



OWNER USER OPPORTUNITY

Elk Grove Professional Center

2354 Maritime Drive, Elk Grove, CA

Offering Memorandum

Curt Allen

Vice President
+1 916 563 3019
curt.allen@colliers.com
CA Lic. 01959536

Eric Ortiz

Executive Vice President
+1 916 563 3095
eric.ortiz@colliers.com
CA Lic. 01821549



Accelerating success.



Property

Elk Grove Professional Center

Location

2354 Maritime Drive
Elk Grove, CA

RBA

3,585 SF

Stories

1 (efficient single-level layout)

Class

B

Construction

Wood Frame, Built 2005

Parking Ratio

5.58/1,000

Parking

20 surface

THE OPPORTUNITY

A modern suburban campus for strategic owners

Colliers is pleased to present the opportunity to acquire 2354 Maritime Drive, Elk Grove, CA. a 3,585 SF medical/office building within the established 10 building Elk Grove Professional Center, a modern suburban campus offering exceptional convenience and strong tenant appeal. Built in 2005, the single story property features efficient wood frame construction, direct suite access, and a superior 5.58/1,000 SF parking ratio supported by 20 surface spaces. The center provides immediate access to I 5 and Highway 99 and is strategically positioned near Downtown Sacramento, Elk Grove, Laguna, and Greenhaven, with abundant nearby restaurants, retail, hotels, and executive housing. This location is within one of the region's fastest growing submarkets enhances long term demand from medical, dental, financial, and professional service users.

The offering provides rare flexibility for both owner users and investors, with the option for a buyer to occupy the full 3,585 SF or structure a 1,000 SF sale leaseback with the seller for immediate income stability. The seller has occupied and carefully maintained the building for over 20 years, demonstrating consistent pride of ownership. During this time, they have regularly serviced the roof and mechanical systems, keeping the property in strong operational condition as they begin winding down their practice.

\$1,237,000

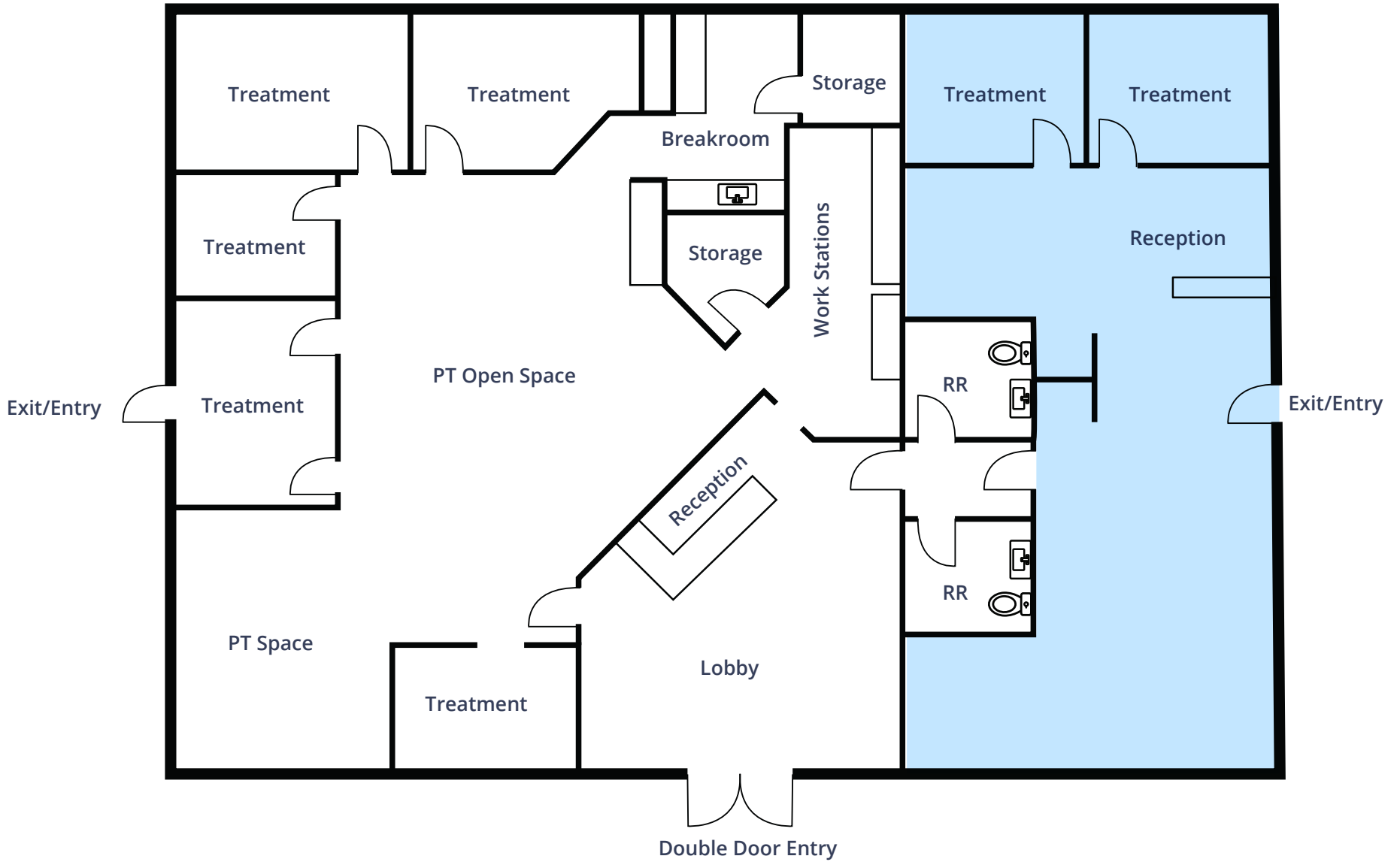
Asking Price

FLOOR PLAN

±3,585 SF

[VIEW VIRTUAL TOUR](#)

 Potential Lease Back





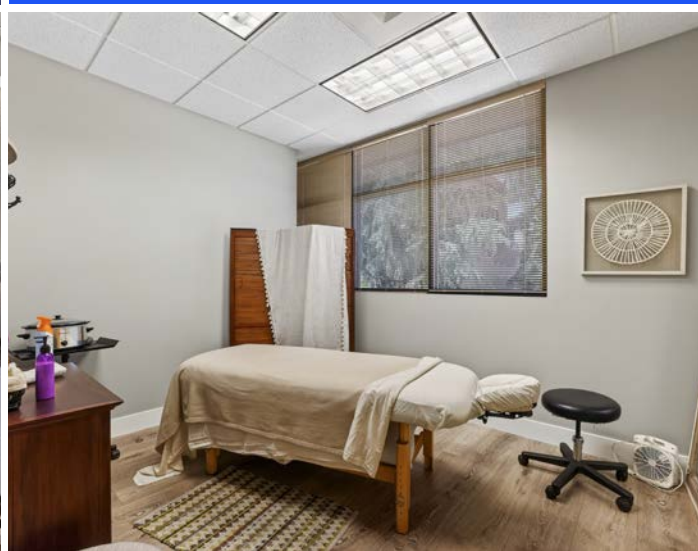
Prime suburban medical/office asset

Flexible owner-user opportunity

Strong parking ratio

Strategic Sacramento location

Well-maintained property



FINANCIALS

Financials and pricing

SCENARIO A

Buyer occupies 100% of the building

SBA 504 Loan Structures - 25 Year Amortization

Purchase Price	\$1,237,000.00
Cash Down (10%)	\$123,700.00
Bank Loan 50%	\$618,500.00 at 6.50% Rate
CDC Loan (40%)	\$494,800.00 at 5.70% Rate
Monthly Estimated Mortgage	\$7,275.00

Conventional Loan - 10/25 Loan Structure. Rate Rest Year - 5

Purchase Price	\$1,237,000.00
Cash Down (20%)	\$123,700.00
Bank Loan	\$618,500.00 at 6.50% Rate
Monthly Estimated Mortgage	\$6,688.00

SCENARIO B

Buyer occupies 2,585 SF and leases back 1,000 SF

SBA 504 Loan Structures - 25 Year Amortization

Purchase Price	\$1,237,000.00
Cash Down (10%)	\$123,700.00
Bank Loan 50%	\$618,500.00 at 6.50% Rate
CDC Loan (40%)	\$494,800.00 at 5.70% Rate
Monthly Mortgage	\$7,275.00
Rental Income	\$1,750.00 \$1.75.SF NNN Lease Rate
Monthly Estimated Mortgage	\$5,525.00

Conventional Loan - 10/25 Loan Structure. Rate Rest Year - 5

Purchase Price	\$1,237,000.00
Cash Down (20%)	\$247,400.00
Bank Loan	\$989,600.00 at 6.50% Rate
Monthly Mortgage	\$6,688.00
Rental Income	\$1,750.00 \$1.75.SF NNN Lease Rate
Monthly Estimated Mortgage	\$4,938.00

Financials by:

**Community
West
Bank**

Manny Villagomez

SVP, Relationship Manager
Community West Bank
1435 River Park Drive, STE 100
Sacramento, CA 95815
Mobile: 707-293-3413
www.communitywestbank.com



LOCATION OVERVIEW

Elk Grove: Strategic Access. Sustained Growth.

Located in the master-planned Laguna West community, **2354 Maritime Drive** benefits from a highly walkable, amenity-rich setting defined by residential neighborhoods, lakes, and neighborhood-serving retail, with convenient access to Interstate 5 offering direct connectivity to downtown Sacramento approximately 15 miles to the north. Elk Grove is one of the Sacramento region's largest and fastest-growing cities, with a population exceeding 180,000 and a strong demographic profile supported by quality schools, a diverse workforce, and continued residential and commercial expansion. The property's location within an established suburban corridor positions it to benefit from sustained population growth, ongoing development, and proximity to the broader Sacramento metropolitan economy.

DEMOGRAPHICS (5-MILE)

2025 Total Population

185,728

Median Household Income

\$104,490

Median Home Value

\$585,195

Daytime Employees

31,684

Total Businesses

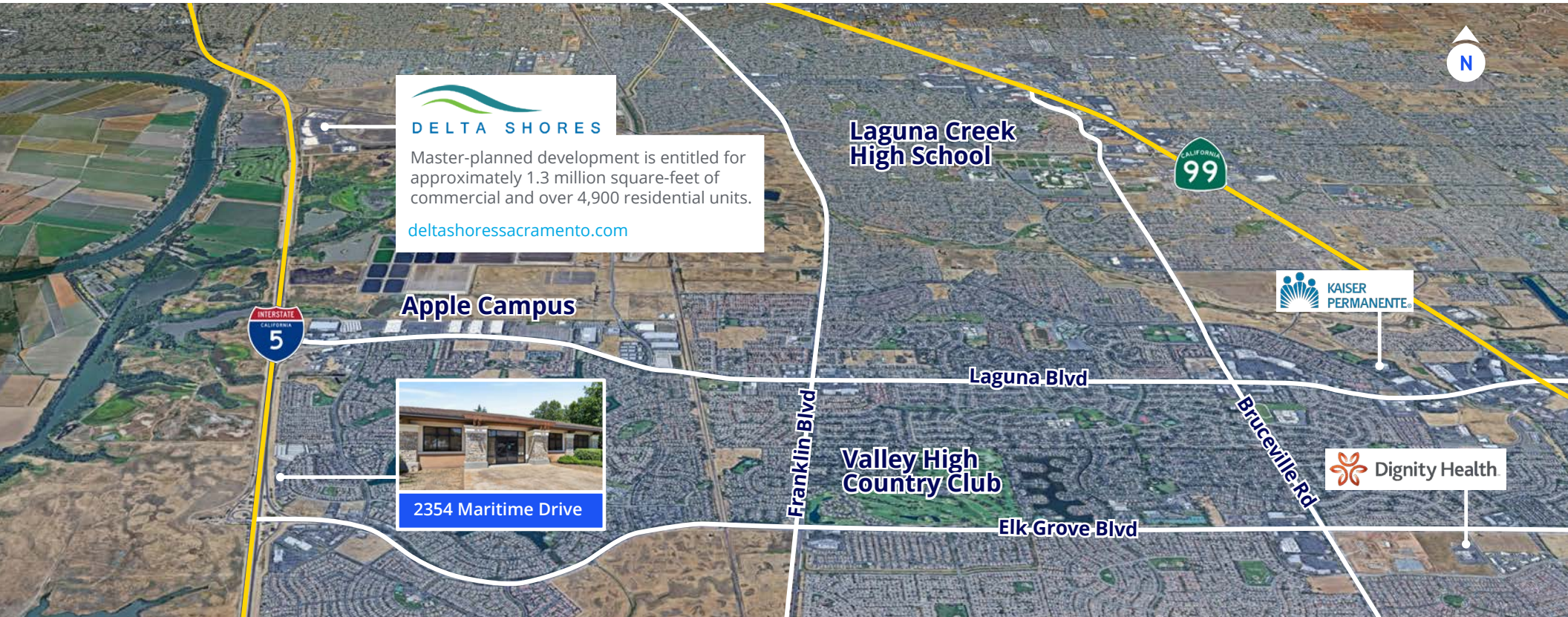
3,045

Median Age

37

LOCATION OVERVIEW

Nearby amenities



DELTA SHORES
 Master-planned development is entitled for approximately 1.3 million square-feet of commercial and over 4,900 residential units.
deltashoressacramento.com

Apple Campus

 2354 Maritime Drive

Shopping/Entertainment



Food



Curt Allen

Vice President
+1 916 563 3019
curt.allen@colliers.com
CA Lic. 01959536

Eric Ortiz

Executive Vice President
+1 916 563 3095
eric.ortiz@colliers.com
CA Lic. 01821549



Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.