

INVESTOR OR OWNER/USER OPPORTUNITY

**9250 BIG HORN BLVD**  
ELK GROVE, CA 95758

PRICE REDUCED

**\$4,850,000**

**(\$382 PSF)**

~~**\$5,700,000**~~

~~**(\$449 PSF)**~~

**CLASS A - MEDICAL/OFFICE BUILDING**

**EXCLUSIVE  
LISTING  
AGENTS**

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**CBRE**

## EXECUTIVE SUMMARY

CBRE, as exclusive agent, is pleased to present the opportunity to acquire a 100% fee simple interest in 9250 Big Horn Boulevard located in Elk Grove, Sacramento County, California. Strategically located in the highly desirable Elk Grove sub-market, 9250 Big Horn is available for sale as an owner/user opportunity. **The asset offers an owner/user a rare opportunity to acquire a one-of-a-kind, Class A medical building in Elk Grove, California adjacent to Sutter Medical Plaza and UC Davis Medical Center.** 9250 Big Horn Boulevard offers immediate access to a broad range of amenities and services and benefits from its close proximity to Highway 99 / Business 80 via Laguna Boulevard providing further access to Interstate 80 and Highway 50, providing easy access to all areas of the greater Sacramento region.

## THE OFFERING

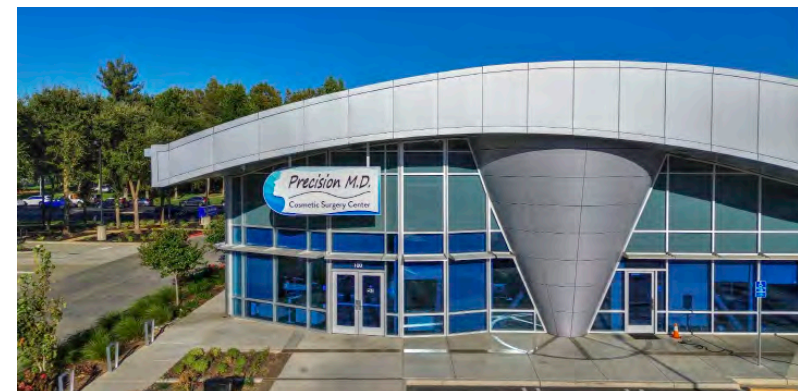
Constructed in 2019, 9250 Elk Grove Boulevard is a medical office building comprised of an approximate 12,695 square feet, together with associated parking and landscaping situated on its own ±1.13 acres of land.

The asset is a single-story, multi-tenant building with ±6,297 SF built out for a medical practice with exam rooms with sinks and fully-equipped surgical rooms. The balance of ±6,398 SF is currently in shell condition, ready for tenant improvements. The asset is surrounded by professional medical, office, retail, and residences.

The Elk Grove Office sub-market (which includes areas to the south including Galt) consists of approximately 1,107,419 square feet of office space and is also the home to a large retail presence. According to CBRE Research, the sub-market's average direct asking lease rate currently sits at \$2.75, FSG, per square foot, per month, and has a vacancy rate of only 3.5%, compared to the overall suburban vacancy rate of 13.9%.

**The property is being marketed by a Chapter 11 bankruptcy trustee, and the sale will be subject to the approval of the bankruptcy court. The court approval process will include an opportunity for over-bidding by qualified parties.**

**Sale Price: \$4,850,000 (\$382 psf)**  
**Building Size: ±12,695 Sq. Ft.**



AERIAL VIEW



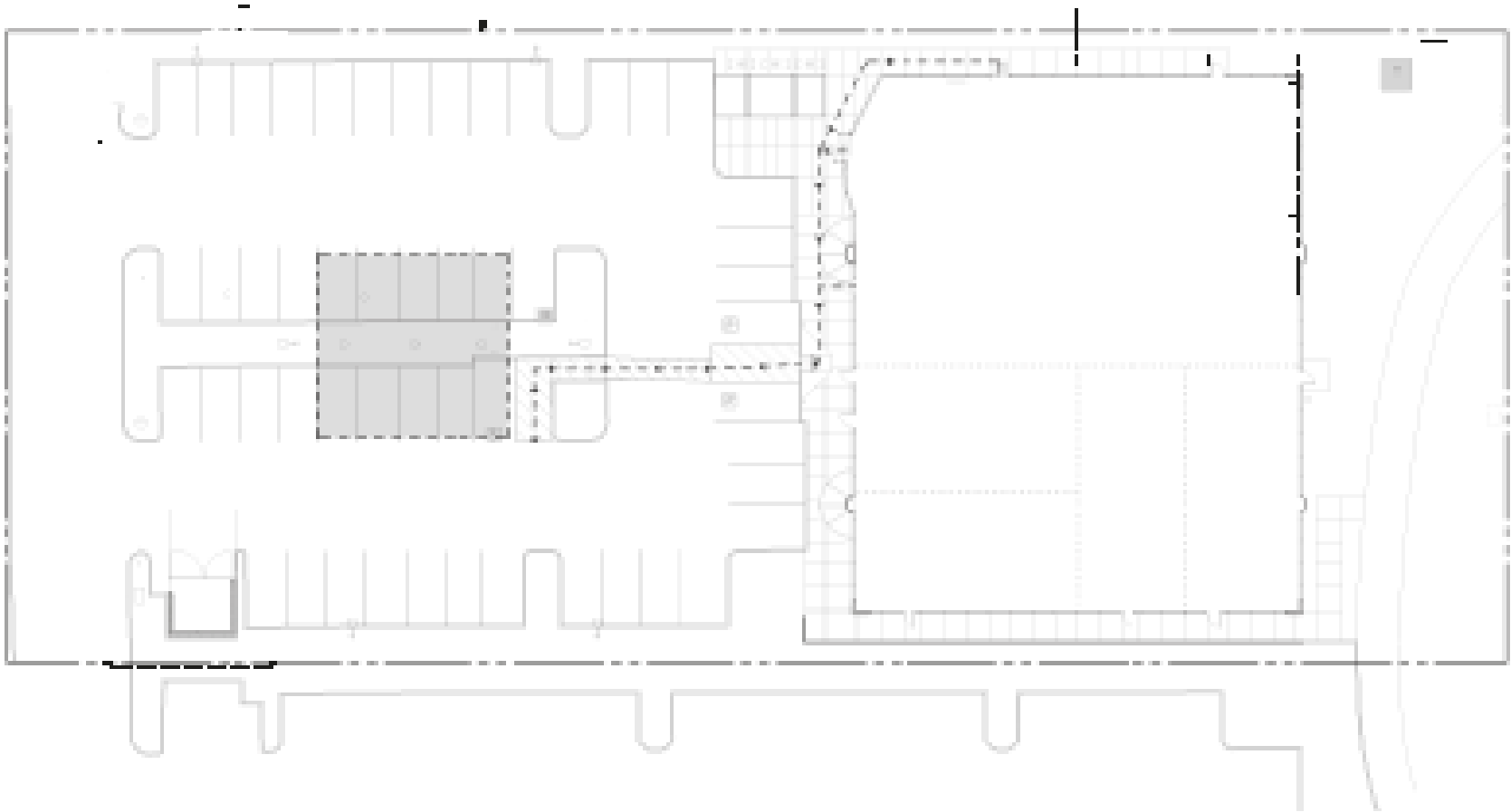
**9250 BIG HORN  
BLVD**

PROPERTY DETAILS

ASKING PRICE:	\$5,700,000 (\$449 PSF) <b>\$4,850,000 (\$382 PSF)</b>
BUILDING ADDRESS	9250 Big Horn Boulevard Elk Grove, CA 95758
ASSESSOR'S PARCEL NO.	Sacramento County APN 116-0330-057
PROPERTY TYPE	Office/Medical
BUILDING SQ. FT.	±12,695 SF
LAND AREA	±1.13 Acres
PARKING	±51 spaces (some covered) including handicap
OCCUPANCY	Owner-User Opportunity
YEAR BUILT	2019
NUMBER OF BUILDINGS	One
NUMBER OF STORIES	One story
ZONING	MP- Industrial-Office Park
PERMITTED USES	Permitted uses include, but are not limited to general office, medical uses, research and development, light industrial, high-tech office uses and may include maintenance and repair facility, and service and storage.*  *Note, all potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to a design review and/or conditional use permits.



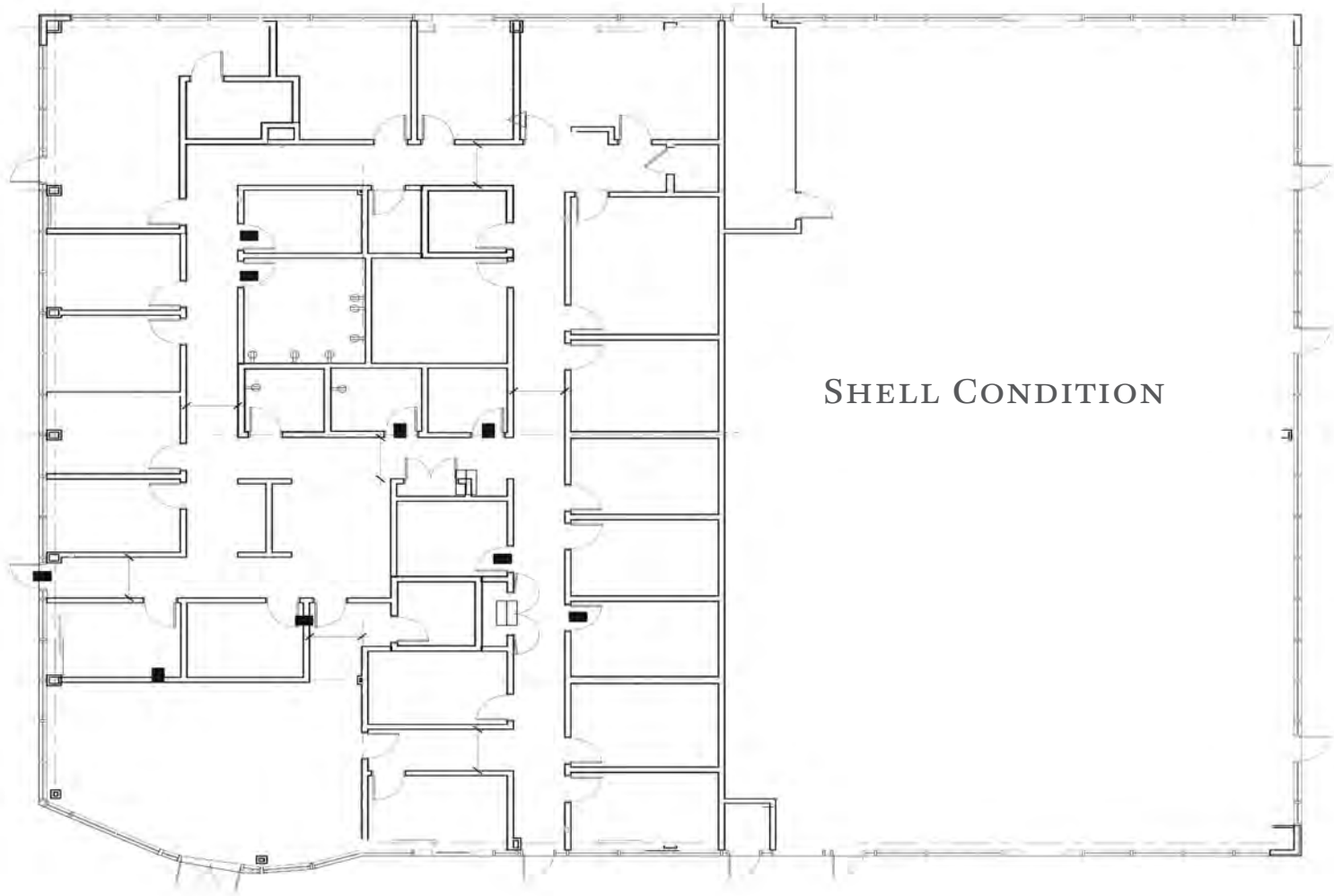
PROJECT SITE PLAN



BIG HORN BLVD

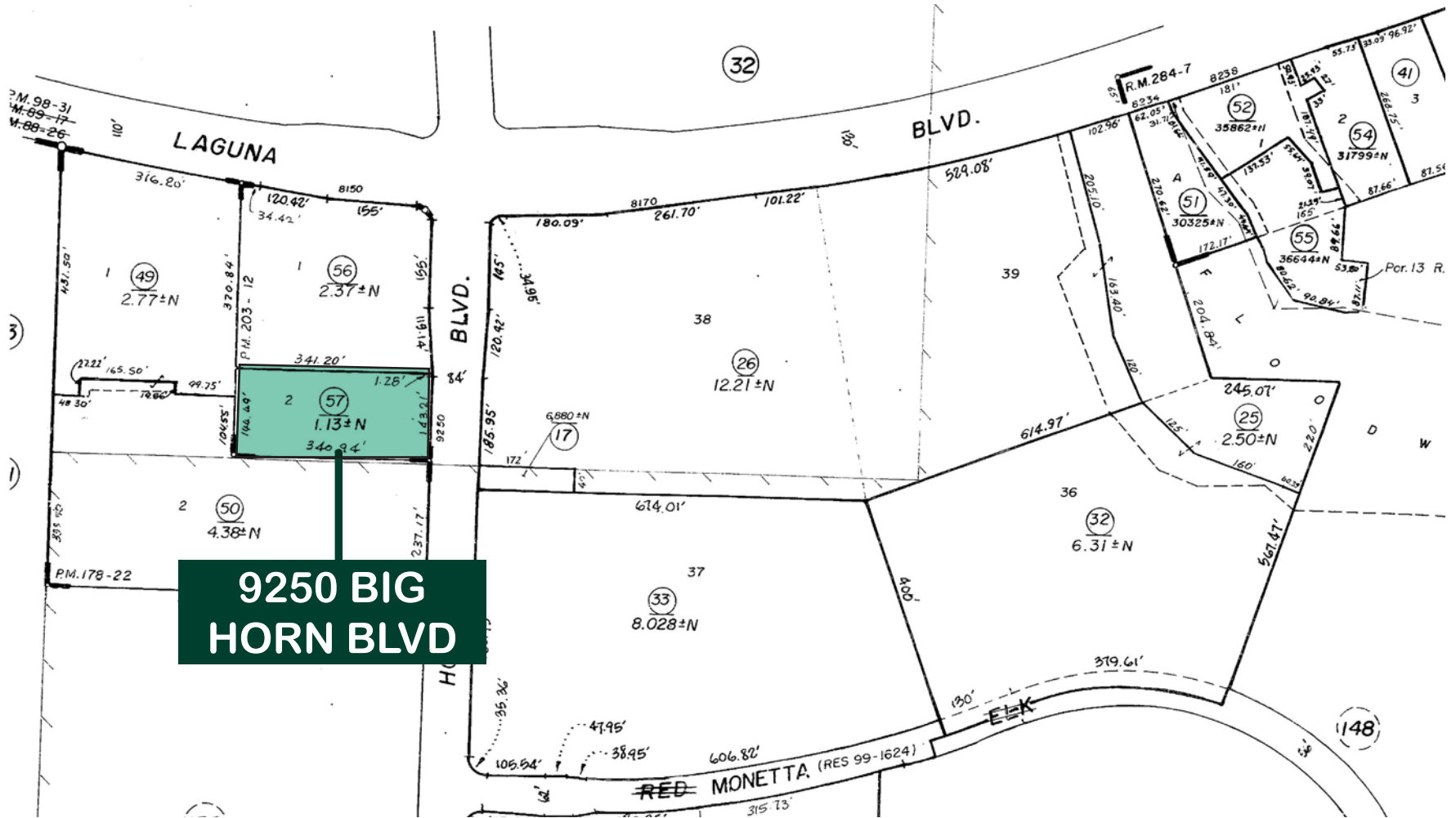
FLOOR PLAN

±12,695 Sq. Ft.

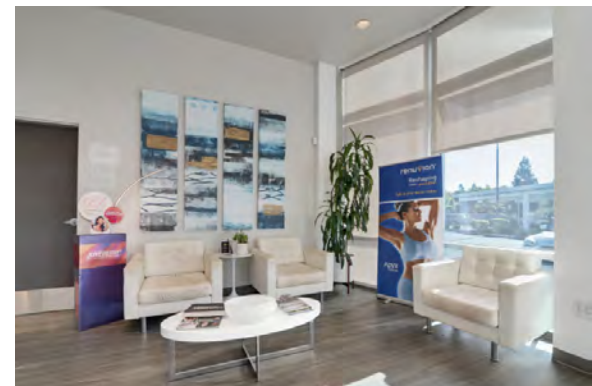
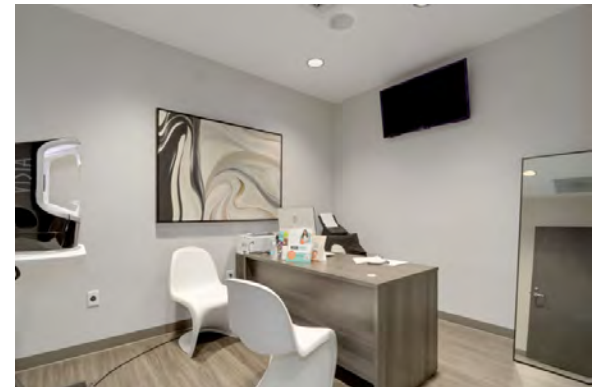


MAY NOT BE TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

PARCEL MAP



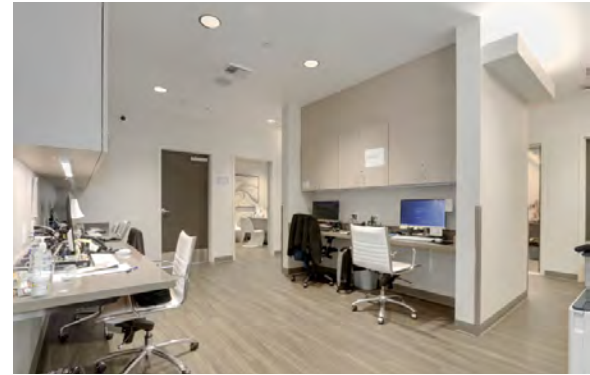
PROPERTY PHOTOS





# THE OFFERING

## PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



## ELK GROVE OVERVIEW

The City of Elk Grove is a thriving suburban community of approximately 181,000 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.

Elk Grove's single family home prices have been steady or increasing as households are 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 saw more than 280 new apartment units deliver, and there are more than 2,000 apartment units recently completed, in the planning stages, or under construction.

Elk Grove is evolving into more than a bedroom community, with recent developments and future projects poised to alter the landscape of this 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 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 and has future plans to add a 300 room hotel. The Sacramento Zoo is also looking to relocate to a 60-acre site in Elk Grove. In addition, Kubota Tractor built a 630,000 square foot division headquarters and distribution center on 45 acres on Grant Line Road which became operational December 2023.

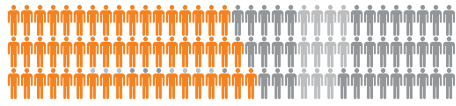


MARKET DEMOGRAPHIC QUICK FACTS

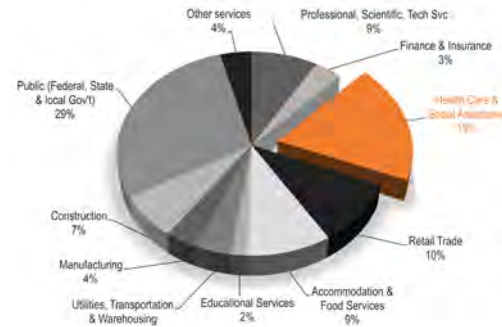
The City of Elk Grove is located in Sacramento County and encompasses 42.20 square miles.

ELK GROVE ANNUAL INCOME BREAKDOWN\*

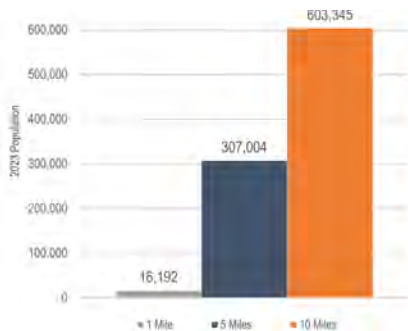
Over \$100K. 58.1%    \$50K-\$75K. 12.1%    \$15K-\$35K. 8.3%  
 \$75K-\$100K. 12.8%    \$35K-\$50K. 4.9%    Under \$15K. 5.1%



LARGEST NEARBY EMPLOYMENT INDUSTRIES IN ELK GROVE\*



TOTAL POPULATION WITHIN VARYING RADIUS\*



25 million  
ANNUAL REGIONAL VISITORS\*\*

181,100  
TOTAL POPULATION\*

\$141,788  
AVG. HH INCOME\*

149,999  
DAYTIME POPULATION\*

56,502  
TOTAL HOUSING UNITS\*

SOURCES:  
 \*CBRE ESRI 2023 Elk Grove data  
 \*\*CityofSacramento.gov - Entertainment & Tourism

GROWING.

Ranked The Fastest Growing Mid-Size Economy In California And The 11th Fastest In The Nation.

As a young, ethnically diverse, modern business- and family-friendly city of over 181,100 people, Elk Grove is growing fast and growing smart.

PROSPEROUS.

Ranked The 2nd Best City For Homeownership In California, Best Sacramento Suburb For Young Couples, Fastest Growing City For Millennial Home Ownership In California.

With low unemployment, average household incomes of \$85,000, and average home values of \$450,000, you and your employees can live a high quality lifestyle with a secure financial future.

CONNECTED.

In The Heart Of A Rising Metropolitan Region With World Class Amenities.

From downtown to midtown to out-of-town, Elk Grove and the Sacramento region accommodate any lifestyle, urban or suburban.

SOURCE:  
 The City of Elk Grove's Economic Development Website

## LOCATION MAPS

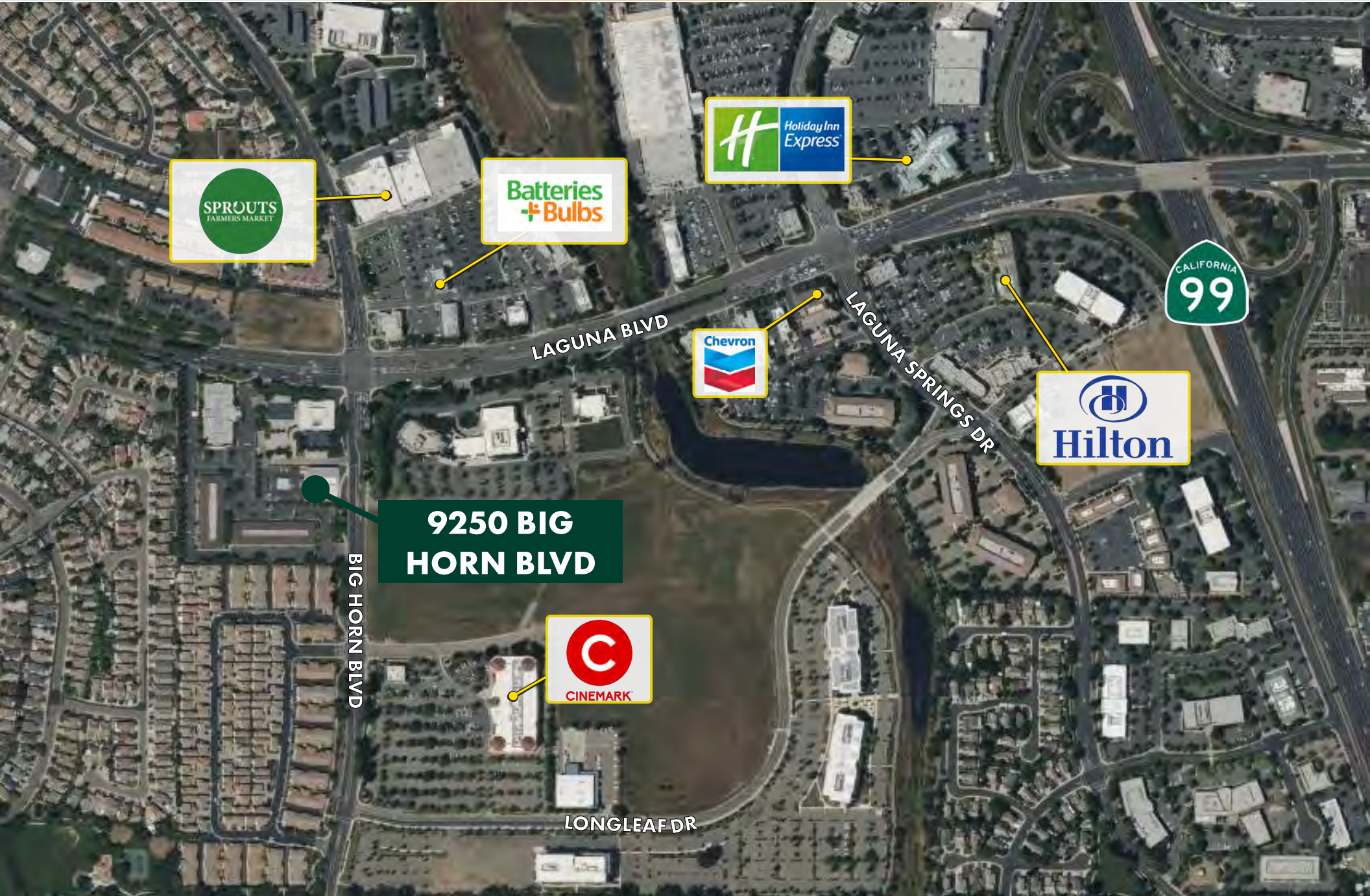


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**CBRE**

AERIAL VIEW



**9250 BIG HORN BLVD**



# OFFERING MEMORANDUM

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ELK GROVE, CA 95758

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