

FOR SALE

HOSPITAL DRIVE MEDICAL CENTER

7501 HOSPITAL DRIVE, SACRAMENTO, CA 95823



MULTI TENANT MEDICAL BUILDING INVESTMENT

KW COMMERCIAL | ROSEVILLE

548 Gibson Drive
Roseville, CA 95678



PRESENTED BY:

GRETCHEN TOBIN

Director - Leasing and Sales

office: (916) 425-7711 cell:
(916) 425-7711
gretchentobin@kw.com
DRE #00937965

DAN WATSON

KW Commercial

office: (831) 227-7098
dan.watson@kw.com
DRE #02015334

BOB KUHLMAN

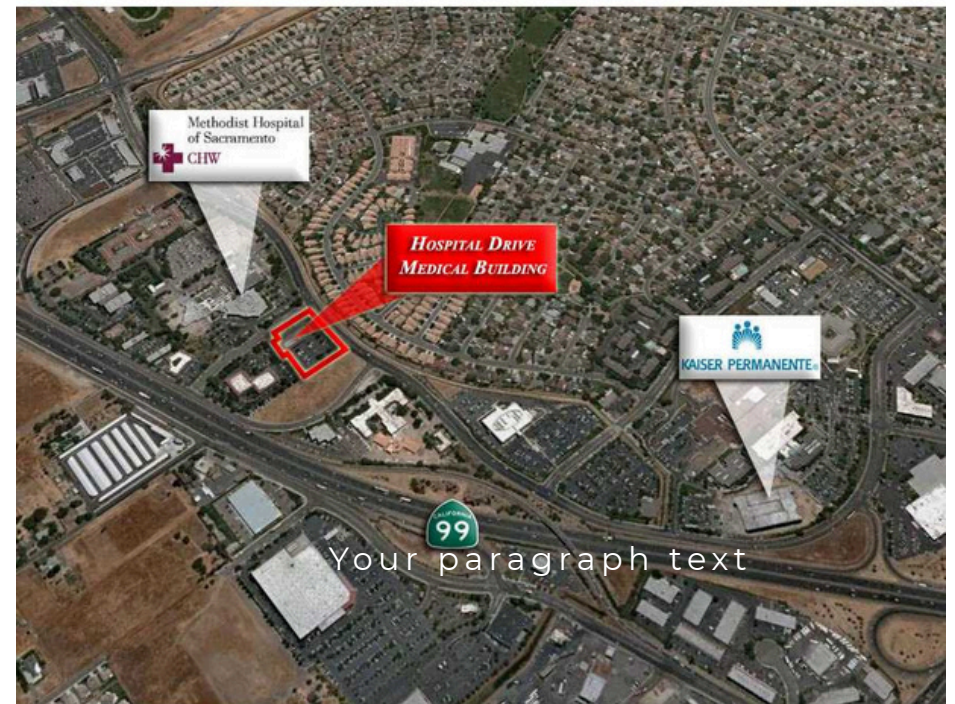
Director KW Commercial

office: (916) 947-5060
bob@bobkuhl.com
DRE #00606862

Property Highlights



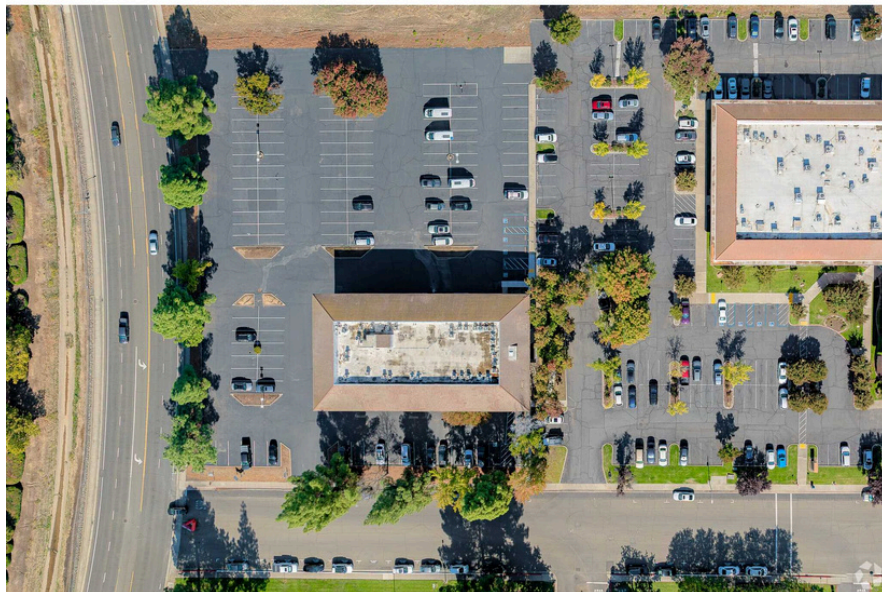
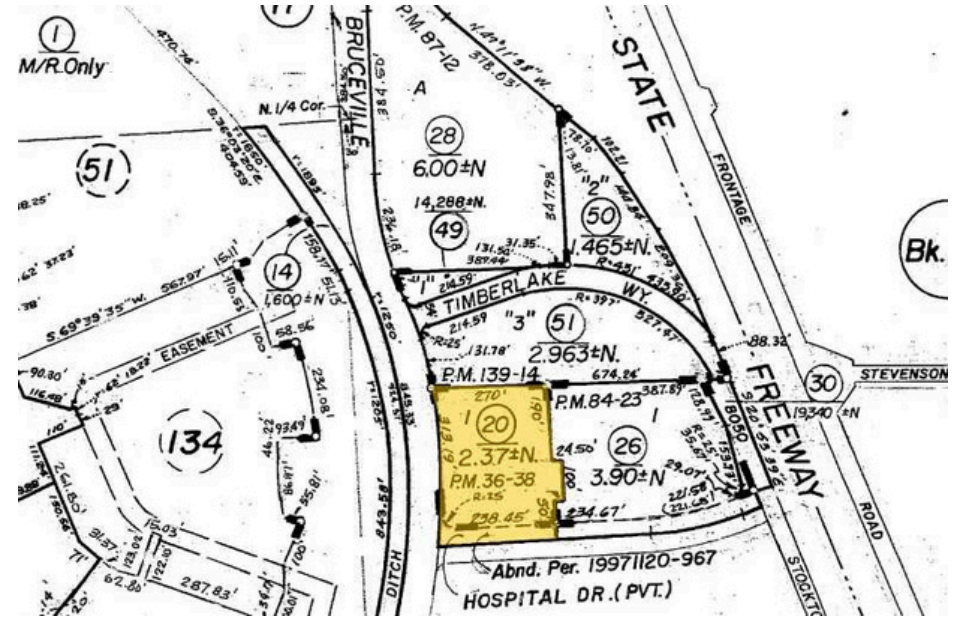
- Sacramento +/-25,446 RSF Multi Story Medical Office Building For Sale -Situated On +/-2.37 Acres;
- Central, Accessible Location Adjacent To Dignity Health Methodist Hospital - Immediate Access To Highway 99;
- Value Add Opportunity, Asking Price \$3,175,000/\$125 PSF - Well Below Replacement Cost;
- III-B Type Construction, 3 Stories, 134 Parking Spaces/5.22/1,000 SF Parking Ratio;
- Currently (56%) Occupied, Rent Roll & Property Financials Available Upon Request With Signed CA;
- City of Sacramento H-PUD Zoning, APN 117-0120-020;
- Contact Listing Team For Additional Details Or To Schedule An Appointment to Tour.



Property Details



Price:	\$3,175,000
RSF:	+/- 25,466 RSF
Price / SF:	\$125 PSF
Occupancy:	56%
Floors:	3
Available RSF:	+/- 11,179 RSF
Typical Floor:	+/- 8,561 SF
Parking Spaces:	134
Building Class:	B
Rent per SF	Negotiable



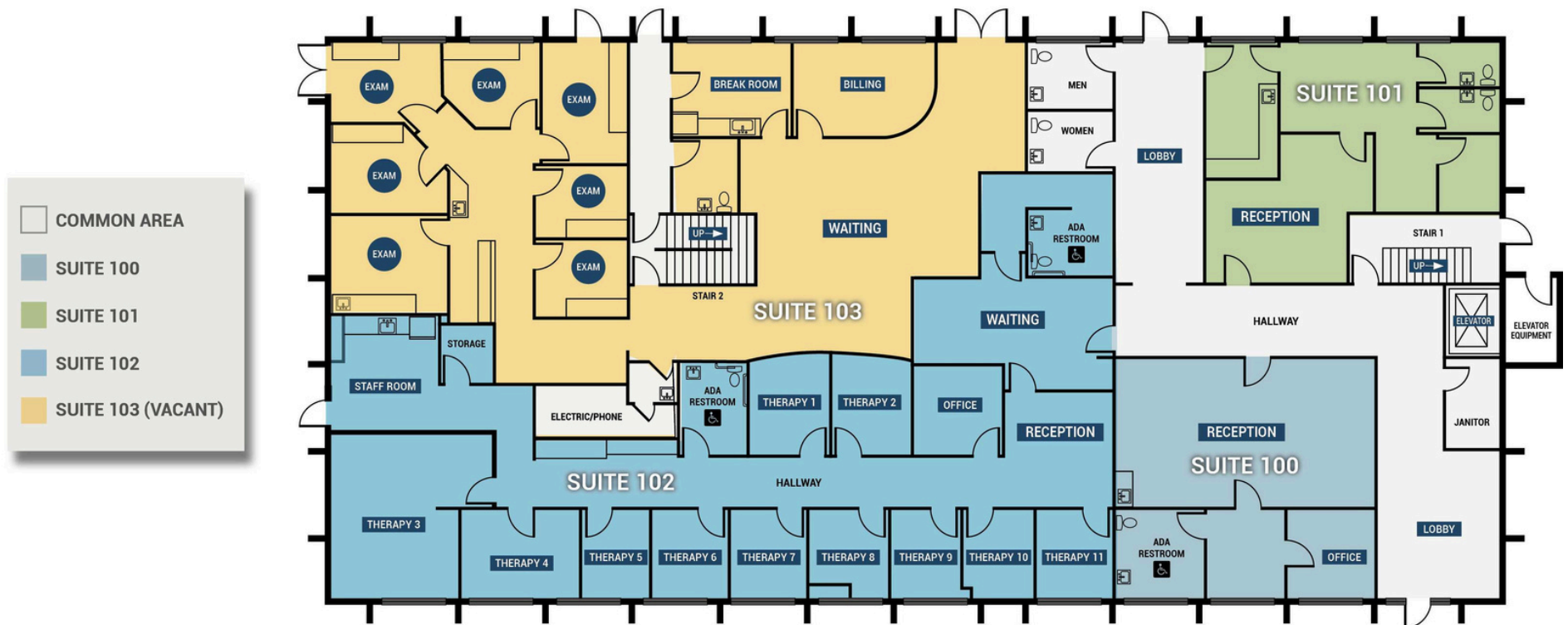
Property Photos



Property Photos



First Floor



HOSPITAL DRIVE HEALTH CENTER FIRST FLOOR

Second Floor



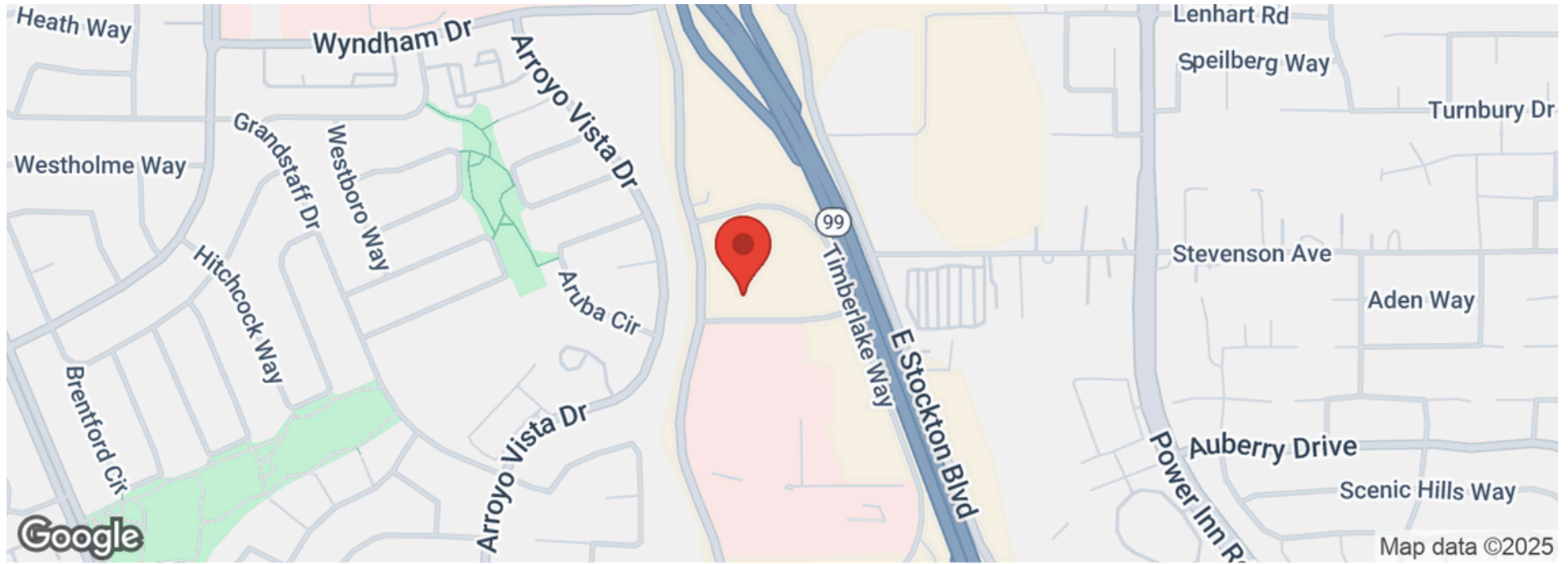
**HOSPITAL DRIVE HEALTH CENTER
SECOND FLOOR**

Third Floor



HOSPITAL DRIVE HEALTH CENTER
THIRD FLOOR

Location Map




Business Map



 **Sierra Vista Hospital**

Sacramento Community Health


 **South Sacramento Cancer Center**


 **Methodist Hospital of Sacramento**


 **Starbucks**

 **Golden 1 Credit Union - Cosumnes**


 **Target**

 **Mountain Mike's Pizza**

 **Kaiser Permanente South Sacramento Medical Center**

 **Sacramento Oral Surgery South**

 **Mercy Family Health Center**

 **Costco Wholesale**

 **Subway**

 **Calvine Crossings**

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Exclusively Listed by

Gretchen Tobin - Director - Leasing and Sales

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Dan Watson - KW Commercial

☎ (831) 227-7098

✉ dan.watson@kw.com

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