

FOR LEASE

THE BUSINESS CENTER

Charming mid-century modern office complex

8788 ELK GROVE BLVD
ELK GROVE, CA 95624



THE BUSINESS CENTER

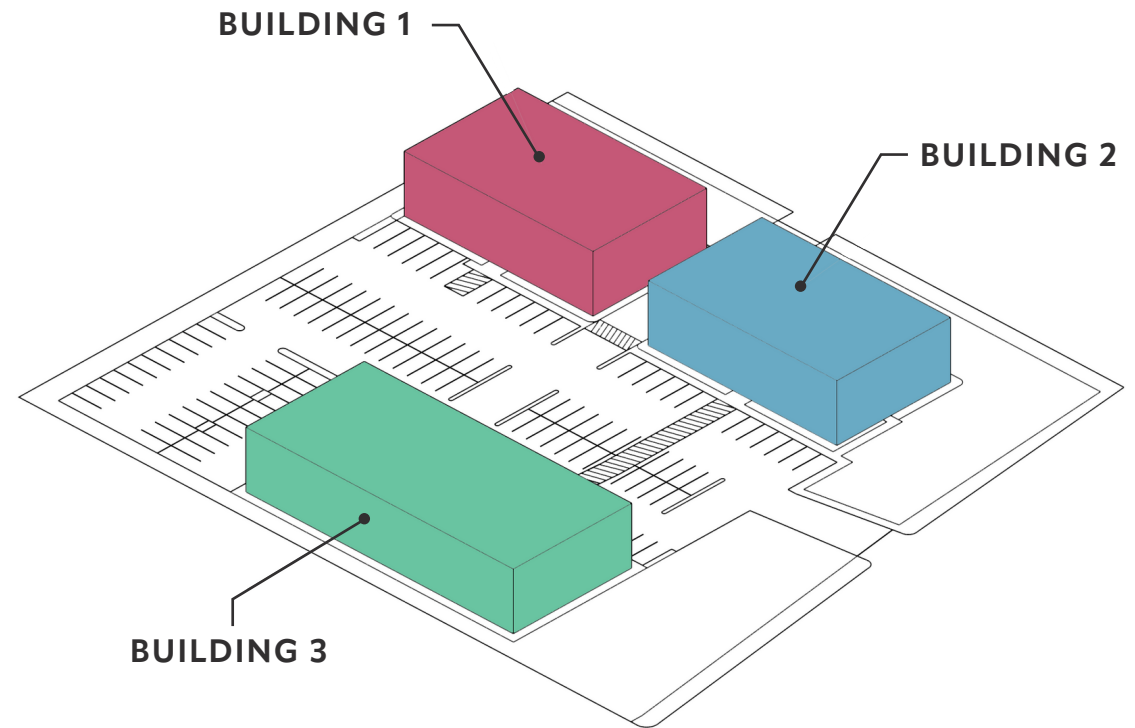
The Business Center is a charming mid-century modern office complex comprising three single-story buildings with a total rentable area of approximately **24,771 square feet**, nestled on a 2.35-acre site. Conveniently situated on **Elk Grove Blvd**, at the heart of Elk Grove, and just minutes away from freeway access, this multi-tenant office complex has office space ranging from 151 to 1394 rentable square feet.

- A professionally managed business park with high traffic counts in a Class B building environment
- Free & abundant parking that surrounds each building
- Lush, mature landscaping, excellent Elk Grove Blvd visible signage
- Close Proximity to numerous popular restaurants, business services & Sky River Casino
- Building and Monument signage are available
- Lobby area, sinks, and conference room available for executive suites
- Expansive windows office with lots of natural light
- Please inquire for Lease Rates



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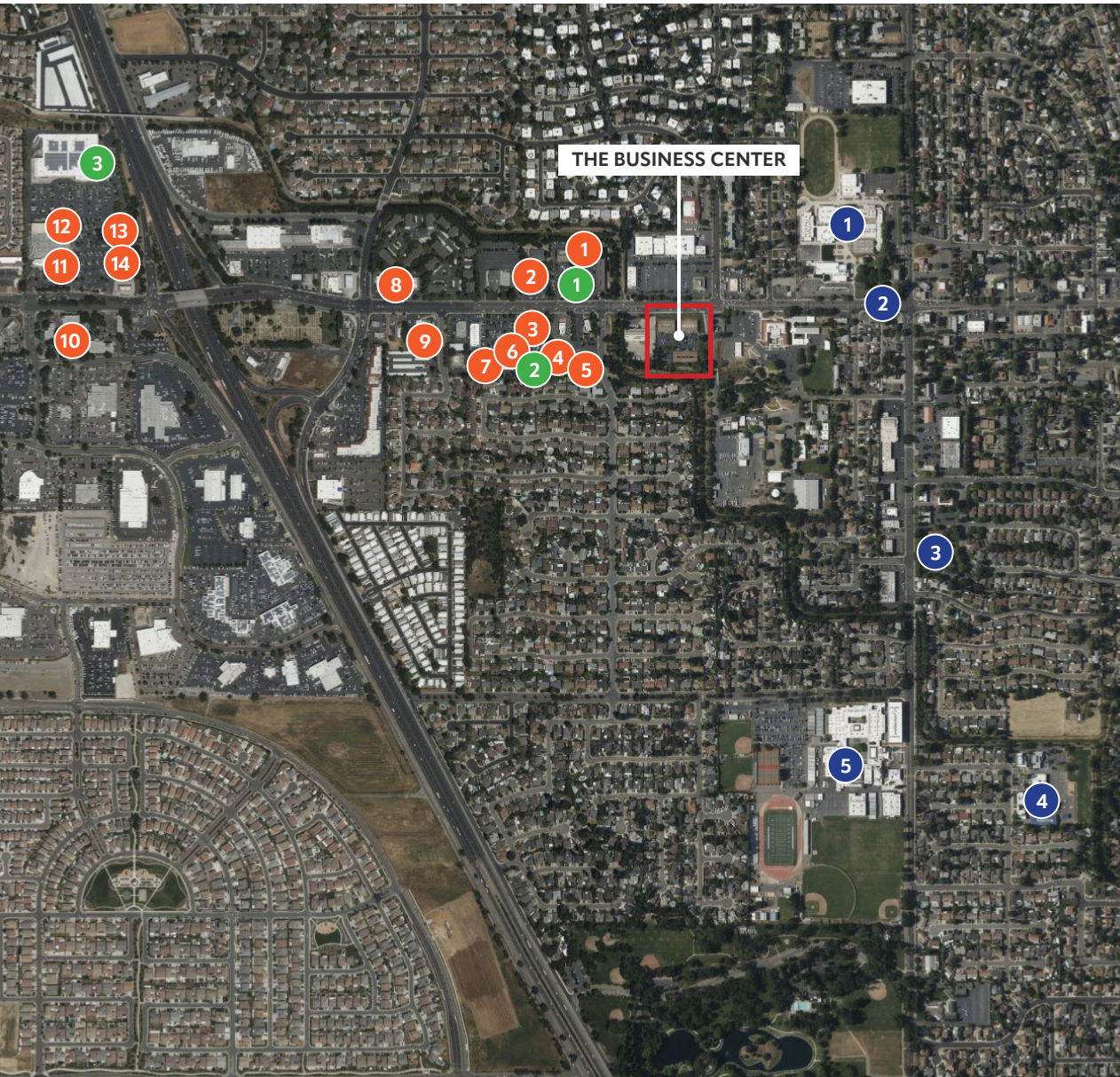




EXPERIENCE SERENITY AT THE BUSINESS CENTER

Escape the conventional with our **serene and private business space**, a departure from the typical large multi-story buildings with dark and narrow hallways. At The Business Center, offices are connected by a grand breezeway with **beautiful landscaping** that brings natural light into your space. The expansive windows allow you a connection to the outside environment while you work.





PLACES OF INTEREST

SCHOOLS & HOSPITALS

- 1 Joseph Kerr Middle School
- 2 Boulevard Family Dentistry
- 3 Elk Grove Pediatrics
- 4 Florence Markofer Elementary School
- 6 Elk Grove High School

RETAIL CENTERS

- 1 Williamson Center
- 2 Dollar Tree
- 3 Walmart

RESTAURANTS & BARS

- 1 Stagecoach Restaurant
- 2 Denny's
- 3 McDonald's
- 4 Palermo Ristorante Italiano
- 5 Best Kabob & Gyro
- 6 Hokee Poke
- 7 Thai Chili
- 8 Burger King
- 9 Jimbo's Tacos
- 10 Starbucks
- 11 Satori Sushi & Teriyaki Grill
- 12 Tasty Pot
- 13 RĀW Superfood To-go
- 14 Fuji Sushi

ELK GROVE, CA

DEMOGRAPHICS

8788 Elk Grove Blvd., Elk Grove
ESRI, 1 mile radius

POPULATION

15,049

AVG HH SIZE

2.8

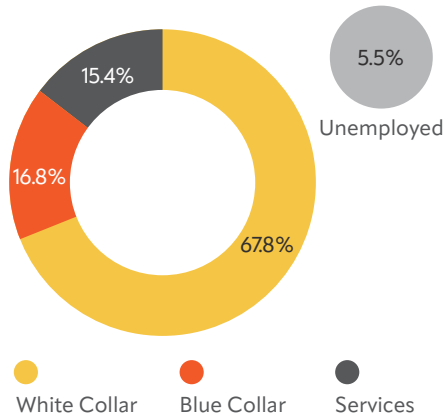
AVG HH INCOME

\$100,922

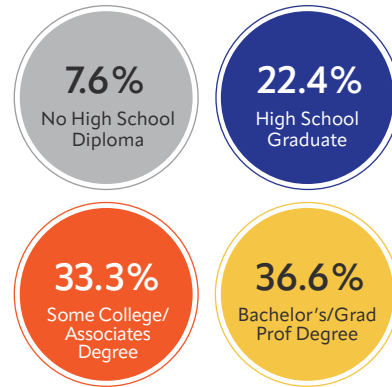
MEDIAN AGE

40.3

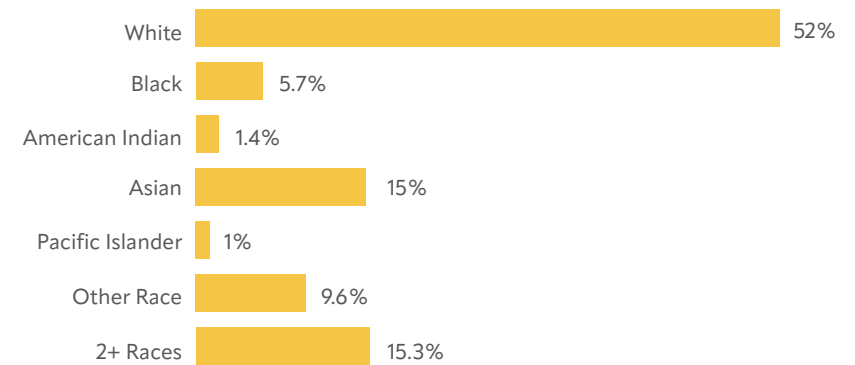
EMPLOYMENT



EDUCATION



RACE & ETHNICITY



HOME OWNERSHIP

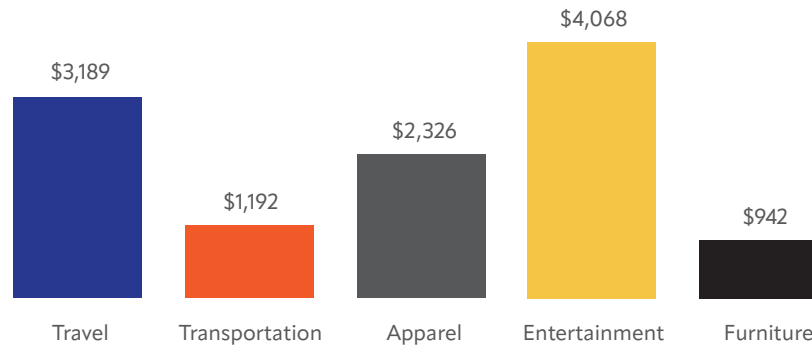
70.8%

Own

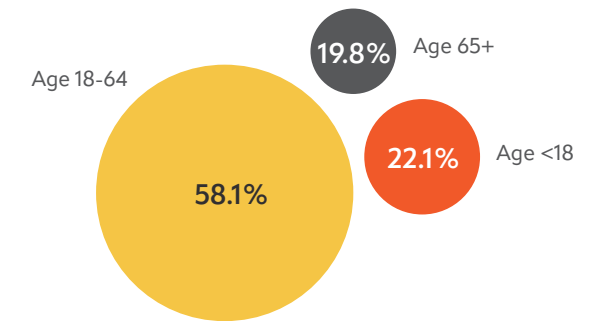
29.1%

Rent

KEY SPENDING FACTS



AGE GROUPS



TENANT PROFILES



ADDITIONAL TENANTS

Law office of Daniel Allen

Next Generation Prenatal Imaging

Law office of Douglas Winters

Brightstar Care

The Fullman Law Firm

Municipal Resource Group

Rodney Craig Goodman CPA

Royal Innovative Solutions

Gray Gallacher CPA

Restore Wellness Counseling

Patricia McGinley CPA

True Vine Therapy, Pali Gill, Ph.D.

M&D Quinley Services

Turnerwood Counseling

Serenity Tax Service

The Center for Integrative Healing

Darr Insurance

Light House Counseling

All Business Consulting

Joyful Words Speech Therapy, Inc

Amanda Rawls Home Loan

Halls Financial Planning

eXp Realty

SNK Media Group

American Federation of State, County & Municipal Employees [AFSCME]

THE BUSINESS CENTER



BUILDING 1



THE BUSINESS CENTER



BUILDING 2



THE BUSINESS CENTER



BUILDING 3





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