

**FOR
LEASE**

**8110 TIMBERLAKE WAY,
SACRAMENTO, CA**

**±2,207 - 4,534 SF 2ND GENERATION
MEDICAL OFFICE SPACE**



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

8110 TIMBERLAKE WAY

SUITE	SIZE	LEASE RATE	SPACE NOTES
Suite 101	±2,207 RSF	\$2.10 PSF, FSG*	Medical office with new flooring, paint, lights & ceilings
Suite 201	±2,327 RSF	\$2.10 PSF, FSG*	Medical office with new flooring, paint, lights & ceilings
Suite 101 & 201	±4,534 RSF	\$2.10 PSF, FSG*	Medical office with new flooring, paint, lights & ceilings

*FSG Rent quoted above does not include janitorial services

PROPERTY HIGHLIGHTS:

- **Adjacent to Methodist Hospital:** Steps away from Dignity Health's 281-bed Methodist Hospital — built-in patient referral pipeline and instant credibility within a trusted healthcare campus.
- **South Sacramento's Medical District:** Less than 1 mile from Kaiser Permanente and Sierra Vista Hospital — unmatched synergy with neighboring providers in the region's most concentrated healthcare corridor.
- **Move-in Ready Medical Office Space:** Suite 101 (+/- 2,207 RSF) and Suite 201 (+/- 2,327 RSF) available individually or combined for +/- 4,534 RSF. Exam rooms, reception, lab, and offices ready for immediate occupancy. Updated suites include new vinyl plank flooring, paint, ceilings, LED lighting and neutral color scheme.
- **Highway 99 Visibility & Access:** Frontage exposure on one of Sacramento's busiest corridors (±165,567 vehicles/day) with convenient access via Mack Road and Cosumnes River Boulevard.
- **80,000+ Resident Patient Base:** Zip code 95823 has a median age of 32.5 years — a younger demographic driving strong demand for family medicine, pediatrics, and preventive care.
- **Monument Signage Available:** Prominent street-level signage at the 8100–8110 complex enhances brand visibility and helps patients find your practice with ease.



STRONG TRAFFIC COUNT



HIGHWAY 99:
165,567 ADT



PROPERTY ZONING

OB-R-PUD
SACRAMENTO
COUNTY



AVERAGE
\$89,651
WITHIN 3 MILES
HOUSEHOLD
INCOME



65
PARKING
SPACES

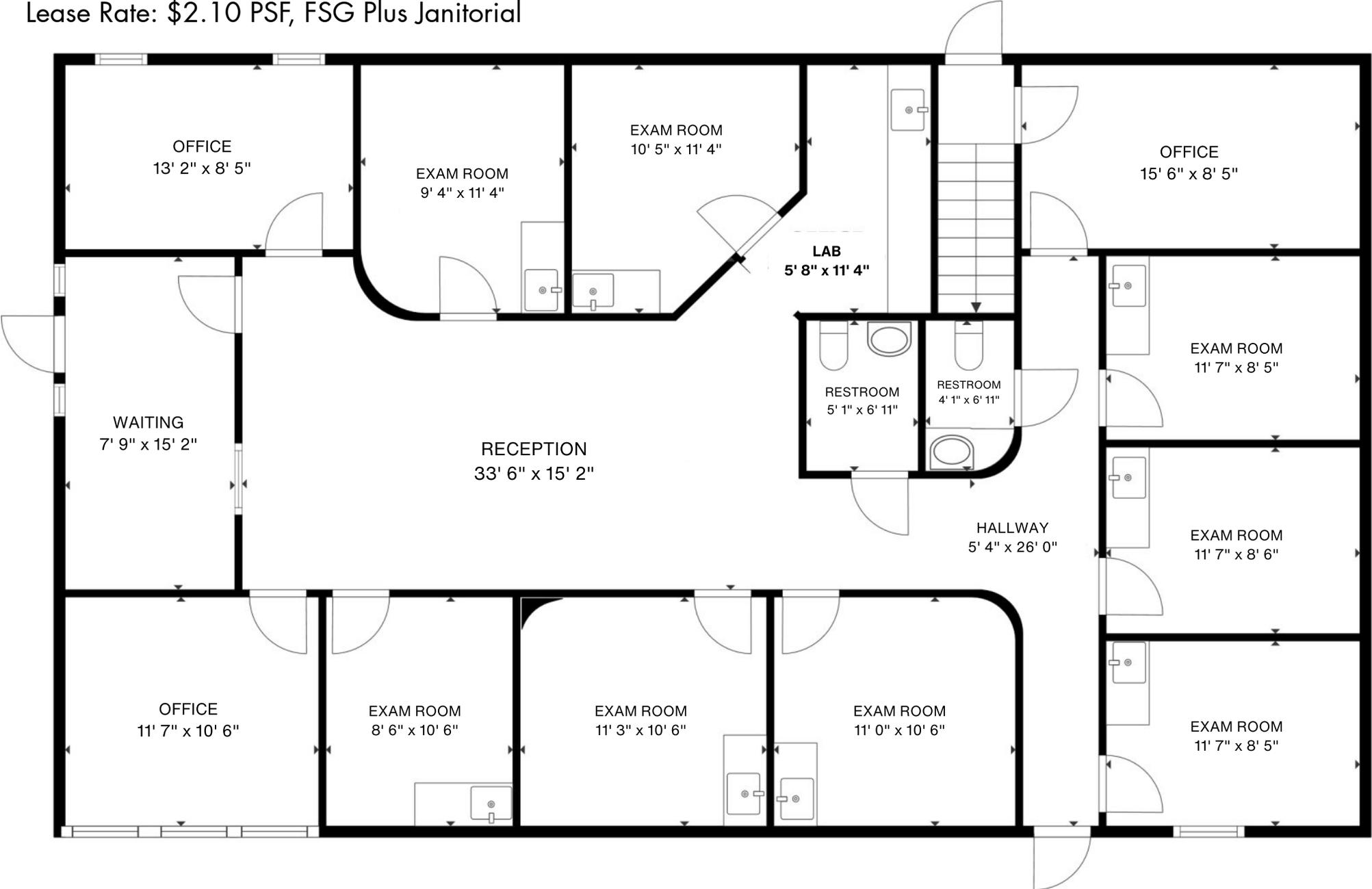
FLOOR PLAN

[3D Tour](#)
[Click Here](#) 

Suite 101

±2,207 RSF

Lease Rate: \$2.10 PSF, FSG Plus Janitorial





SUITE 101 INTERIOR PHOTOS

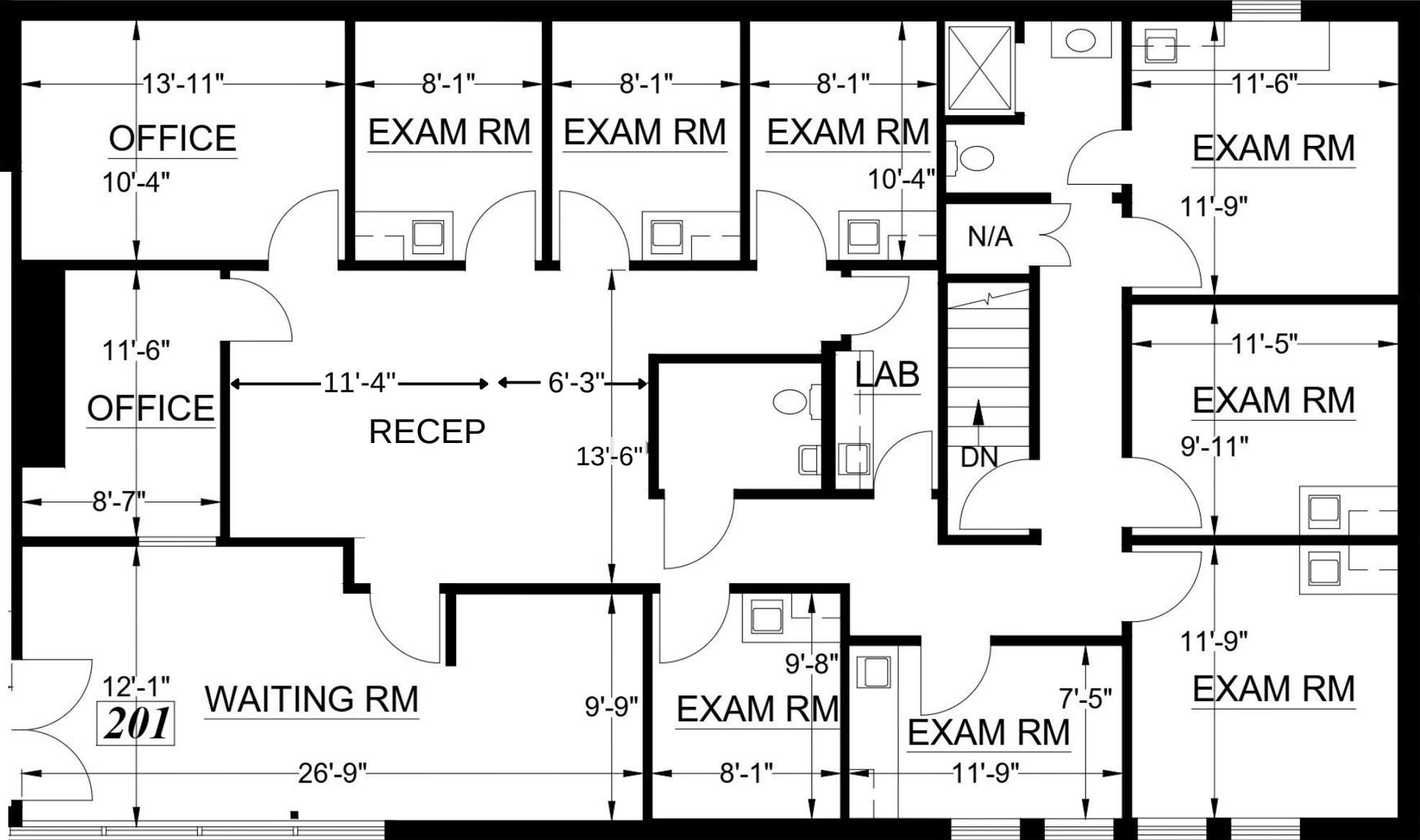


FLOOR PLAN

Suite 201

±2,327 RSF

Lease Rate: \$2.10 PSF, FSG Plus Janitorial



FLOOR PLAN

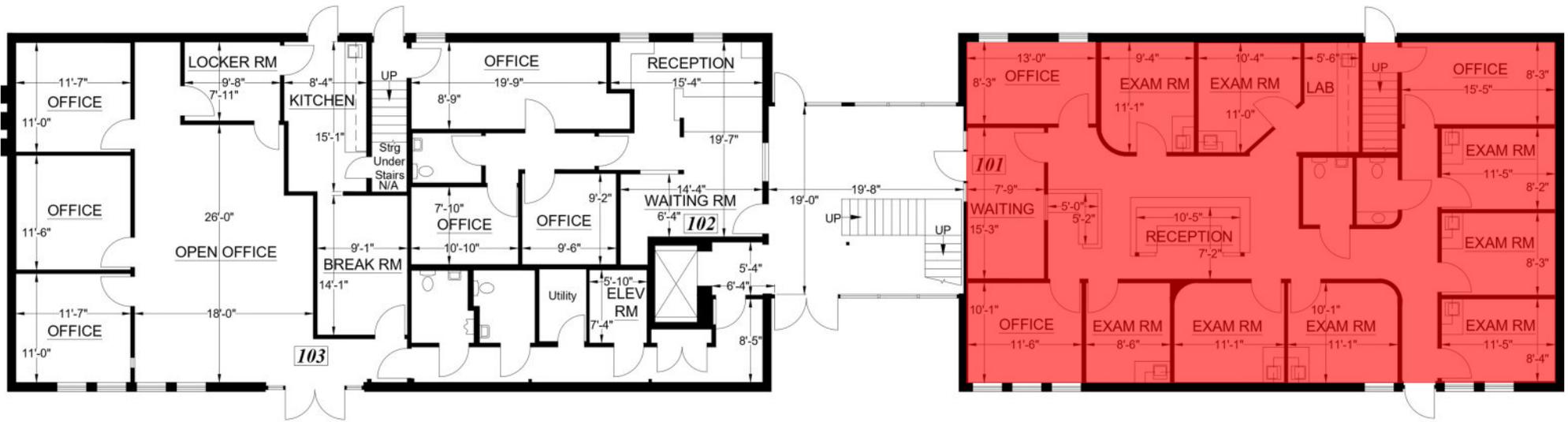


Suites 101 - 201

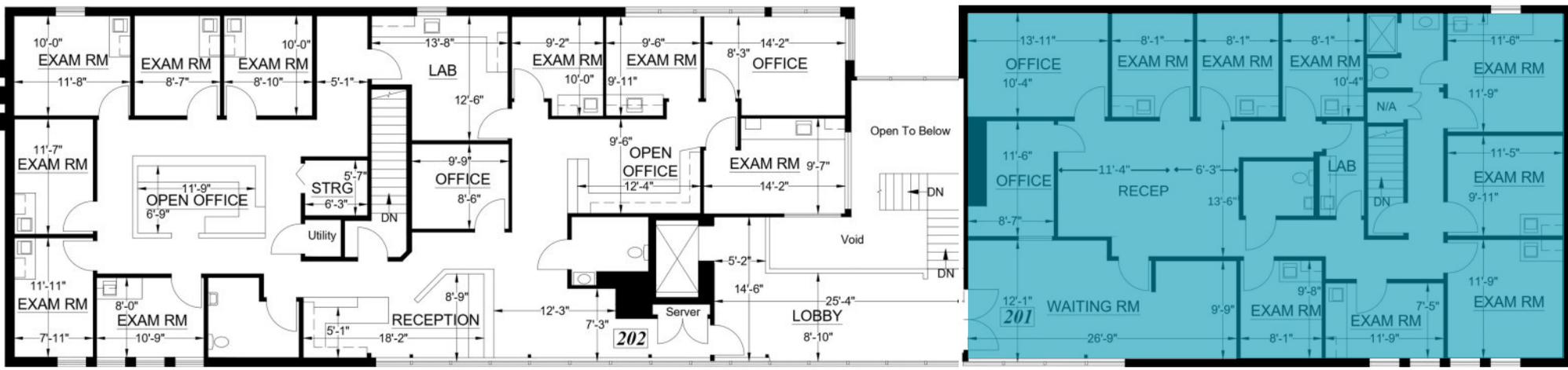
±4,534 RSF

Lease Rate: \$2.10 PSF, FSG Plus Janitorial

FIRST FLOOR



SECOND FLOOR





EXTERIOR PHOTOS





Starbucks Save Mart TACO BELL
Foods Co.
 SUBWAY O'Reilly AUTO PARTS
 ARCO Domino's McDonald's

Starbucks dd's DISCOUNTS McDonald's
 ARCO ampm
 CVS SUBWAY SEAFOOD CITY
 DOLLAR TREE

Sierra Vista
 HOSPITAL

COSTCO
 WHOLESALE
 GROCERY OUTLET
 Bargain Market
 AMERICAN FURNITURE
 GALERIES

KAISER
 PERMANENTE®

Sacramento
 Community Health

Methodist Hospital
 of Sacramento

PROPERTY
 LOCATION

TARGET CVS Golden1 Credit Union
 Starbucks PANDA EXPRESS Quest Diagnostics

Sam's CLUB T
 Public Storage
 CARMAX

Foods Co.
 TACO BELL goodwill
DUNKIN'

ExtraSpace Storage Chevron DUTCH BROS
 BURGER KING LOWE'S 7 ELEVEN
 ARCO TEXAS RANCHHOUSE



DEMOGRAPHIC SUMMARY REPORT

8110 TIMBERLAKE WAY, SACRAMENTO, CA 95823



POPULATION 2024 ESTIMATE

1-MILE RADIUS	18,839
3-MILE RADIUS	182,586
5-MILE RADIUS	377,952

POPULATION 2029 PROJECTION

1-MILE RADIUS	18,893
3-MILE RADIUS	183,275
5-MILE RADIUS	379,909



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$78,182.00
3-MILE RADIUS	\$89,651.00
5-MILE RADIUS	\$95,810.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$61,824.00
3-MILE RADIUS	\$72,998.00
5-MILE RADIUS	\$76,598.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	2,987	33,970	84,887
BLACK	3,226	27,269	49,221
HISPANIC ORIGIN	5,097	50,810	109,222
AM. INDIAN & ALASKAN	223	2,226	4,911
ASIAN	6,523	61,053	116,605
HAWAIIAN & PACIFIC ISLAND	526	4,521	8,450
OTHER	5,356	53,546	113,879

CONTACT US

FOR MORE INFORMATION ABOUT
THESE MEDICAL SUITES



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