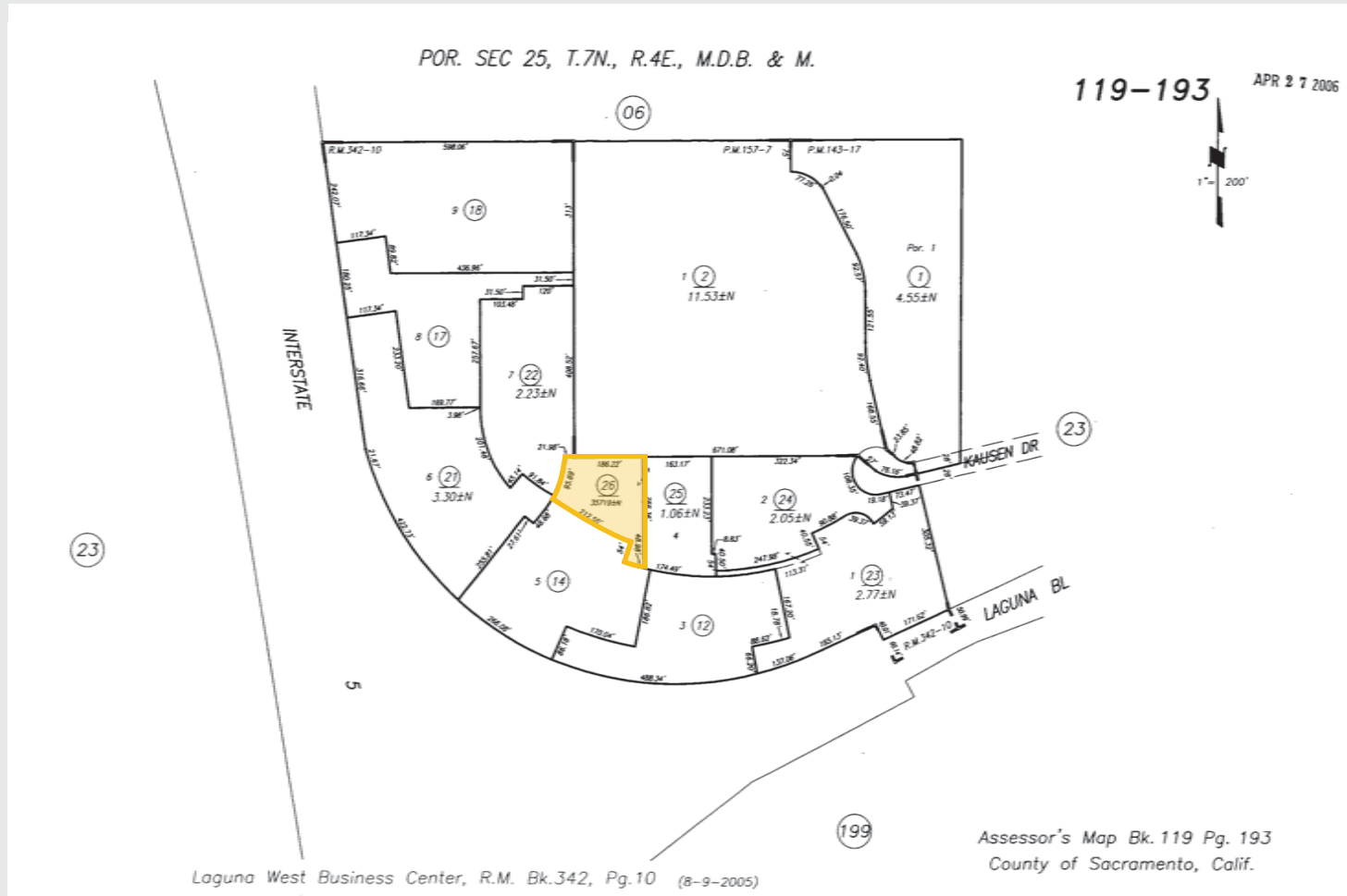
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# PARCEL MAP

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# PROPERTY PHOTOS

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# LOCAL AREA

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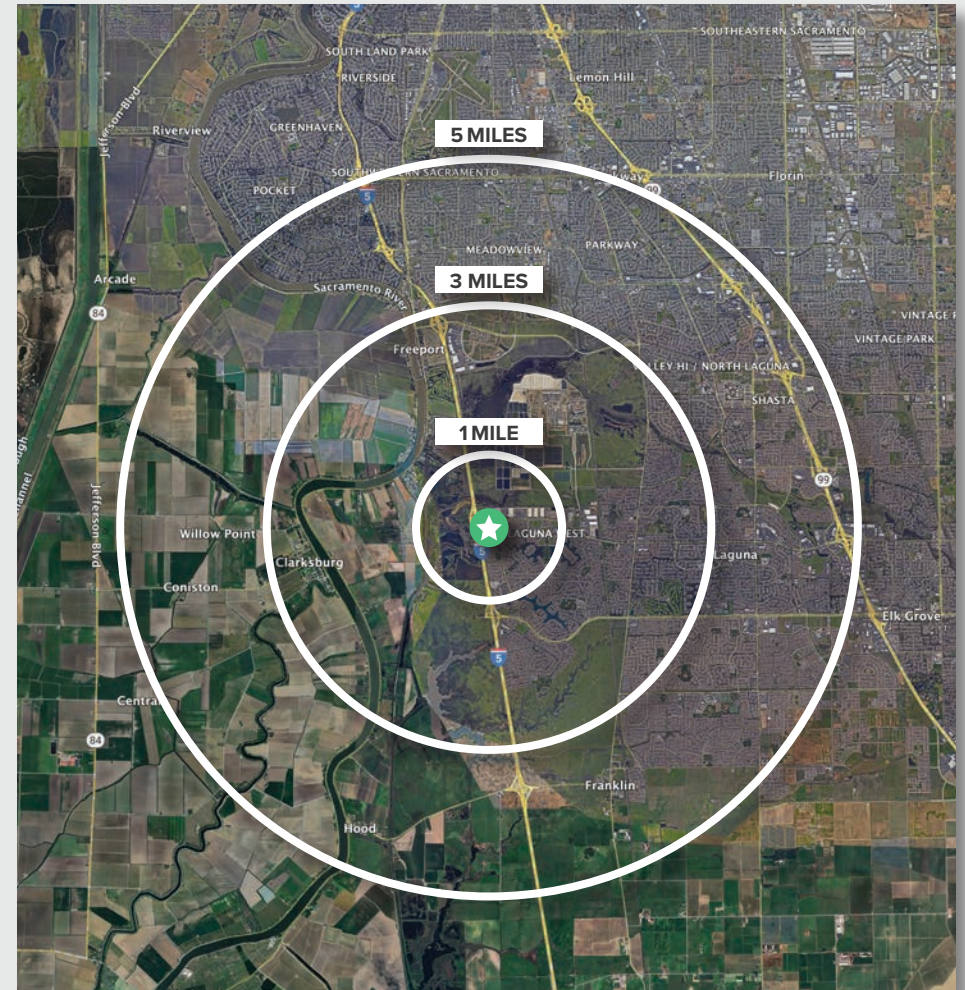


# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	4,797	47,370	229,060
2029 Projected Population	4,510	45,957	225,903
2020 Census Population	5,397	49,872	232,939
2010 Census Population	4,958	46,483	209,371
2024 Median Age	38.4	38.2	35.8
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,687	15,814	73,662
2029 Projected Households	1,584	15,336	72,584
2020 Census Households	1,787	15,879	72,562
2010 Census Households	1,675	15,083	65,374
<b>INCOME</b>			
2024 Estimated Average Household Income	\$156,939	\$153,087	\$125,233
2024 Estimated Median Household Income	\$126,513	\$125,646	\$97,963
2024 Estimated Per Capita Income	\$55,240	\$51,161	\$40,357
<b>BUSINESS</b>			
2024 Estimated Total Businesses	243	1,038	4,730
2024 Estimated Total Employees	1,766	6,756	31,013

Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS

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