

LIBERTY CENTER II

9381 E. STOCKTON BLVD

SUITE 106, ELK GROVE CA 95624

PDF Development
Executive Suites

9381

LIBERTY CENTER II

CBRE

MEDICAL
OFFICE CONDO

FOR SALE

PROPERTY SUMMARY

This Medical office opportunity offers an excellent opportunity for a medical owner/user to acquire a rarely available turnkey medical condo in Liberty Center II.



ADDRESS

9381 E. Stockton Blvd.,
Suite 106, Elk Grove, CA 95624



YEAR BUILT

2006



MARKET/SUBMARKET

Elk Grove



OCCUPANCY

April/May 2027



SQUARE FOOTAGE

±2,497 SF



PRICE

\$962,000



PARKING RATIO

5.25/1,000

Buyer to verify square footage

RECEPTION AREA



Available April/May 2027 for
Occupancy/Solid Income Prior

LOBBY

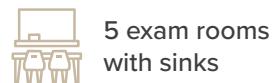


WAITING ROOM



PROPERTY OVERVIEW

9381 E Stockton Blvd. offers an owner/user a thoughtfully designed and finished medical office condominium in the highly sought after Elk Grove submarket. Located in Liberty Center II, a suburban Class A office on East Stockton Blvd. between Bond Road and Elk Grove Blvd. the building offers easy access and high visibility to Highway 99. The building itself features a postmodern design with two main entrances, an atrium designed lobby with large open hallways, second floor balconies and abundant parking. The suite itself offers five exam rooms, two waiting areas along with a reception area, large support area, break room, restroom, and a private doctors office all of which is ready for a doctor/dentist to very quickly and inexpensively be open for business.



5 exam rooms
with sinks



Restroom



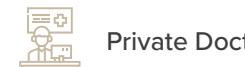
Reception/waiting area
with an additional
sub-waiting area



Central Support Area

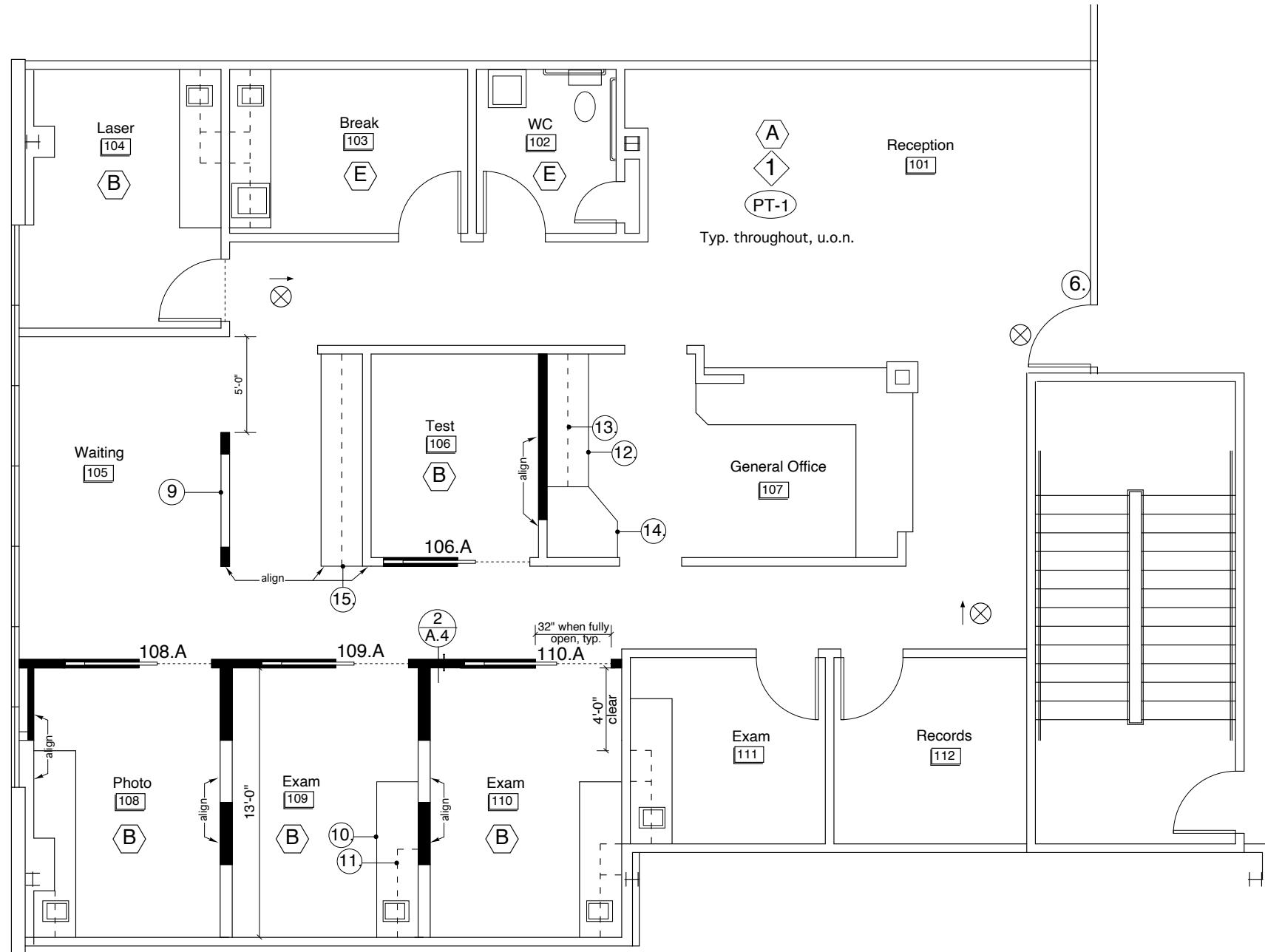


Breakroom



Private Doctors Office

FLOOR PLAN



MARKET OVERVIEW

The Submarket of Elk Grove, CA., has a growing population of $\pm 180,000$ residents and is Sacramento's closest suburb to Downtown. Its location provides easy access to both Highway 99 and Interstate 5, is well known for its excellent school system, retail amenities, parks and recreation and many small business's. In Q3 2024, the Elk Grove Office Submarket had a total of 930,092 Sq. Ft. of net rentable area (NRA). The total vacancy for Q3 2024 was 3.5% or 32,553 Sq. Ft. The total availability rate ended Q3 2024 at 5.9% with net absorption at negative 10,181 Sq. Ft. The average asking rate for Q3 2024 was \$2.51 on a monthly full service direct basis (FSG).

Notably, the medical office complex Laguna Professional Center with an NRA of $\pm 67.8k$ Sq. Ft. has nearly no available office space with only 977 Sq. Ft. of space currently listed. Many other examples of Elk Grove medical office space have similar numbers with demand keeping availability rates low. Demand for premium office space in Elk Grove has outpaced supply and with no office and very little medical office construction coming down the pipeline, Elk Grove will continue to see elevated rents with low vacancy and availability numbers.



AMENITY AERIAL



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