



The Park at Laguna Springs,  
Independent Senior Living

Laguna Springs Drive

Elk Grove Boulevard

Elk Grove Auto Mall

**For Sale or Lease**

# Coming Soon! Office and Medical Buildings

From ±4,000 SF to ±20,000 SF  
Easy access to Elk Grove Boulevard/Highway 99

## Allen Ranch Professional Center

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# Elk Grove Overview

The City of Elk Grove is a thriving suburban community of approximately 180,000 people, located roughly 14 miles south of the California State Capitol. Elk Grove is the second-largest city in the four-county Sacramento region and is a family- and business-friendly community with low crime, excellent schools, over 100 parks, and excellent dining and shopping options. Major corporations like Apple, Amazon, AllData, and Kubota Tractor call Elk Grove home.

While the state of California and Sacramento County each posted population declines of 0.3 percent each in 2021, Elk Grove's population continued to increase, by 0.1 percent, after growing by 1.2 percent in 2020. Elk Grove's single family home prices increased 50 percent from May 2020 to May 2022 to \$661,250 as households are increasingly attracted to the city's high quality suburban lifestyle. With thousands of new homes completed in recent years, Elk Grove is one of the fastest-growing cities in California. From 2020 to 2021, Elk Grove has seen more than 280 new apartment units deliver, and there are more than 2,000 apartment units in the planning stages.

Elk Grove is evolving into more than a bedroom community, with recent developments and future projects poised to alter the landscape of this suburban city with new uses outside of housing. The Elk Grove City Council recently selected Hines to transform 20 acres of city-owned land in the heart of Elk Grove into a 1.6 million square foot, \$600 million mixed-use district that could include 865 apartment units, 61,000 square feet of retail and restaurant space, 78,000 square feet of office space, a 100-room hotel, two parking structures, and a public plaza. The \$500 million Sky River Casino opened in mid-August 2022. The Wilton Rancheria owned casino operated by Boyd Gaming spans 110,200 square feet of gaming space with 17 bars and restaurants. The Sacramento Zoo is also looking to relocate to a 60-acre site in Elk Grove. In addition, Kubota Tractor is building a 700,000 square foot distribution center on 45 acres on Grant Line Road which will be operational by early 2023.



179,941  
Residents



\$107,467  
Median Income



\$516,259  
Average House Price



75%  
College Education  
or Higher




Building 9615  
±19,425 SF  
Office/Medical Space



Building 9677  
±14,400 SF  
Office/Medical Space



Building 9695  
±4,200 SF  
Office/Medical Space



Building 9715  
±5,150 SF  
Office/Medical Space



Building 9625  
±20,000 SF  
Office/Medical Space



Building 9685  
±5,950 SF  
Office/Medical Space

## Property Details

- From ±4,000 to ±20,000 SF
- Central Elk Grove location
- Surrounded by dense residential neighborhoods and retail outlets
- SC Zoned allowing for office, medical, retail
- Across the street from Elk Grove's newest senior independent living facility
- Close to Dignity, Kaiser and Sutter Health campuses
- Easy access to the Elk Grove Boulevard/Highway 99 interchange
- Abundant amenities nearby



**Central**  
Property centrally located off Elk Grove Boulevard close to Highway 99



**Flexibility**  
Endless flexibility to create a site fitted to the buyer's interest



**Access**  
Easy access to the Elk Grove Boulevard/Hwy 99 Interchange



**Amenities**  
Abundant amenities nearby including restaurants and services

# Development Map

The Allen Ranch Development offers the business and medical community a unique opportunity to own or lease office and medical space in near proximity to medical campuses, retail services, housing and Highway 99.



The Park Independent Senior Living

Project Elevate

9715

9685

9695

9677

Allen Ranch Professional Center

9625

9615

Future Retail/Medical Office

Laguna Springs Drive

Future Retail

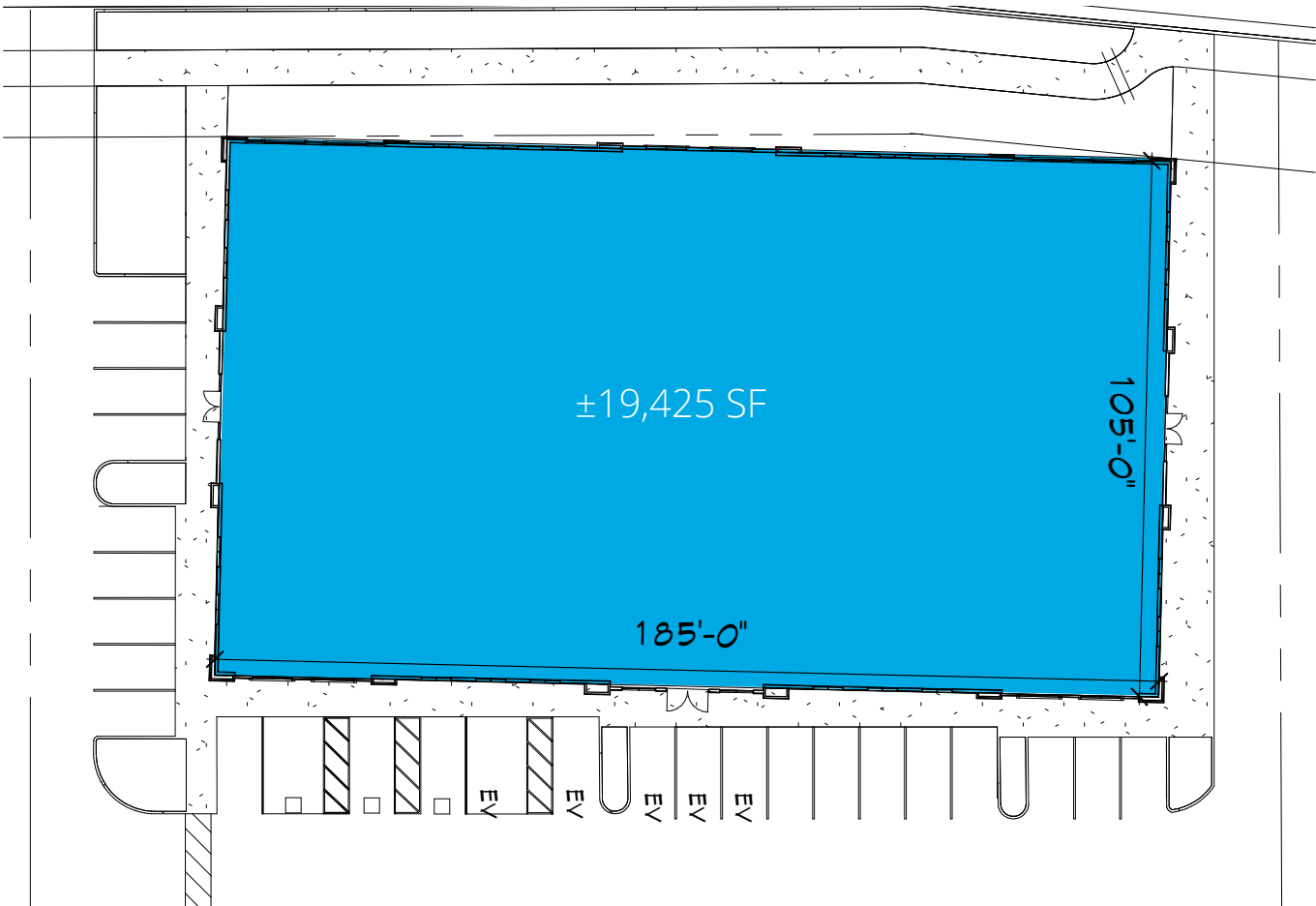
Elk Grove Boulevard

# Floor Plan

# Building 9615



- Single Story, ±19,425 GSF Medical/Office
- 89 parking spaces

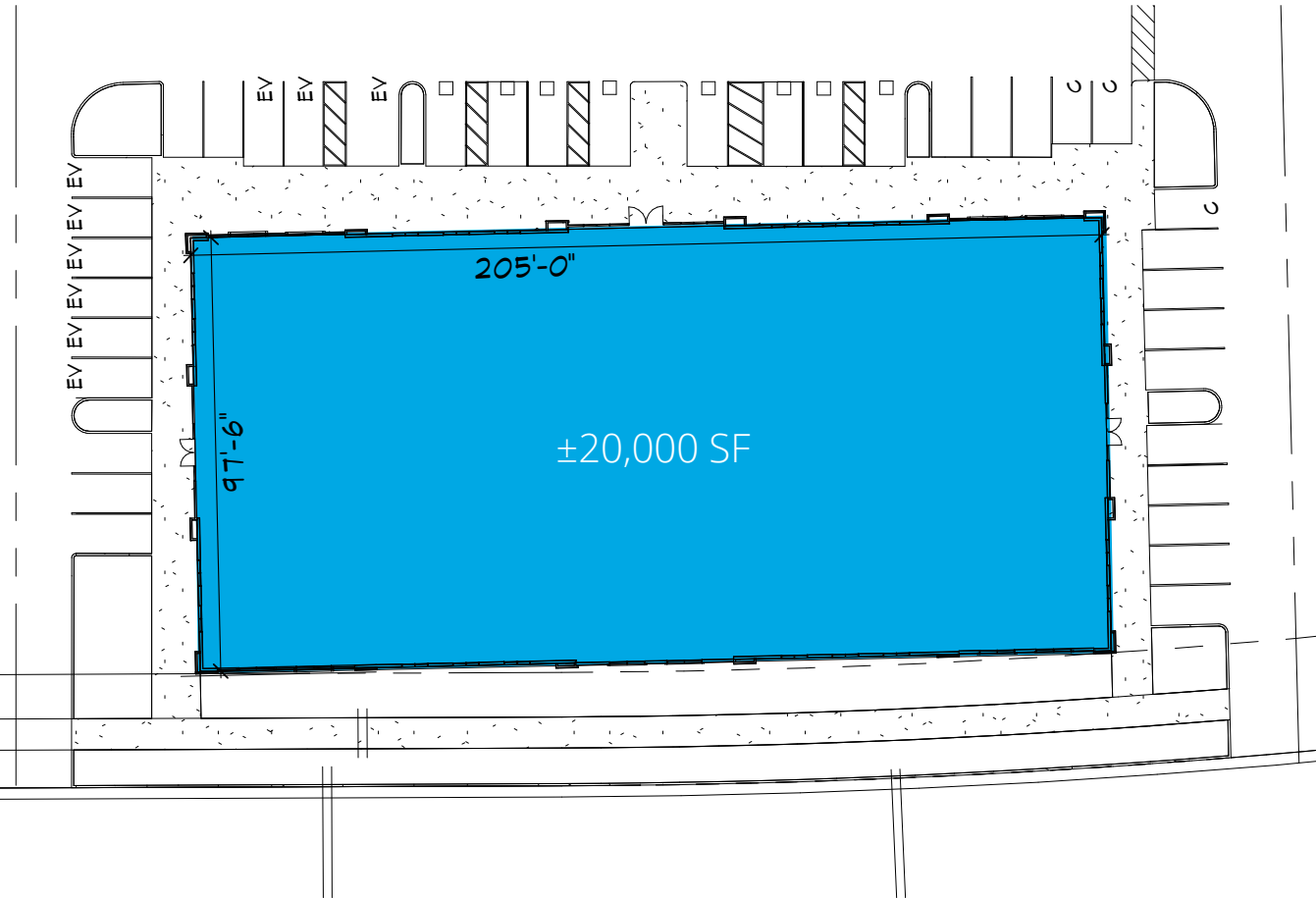


# Floor Plan

# Building 9625



- Single-Story, ±20,000 GSF Medical Outpatient
- 69 parking spaces

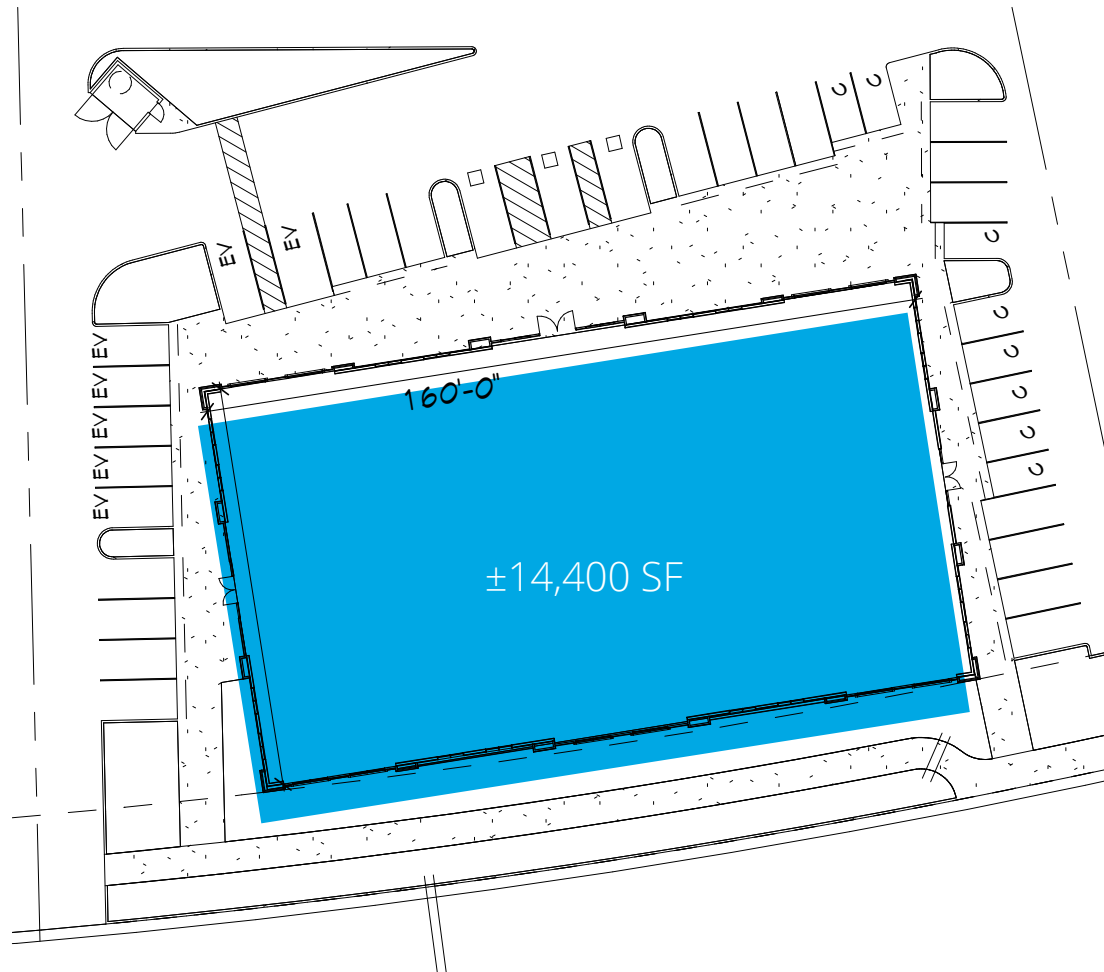


Floor Plan

Building  
9677



- Single-Story, ±14,400 GSF Medical/Office
- 60 parking spaces



Floor Plan | Building  
9685



- Single-Story, ±5,950 GSF Medical/Office
- 24 parking spaces

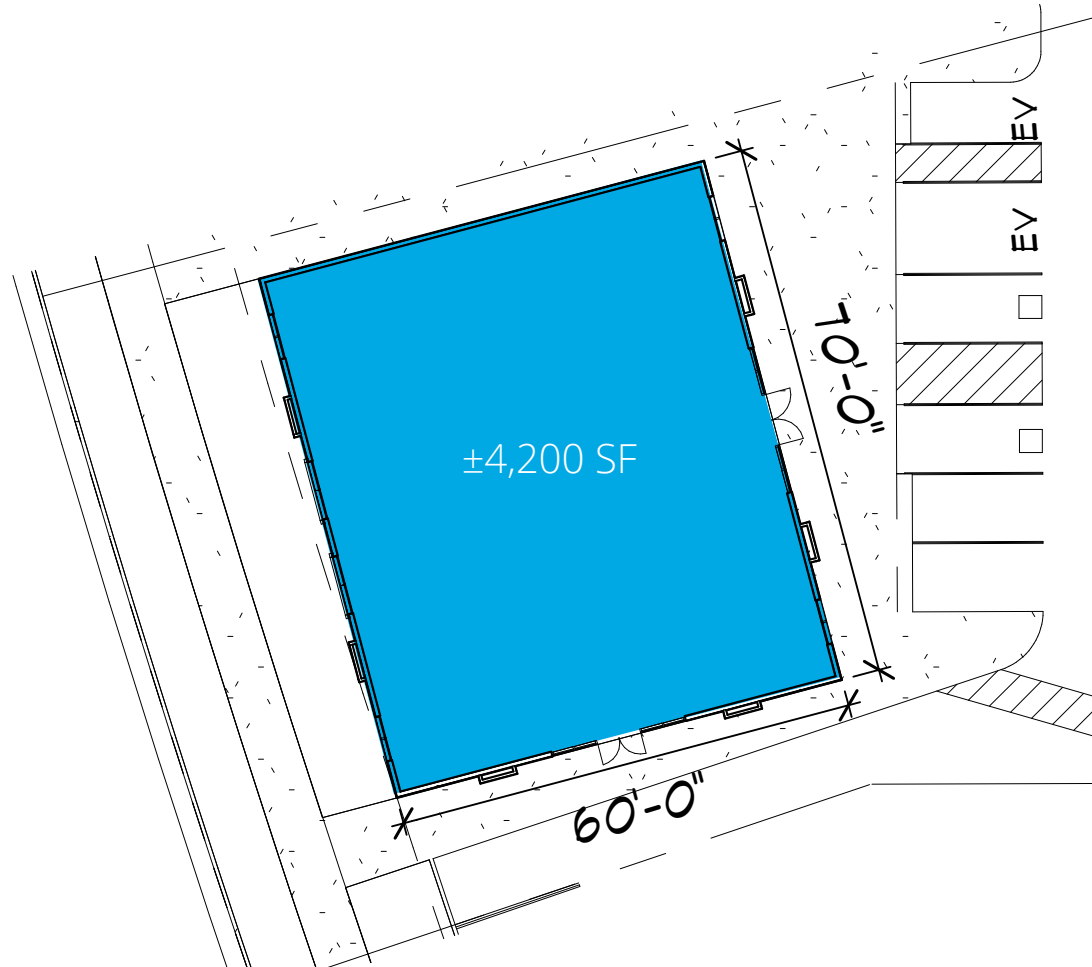




# Floor Plan | Building 9695



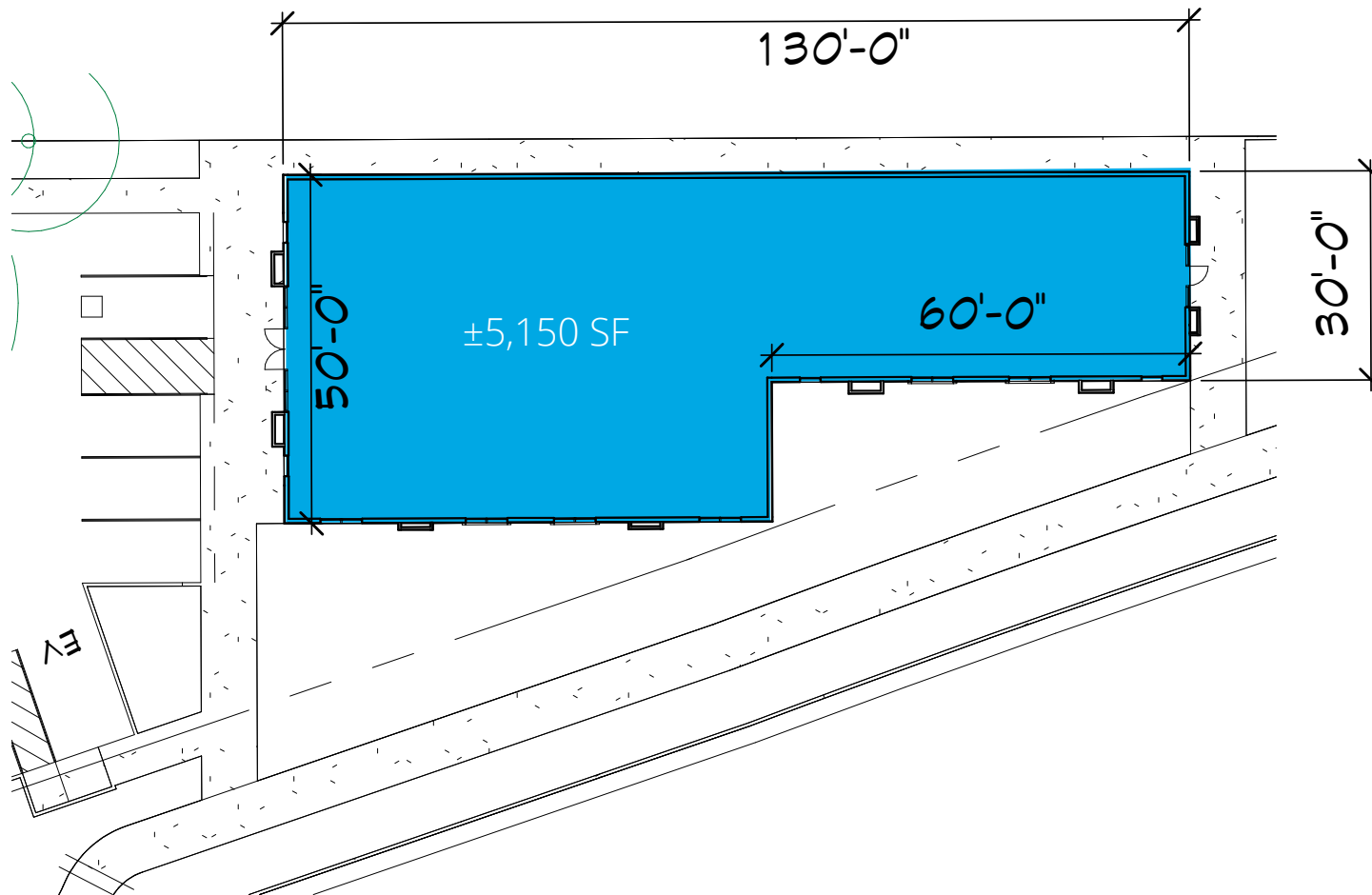
- Single-Story,  $\pm 4,200$  GSF Medical/Office
- 17 parking spaces



# Floor Plan | Building 9715



- Single-Story, ±5,150 GSF Medical/Office
- 21 parking spaces



## Nearby amenities



- 1 Laguna Pointe**  
BJ's Restaurant  
Five Guys  
Sourdough & Co  
Hilton Garden Inn  
PHO Ivy  
Home2Suites, Coming Soon!
- 2 Elk Grove Marketplace**  
Mikuni  
Paesanos  
Panera Bread  
Black Bear Diner  
Dos Coyotes  
California Family Fitness
- 3 Market Place 99 South**  
Kobe Steak & Sushi  
In-N-Out Burger  
Panda Express  
IHOP
- 4 Laguna Gateway Mail**  
Mimi's Bistro  
Romano's Macaroni Grill  
Coldstone Creamery  
Holiday Inn Express  
Home Depot  
BevMo!
- 5 Red Robin**  
Sprouts Farmers Market
- 6 Peet's Coffee**  
Leatherby's
- 7 Elk Grove City Hall**
- 8 Town Place Suites**
- 9 Kaiser Permanente**
- 10 Sutter Medical Complex**
- 11 UC Davis Health**
- 12 Mercy Medical Group**
- 13 Century Laguna 16**
- 14 Laguna Crossroads**  
Target                      Ross  
Michaels                      DSW  
buybuyBaby                      Chevys  
Total Wine                      Smashburger  
Petco  
Ulta
- 15 Walmart**  
Golden 1 Credit Union
- 16 Elk Grove Village**  
Big Lots  
Arby's  
CVS
- 17 Elk Grove Auto Mall**
- 18 Mercy Imaging (Future Mercy Hospital)**
- 19 The Ridge**  
Costco  
Olive Garden  
Pieology  
Stanton Optical
- 20 Trader Joe's**  
HomeGoods  
Golden 1 Credit Union  
Kohl's
- 21 Project Elevate**



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