

# FOR SUBLEASE | GENERAL OFFICE & MEDICAL OFFICE WITH LAB

## 7750 COLLEGE TOWN DR, 100 & 102 STE, SACRAMENTO, CA 95826

**PROMINENTLY LOCATED WITH HIGH VISIBILITY OFF OF HIGHWAY 50  
AND QUICK EASY ACCESS TO THE HOWE AVE ON/OFF RAMPS**



**Jason Huntoon**

Associate | Office

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3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# FOR SUBLEASE

**SACRAMENTO, CA**  
**GENERAL AND MEDICAL OFFICE SPACES**

## Available Suites

- **Suite 100: ±1,802 SF Medical Office with Lab**
  - Located off the Lobby Entrance
  - Small Reception Area
  - Four (4) Sinks
  - Exam Room
  - Lab and Work Room
- **Suite 102: ±2,024 SF General Office**
  - Located off the Lobby Entrance
  - Four (4) Private Offices
  - Conference Room or Large Corner Office
  - Break Room with Hallway Access
  - Server / Storage Closet
- **Sublease Term Expiration: 11/12/2026**
- **Direct lease Available**

## Property Highlights

- Highway 50 Visibility
- Immediate Freeway Access
- Fiber Internet Available
- Close to many Amenities: American River Parkway Trail, Rio Del Oro Racquet Club, Across from Golden One Credit Union, Mountain Mikes, and More Restaurants.



**SUITE 100**



**SUITE 102**



**LEASE RATE: \$1.95/SF PER MONTH; FULL SERVICE**

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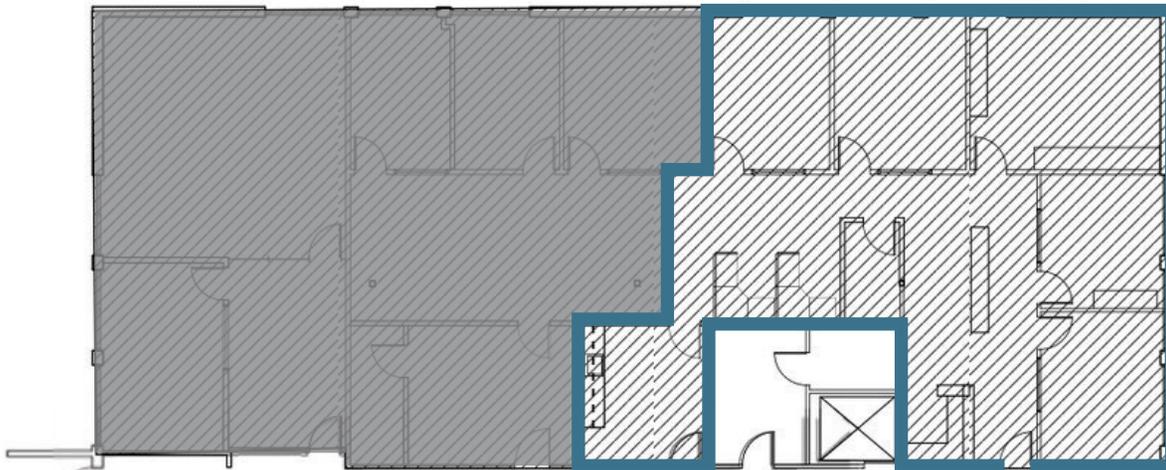
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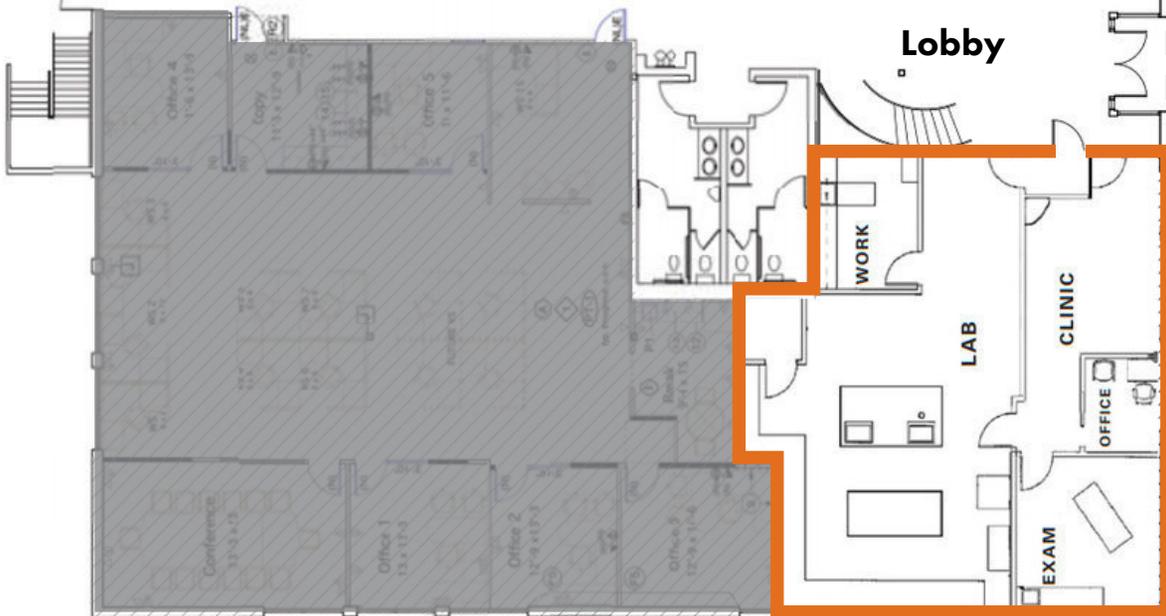
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**SUITE 102** ±2,024 SF



**SUITE 100** ±1,802 SF



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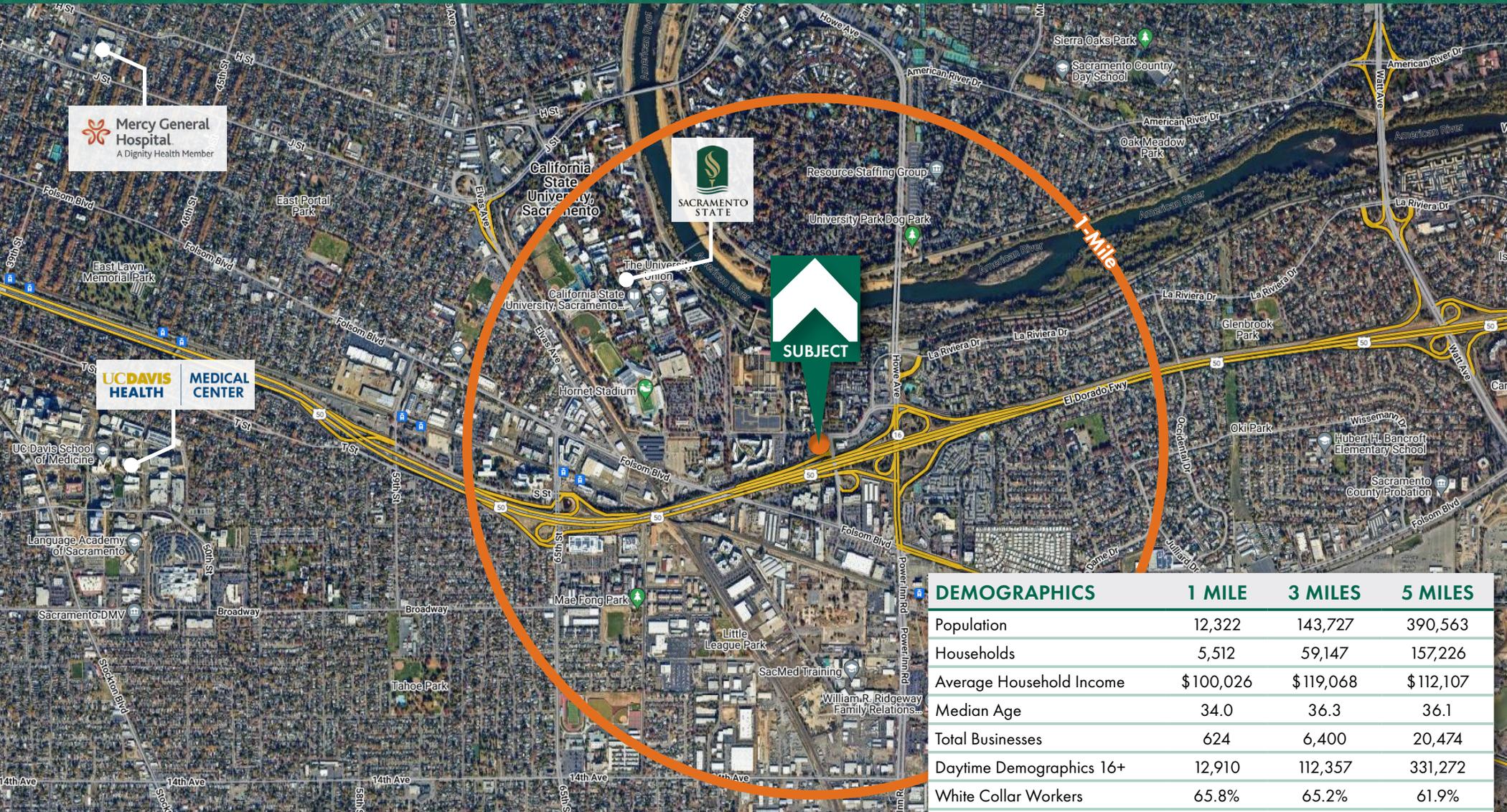
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# SACRAMENTO, CA GENERAL AND MEDICAL OFFICE SPACES



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,322	143,727	390,563
Households	5,512	59,147	157,226
Average Household Income	\$100,026	\$119,068	\$112,107
Median Age	34.0	36.3	36.1
Total Businesses	624	6,400	20,474
Daytime Demographics 16+	12,910	112,357	331,272
White Collar Workers	65.8%	65.2%	61.9%
Blue Collar Workers	34.2%	34.8%	38.1%

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