

PRIME MEDICAL OFFICE CONDOMINIUM
FOR SALE
7601 HOSPITAL DRIVE, UNIT 101 | SOUTH SACRAMENTO



PROPERTY INFORMATION

Offering Price: \$269,000 Leasehold Interest with buyback provision **CONTACT AGENT!**

Property Address: 7601 Hospital Drive, Suite 101

Building Size: 1,076± square feet

Year Built: 1984

HIGHLIGHTS

- Building offers a diverse medical tenant mix
- Prime location in South Sacramento's premiere medical hub
- Easy access to Highway 99 and major arterials
- Immediately adjacent to the Methodist Hospital of Sacramento and Kaiser Permanente South Sacramento Medical Center

Fritz Brown

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President

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DRE 00312635

**BROWN
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& SPARRE**

COMMERCIAL REAL ESTATE

The owner and broker make no representation as to the accuracy of the information contained herein. It is the responsibility of the reader to independently verify all information.

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OFFERING SUMMARY

Brown Stevens Elmore & Sparre, as exclusive agent, is pleased to present the opportunity to acquire 7601 Hospital Drive, Unit 101. Well-located in the primary medical services corridor of South Sacramento, this office condominium is situated within the Timberlake Medical Building. The property is surrounded by a dense concentration of healthcare providers and is immediately adjacent to the Dignity Health Methodist Hospital of Sacramento and Kaiser Permanente's South Sacramento Medical Center. The location offers a strategic advantage for medical users, providing high visibility in a heavily trafficked area and easy access to Highway 99 and major regional arterials. As the South Sacramento medical submarket continues to outperform the broader regional office market with lower vacancy rates and steady absorption, 7601 Hospital Drive represents a stable and high-demand asset in a premier medical hub.

FEATURES

- Reception, 1 office, restroom, 3 exam rooms, laboratory, and waiting room
- Ample building parking
- Well maintained common areas

PROPERTY INFORMATION

Property Address	7601 Hospital Drive
Price	\$269,000
Suite ±SF	1,076±
Total Building Size	43,693± square feet
Year Built	1984
APN	117-0120-026-0003
Zoning	H-PUD
Ground Lease ⁽¹⁾	01/01/1983 – 12/01/2047
Parking	60 surface parking stalls

⁽¹⁾Per the Memorandum of Lease and Assignment of Lease dated May 31, 1985: "The lease allows for the creation and sale of condominium units and upon expiration of the land lease the Lessor, VALLEY HEALTH CARE CORPORATION, shall purchase from lessee and condominium owners, all improvements and structures affixed to the premises at the full market value of said improvements."



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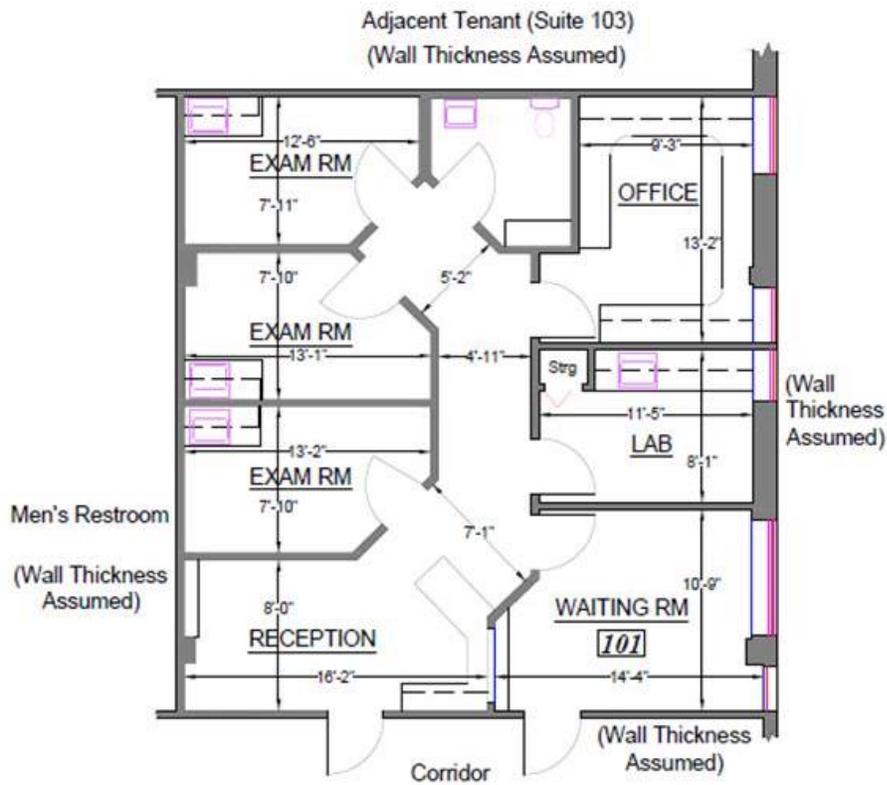
7601 HOSPITAL DRIVE
 SACRAMENTO, CA

FIRST FLOOR
SUITE 101

(As Measured: December 2025)

*Measured Area: 1,076 s.f.

FLOOR PLAN



Building Billing Summary
 Measured Area: 1,076 s.f.



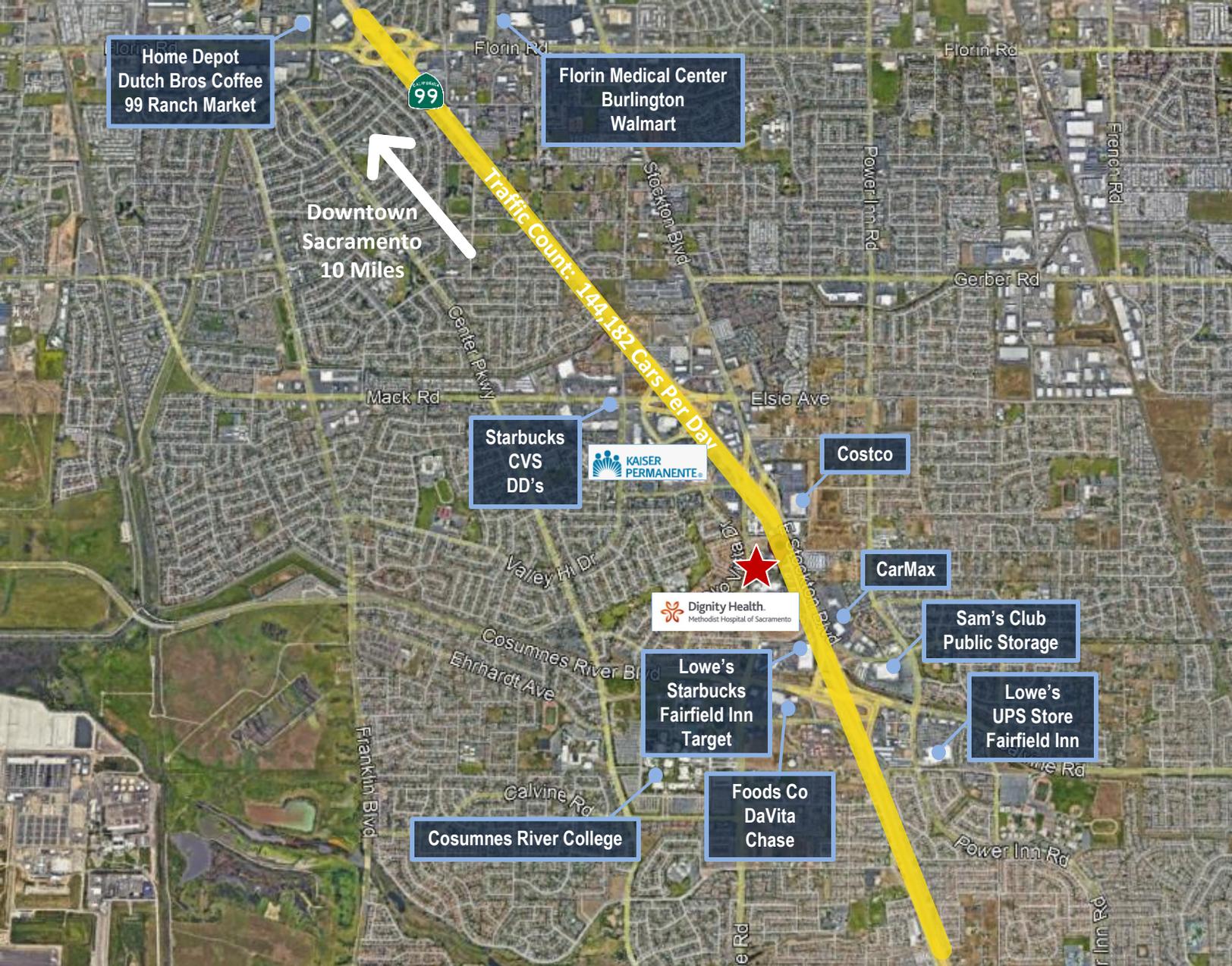
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<https://LT-FP.com>
 Corporate Design Group, Inc.
 TEL: (916) 781-6543
 FILE: L251004 (25-466)

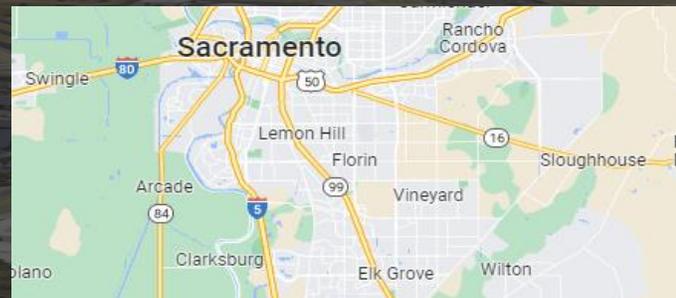
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LOCATION INFORMATION

7601 Hospital Drive is located adjacent to the Dignity Health Methodist Hospital of Sacramento and Kaiser Permanente's South Sacramento Hospital, within the main medical services corridor in the South Sacramento and Elk Grove markets. The location offers easy access to Highway 99 and major arterials, plentiful parking, walkable food and shopping amenities, and visibility in a highly trafficked area near one of Sacramento's largest hospital hubs. Over the last 15 years, the Sacramento GDP has grown on average 3.1% annually, consistently outperforming the national average of 2.3%. The South Sacramento medical submarket (9.5% vacancy) has significantly outperformed the broader Sacramento office market (15.9% vacancy) and continues to be a top-performing sector. Minimal new building deliveries and steady medical-user absorption have created an environment of resilient occupancy and stable rent growth over the past decade.



Demographics	2 Mile	5 Mile	10 Mile
2025 Population Estimate	84,561	351,450	754,300
2030 Population Projection	86,305	403,051	868,768
2025 Households	24,830	120,200	304,000
2030 Household Projection	26,574	124,648	315,022
Daytime Employment	20,547	92,129	384,613
Avg. Household Income	\$64,246	\$88,132	\$98,730

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Exclusively Offered By:

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