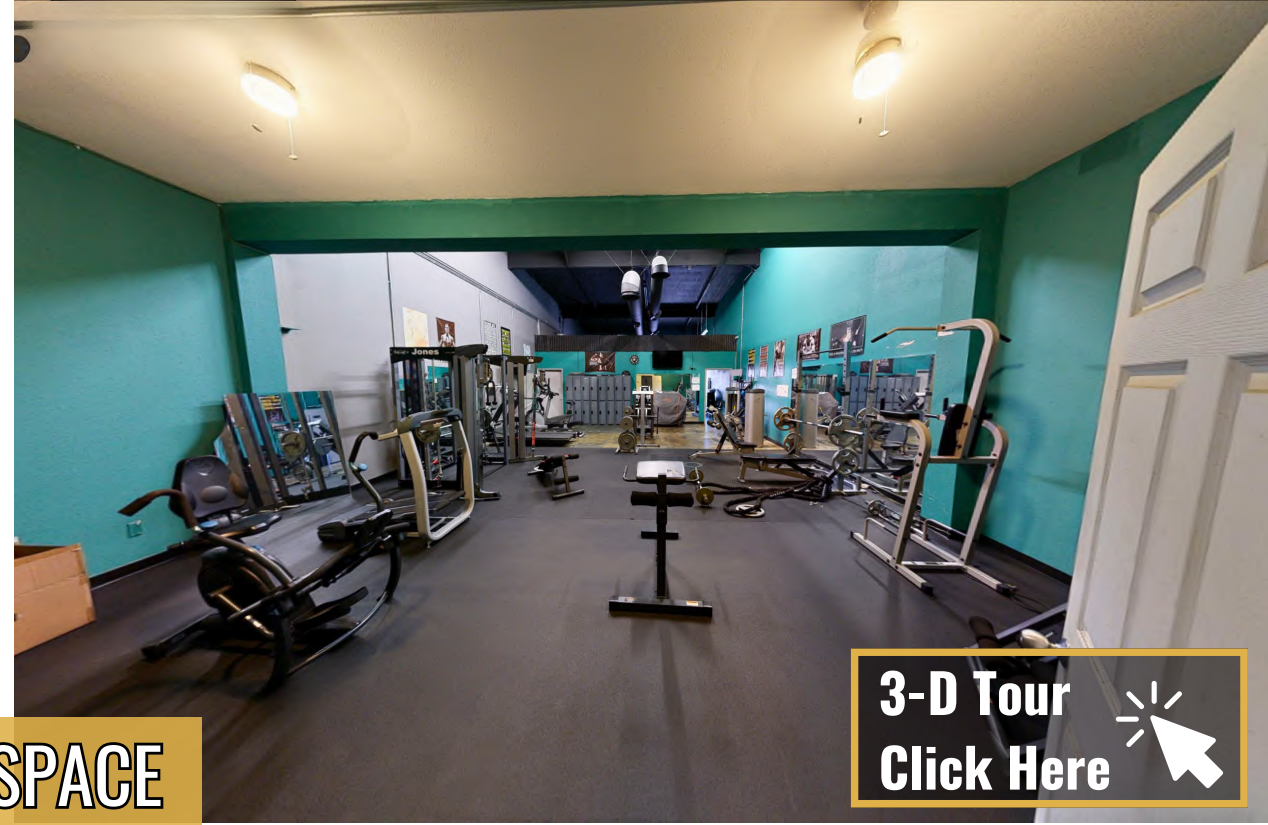


FOR LEASE



+/- 1,200 SF GYM/FLEX SPACE AVAILABLE!

3-D Tour
Click Here 



**9745 BUSINESS PARK DR,
SACRAMENTO, CA**

DAVE CARLSEN
916.212.2127
DAVE@ROMECRE.COM
DRE: 01977101

ELLIS THOMAS
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ROME
REAL ESTATE GROUP

GYM/FLEX SPACE

SUITE D: **\$1,500.00** PER MONTH
+/- 1,200 SQ. FT. - \$1.25 PSF,
MODIFIED GROSS

- **MOVE IN READY GYM SPACE:** Perfect for personal trainers or fitness instructors that need an affordable private suite plus a shower.
- Commercially sized and fully outfitted gym.
- Also includes private lockers for your clients/customers.
- **Robust Power:** 1,200 amp, 3-phase power.
- **Utility Savings:** Installed solar power.
- **Insulated Warehouse:** Fully insulated for energy efficiency.

APN

COMMERCIAL / WAREHOUSE
068-0160-121-0000



OIMU
PROPERTY ZONING
OFFICE
INDUSTRIAL
MIXED-USE
SACRAMENTO COUNTY



ABUNDANT PARKING
80 SPACES



FULLY BUILT OUT GYM

- Attention personal trainers and fitness class instructors! Check out a move in ready gym with showers available now!
- Commercially sized and fully outfitted gym.
- Also includes private lockers for your clients/customers.

FLOORPLAN

[3-D Tour
Click Here](#) 





SHARED AMENITIES AVAILABLE

- Negotiable access to other building shared amenities.
- High-end finishes with great existing build-out, lots of natural light, and polished concrete flooring.
- Beautiful conference rooms, private offices, bullpens, break rooms, reception, and restrooms.



EXTERIOR PICTURES



Folsom Blvd

BIAGGIO TILE & STONE
 PRO WRAPS
 COMMERCIAL GRAPHIC UPFITTER
MouldingBase
 BASEBOARDS / CROWN MOULDING / CASING

J.J. PFISTER DISTILLING
 HAND CRAFTED SPIRITS
 SACRAMENTO CALIFORNIA
 FAMILY OWNED

ProServ PEST MANAGEMENT
G2G ELITE SOFTBALL TRAINING

Business Park Dr

COUNTYWIDE MECHANICAL
 A MODIGENT COMPANY
C.P.M. LABS

COMSONICS

LIeAP

FL FLOORING LIQUIDATORS
 THE ORIGINAL



Window World

Bradshaw Rd

PROPERTY LOCATION



Over 45 years
 MARCH'S CARPET

Wholesale Woodfloor Warehouse
 Leaf & Filter
PRIMETIME COLORS

PALM DESIGN + SURFACES

MANDARINS
 B N G O



IMMEDIATE VICINITY AERIAL



COSTCO
WHOLESALE
WinCo
FOODS

KAISER PERMANENTE®

Arden Fair Mall

SACRAMENTO
STATE



American River

24 HOUR FITNESS **K1 SPEED**
 BURGER KING **ADALBERTO'S MEXICAN FOOD** **OZ KOREAN BBQ**
 MCDONALD'S **GROCERY OUTLET**
bargain market™
 FOOD 4 LESS

VIVA SUPERMARKET **target** **ROSS DRESS FOR LESS**
 planet fitness **SAFEWAY** **Walmart**



PROPERTY
LOCATION



Mather Airport

Raley's **99c ONLY STORES** **STARBUCKS** **Jack in the box**
 Carl's Jr.

DEMOGRAPHIC SUMMARY REPORT

9745 BUSINESS PARK DR, SACRAMENTO, CA 95827



POPULATION

2023 ESTIMATE

1-MILE RADIUS 15,307
3-MILE RADIUS 110,184
5-MILE RADIUS 244,829

POPULATION

2028 PROJECTION

1-MILE RADIUS 15,630
3-MILE RADIUS 112,934
5-MILE RADIUS 251,494



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$85,906.00
3-MILE RADIUS \$101,966.00
5-MILE RADIUS \$91,685.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS \$68,305.00
3-MILE RADIUS \$77,582.00
5-MILE RADIUS \$68,941.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,782	75,146	170,976
BLACK	1,927	11,362	23,985
HISPANIC ORIGIN	3,302	22,128	48,911
AM. INDIAN & ALASKAN	224	1,653	3,649
ASIAN	1,750	12,518	26,281
HAWAIIAN/PACIFIC ISLAND	200	1,173	2,355
OTHER	1,424	8,333	17,583

REACH OUT

TO LEARN MORE ABOUT
THIS GYM/FLEX SPACE



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