

**FOR
LEASE**

**2362 MARITIME DR
ELK GROVE, CA**

+/- 1,236 - 3,528 SQ. FT. OFFICE



**3D Tour
Click Here**

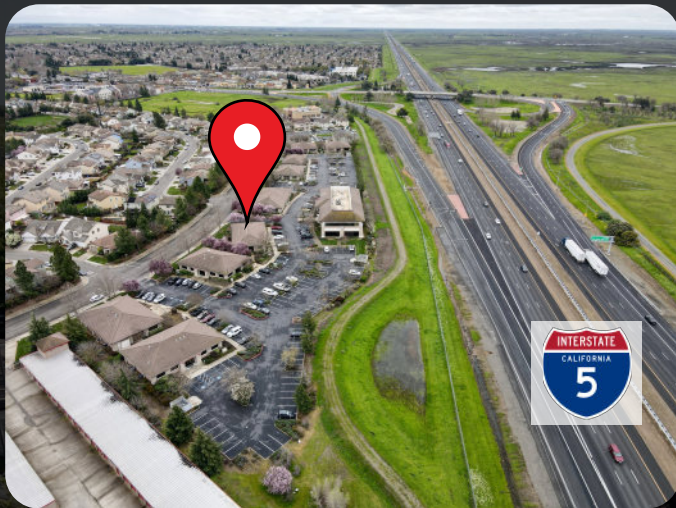


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ROME
REAL ESTATE GROUP

MARITIME PLAZA



"TURN-KEY" OFFICE SPACE FOR LEASE

FOR LEASE	SIZE	LEASE RATE
Suite 100	+/-2,292 SF	\$2.35 PSF, FSG
Suite 120	+/-1,236 SF	\$2.45 PSF, FSG
Suite 100-120	+/-3,528 SF	\$2.25 PSF, FSG

PROPERTY HIGHLIGHTS:

- **Great Location:** Just 0.8 miles from Interstate 5 and minutes from shopping centers and amenities.
- **Modern Office Spaces:** Class "B" Office building with a well-designed layout, including open spaces, private rooms, bathroom, and storage.
- **Convenient Accessibility:** Easily accessible from major roadways, ensuring a smooth commute for employees and clients.
- **Ample Parking:** 16 surface parking spaces provide hassle-free parking for staff and visitors.
- **Thriving Business Environment:** Located in a growing Elk Grove community with strong demand for medical and office space.



PROPERTY ZONING

MP

SACRAMENTO COUNTY



AVERAGE
\$113,283

WITHIN 5 MILES
HOUSEHOLD INCOME



STRONG TRAFFIC COUNTS

I-5: 93,385 ADT

ELK GROVE BLVD:

93,000 ADT

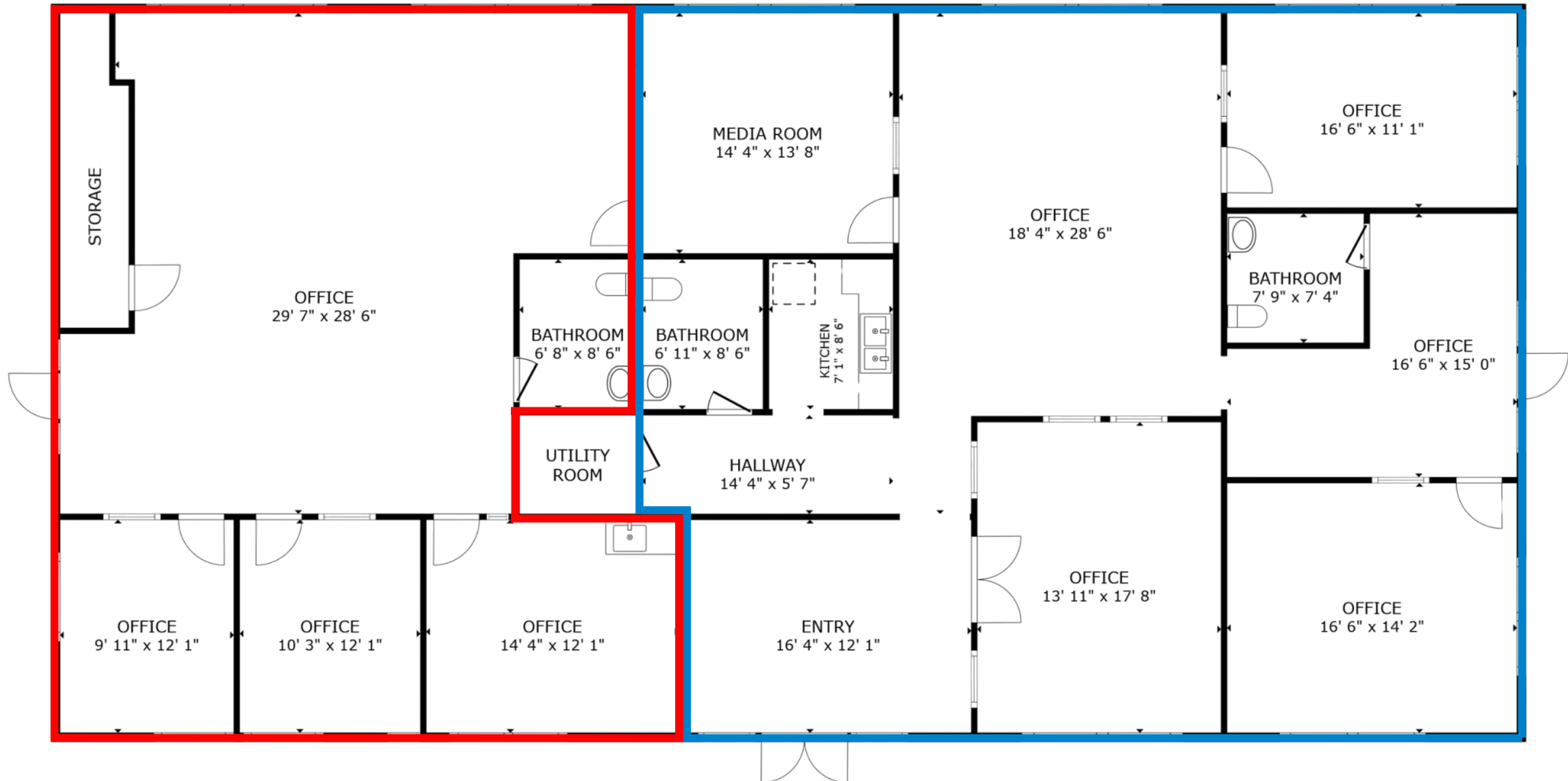
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+/- 2,292 SQ. FT.
\$2.35 PSF, FSG

3D TOUR
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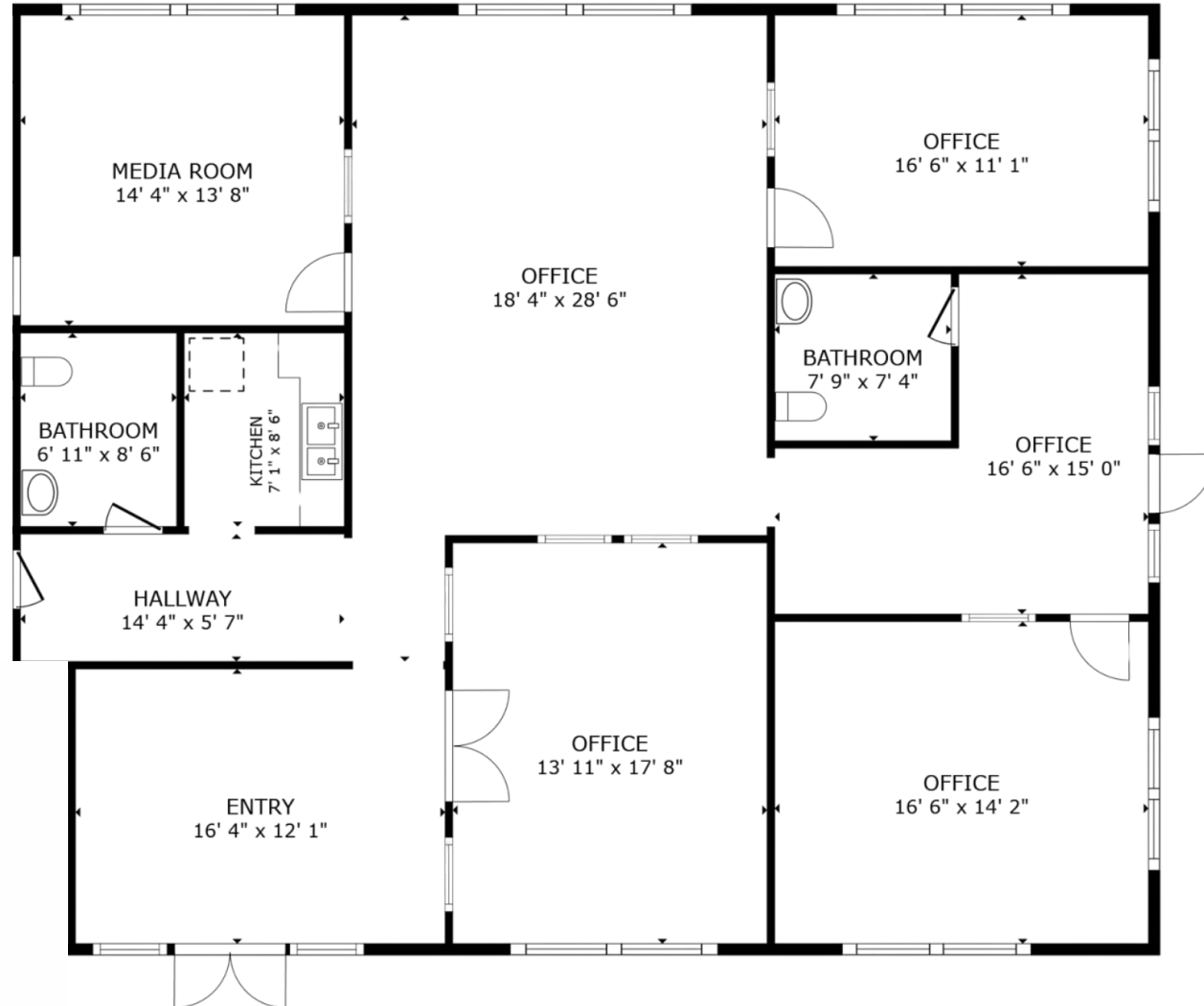
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+/- 2,292 SQ. FT.

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INTERIOR PICTURES



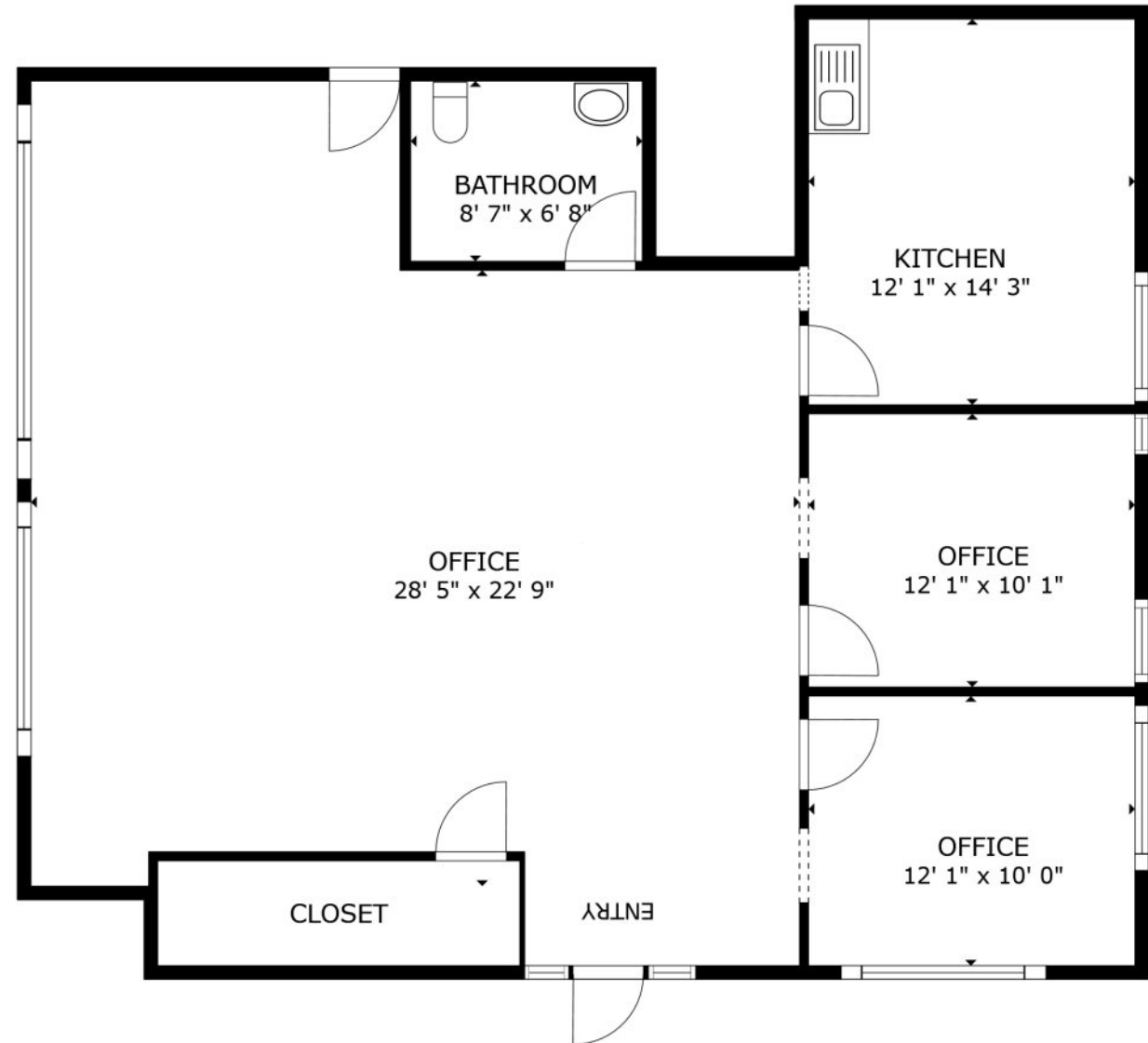
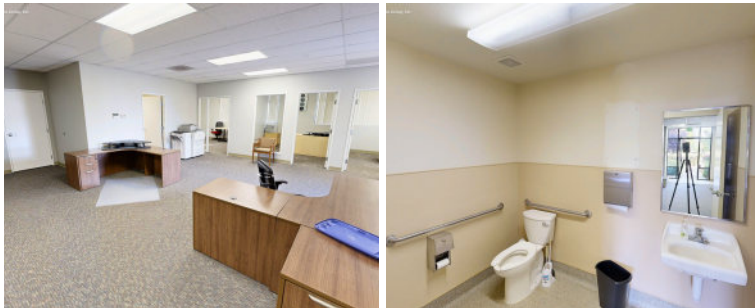
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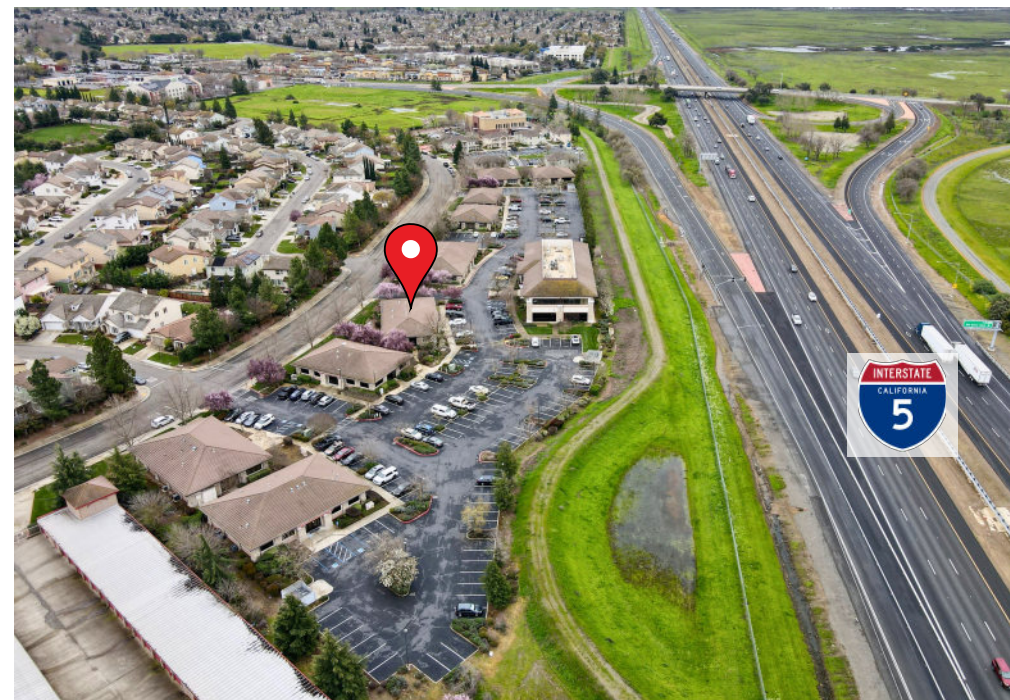


INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



CONSUMNES RIVER BLVD



BRUCEVILLE RD

FRANKLIN BLVD



PROPERTY LOCATION

LAGUNA BLVD



ELK GROVE BLVD



DEMOGRAPHIC SUMMARY REPORT

2362 MARITIME DR, ELK GROVE, CA 95758



POPULATION 2024 ESTIMATE

1-MILE RADIUS	11,033
5-MILE RADIUS	179,755
10-MILE RADIUS	574,827

POPULATION 2029 PROJECTION

1-MILE RADIUS	11,047
5-MILE RADIUS	180,898
10-MILE RADIUS	578,634



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$152,605.00
5-MILE RADIUS	\$113,283.00
10-MILE RADIUS	\$105,111.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$124,454.00
5-MILE RADIUS	\$94,483.00
10-MILE RADIUS	\$83,885.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	3,326	40,908	160,503
BLACK	1,268	25,175	68,496
HISPANIC ORIGIN	2,030	44,181	156,601
AM.INDIAN & ALASKAN	64	1,798	7,168
ASIAN	3,856	59,512	162,283
HAWAIIAN/PACIFIC ISLAND	86	3,864	10,298
OTHER	2,432	48,499	166,079

CONTACT US!

TO LEARN MORE ABOUT
THESE OFFICE SUITES



Chase Burke

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