

# Bldg A

8701 Center Pky, Sacramento, CA 95823



Presented By:  
KW Commercial



# Bldg A

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## Property Details

Rare opportunity to find suitable size of office space like this in central of Elk Grove / Sacramento area. Proximate to hospitals and medical providers. Easy commute to everywhere. In the medical office plaza with other business of family doctor clinic, pharmacy, skin care and state rehabilitation office. High density and decent residential homes surrounded. Ample parking.

### Price: Upon Request

- Central Location of Elk Grove / Sacramento
- Proximate to Hospitals
- High Density Residential Surrounded
- Medical Tenants in Plaza
- Ample Parking
- Easy commute to Hwy 5 & 99

View the full listing here: <https://www.loopnet.com/Listing/8701-Center-Pky-Sacramento-CA/31292698/>

Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	11,201 SF
:	
Year Built:	2007
Walk Score ®:	63 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

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## Listing space

1st Floor Ste 130

Space Available:	800 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Front desk area is spacious and bright. 2 private office rooms.

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## Location



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## Property Photos



1



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# Bldg A

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## Property Photos



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## Property Photos



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## Property Photos



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# Bldg A

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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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**Sunny Sun**

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(916) 955-5518

**KW Commercial**

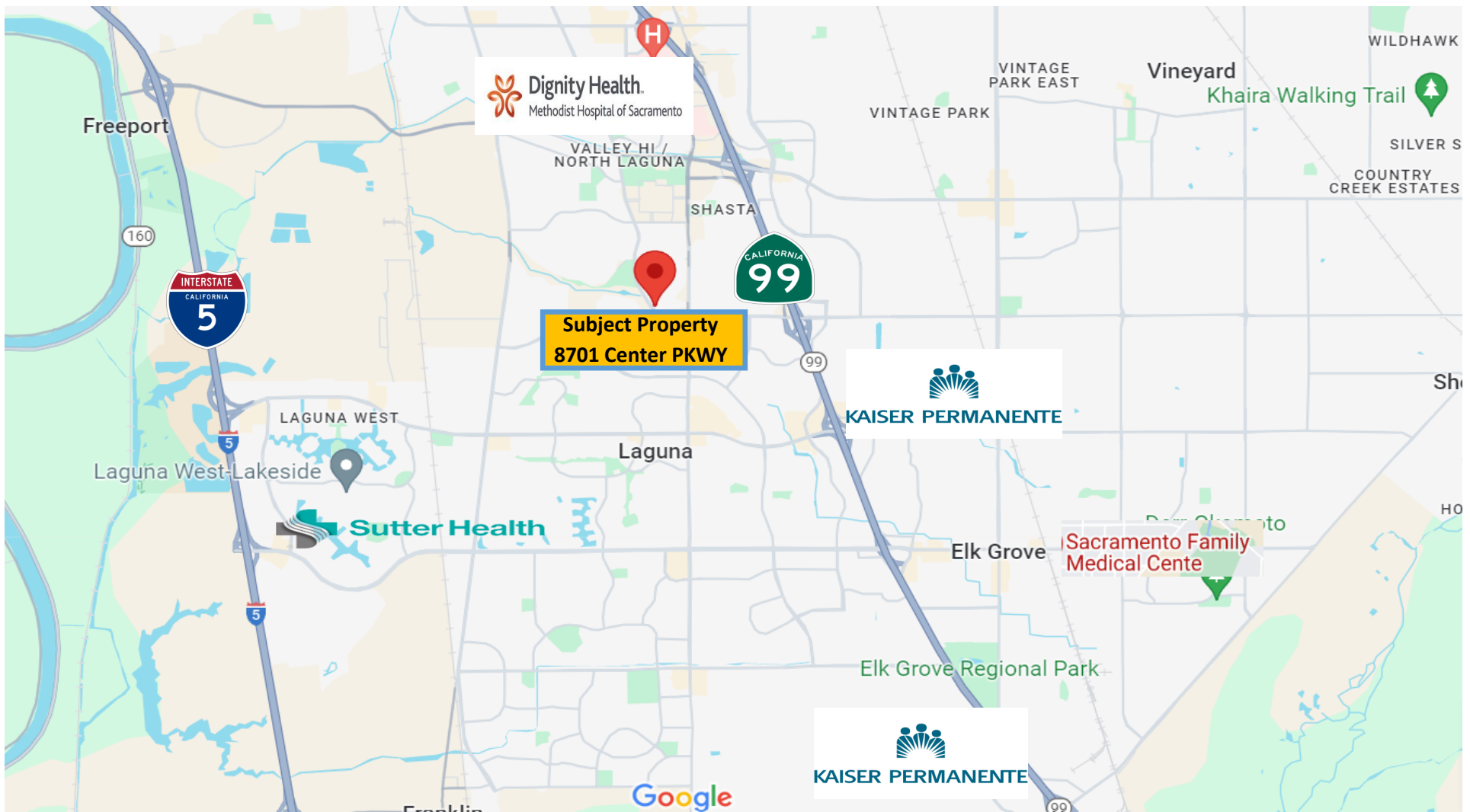
2901 K St, Suite 120

Sacramento, CA 95816



# Office Space For Lease

## In Central Elk Grove / Sacramento



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**Bldg A**  
8701 Center Pky, Sacramento, CA 95823

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **11,201 SF**  
 Typical Floor: **11,201 SF**

Total Available: **800 SF**  
 % Leased: **92.86%**  
 Rent/SF/Yr: **Negotiable**



Description	2010		2023		2028	
<b>Population</b>	<b>19,845</b>		<b>22,771</b>		<b>23,467</b>	
Age 0 - 4	1,618	8.15%	1,534	6.74%	1,539	6.56%
Age 5 - 9	1,616	8.14%	1,563	6.86%	1,544	6.58%
Age 10 - 14	1,717	8.65%	1,653	7.26%	1,581	6.74%
Age 15 - 19	1,765	8.89%	1,635	7.18%	1,612	6.87%
Age 20 - 24	1,429	7.20%	1,538	6.75%	1,593	6.79%
Age 25 - 29	1,537	7.75%	1,681	7.38%	1,599	6.81%
Age 30 - 34	1,446	7.29%	1,820	7.99%	1,679	7.15%
Age 35 - 39	1,509	7.60%	1,758	7.72%	1,737	7.40%
Age 40 - 44	1,517	7.64%	1,607	7.06%	1,694	7.22%
Age 45 - 49	1,488	7.50%	1,458	6.40%	1,573	6.70%
Age 50 - 54	1,334	6.72%	1,399	6.14%	1,449	6.17%
Age 55 - 59	978	4.93%	1,337	5.87%	1,355	5.77%
Age 60 - 64	705	3.55%	1,205	5.29%	1,252	5.34%
Age 65 - 69	443	2.23%	973	4.27%	1,091	4.65%
Age 70 - 74	316	1.59%	721	3.17%	869	3.70%
Age 75 - 79	204	1.03%	448	1.97%	615	2.62%
Age 80 - 84	136	0.69%	248	1.09%	374	1.59%
Age 85+	88	0.44%	193	0.85%	310	1.32%
<b>Age 15+</b>	<b>14,895</b>	<b>75.06%</b>	<b>18,021</b>	<b>79.14%</b>	<b>18,802</b>	<b>80.12%</b>
<b>Age 20+</b>	<b>13,130</b>	<b>66.16%</b>	<b>16,386</b>	<b>71.96%</b>	<b>17,190</b>	<b>73.25%</b>
<b>Age 65+</b>	<b>1,187</b>	<b>5.98%</b>	<b>2,583</b>	<b>11.34%</b>	<b>3,259</b>	<b>13.89%</b>
<b>Median Age</b>	<b>31</b>		<b>35</b>		<b>37</b>	
<b>Average Age</b>	<b>31.80</b>		<b>35.80</b>		<b>37.20</b>	
<b>Population By Race</b>	<b>19,845</b>		<b>22,771</b>		<b>23,467</b>	
White	7,583	38.21%	7,887	34.64%	8,129	34.64%
Black	3,913	19.72%	4,101	18.01%	4,219	17.98%
Am. Indian & Alaskan	215	1.08%	269	1.18%	276	1.18%
Asian	5,925	29.86%	7,861	34.52%	8,105	34.54%
Hawaiian & Pacific Islander	471	2.37%	609	2.67%	629	2.68%
Other	1,535	7.73%	2,043	8.97%	2,109	8.99%



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Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>4,277</b>	<b>5,533</b>	<b>5,694</b>
White	3,236 75.66%	4,131 74.66%	4,251 74.66%
Black	311 7.27%	395 7.14%	405 7.11%
Am. Indian & Alaskan	171 4.00%	228 4.12%	234 4.11%
Asian	203 4.75%	268 4.84%	275 4.83%
Hawaiian & Pacific Islander	31 0.72%	40 0.72%	42 0.74%
Other	325 7.60%	471 8.51%	488 8.57%
<b>Household by Household Income</b>	<b>6,101</b>	<b>6,994</b>	<b>7,208</b>
<\$25,000	814 13.34%	715 10.22%	733 10.17%
\$25,000 - \$50,000	1,407 23.06%	1,280 18.30%	1,308 18.15%
\$50,000 - \$75,000	1,238 20.29%	1,356 19.39%	1,390 19.28%
\$75,000 - \$100,000	1,344 22.03%	1,152 16.47%	1,154 16.01%
\$100,000 - \$125,000	509 8.34%	1,144 16.36%	1,215 16.86%
\$125,000 - \$150,000	386 6.33%	540 7.72%	556 7.71%
\$150,000 - \$200,000	340 5.57%	499 7.13%	518 7.19%
\$200,000+	63 1.03%	308 4.40%	334 4.63%
<b>Average Household Income</b>	<b>\$73,109</b>	<b>\$90,101</b>	<b>\$90,946</b>
<b>Median Household Income</b>	<b>\$65,258</b>	<b>\$78,168</b>	<b>\$78,748</b>



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3/23/2024

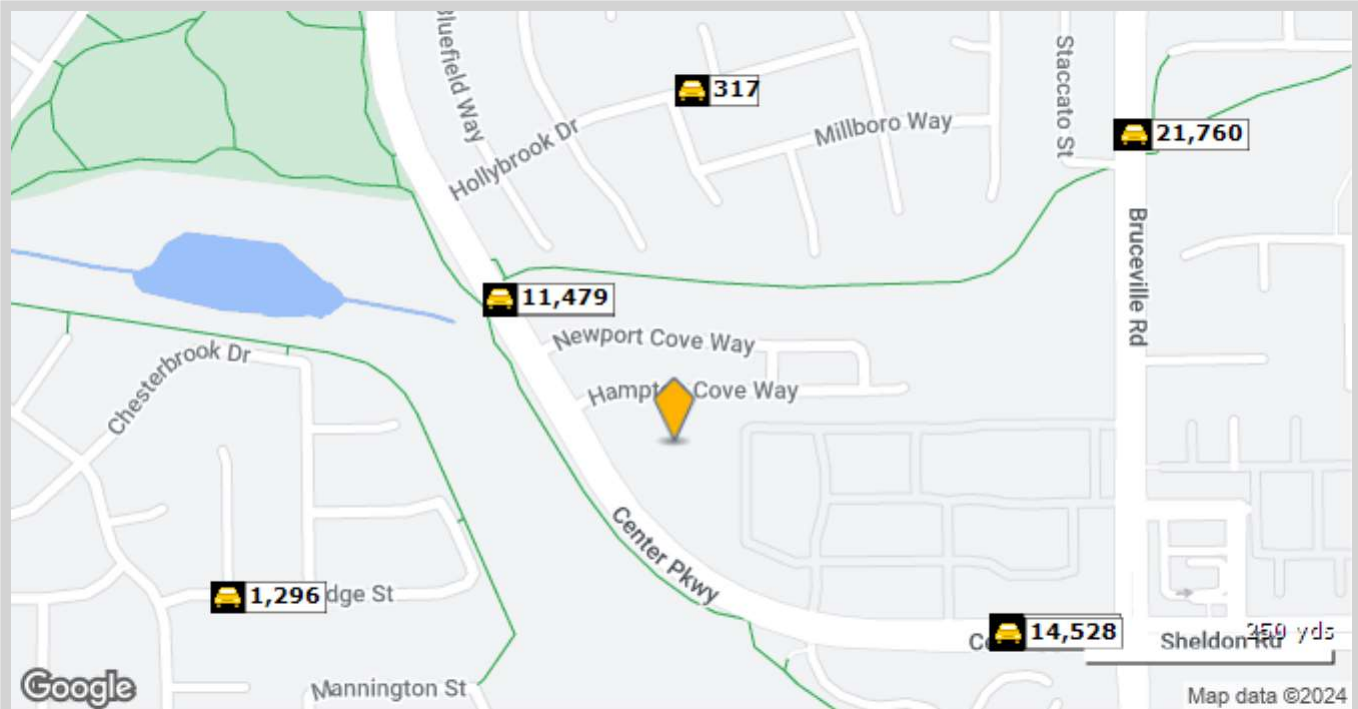


# Traffic Count Report

## Bldg A

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 Class: **B**  
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 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Center Pkwy	Newport Cove Way	0.04 SE	2015	11,006	ADT	.13
2	Center Pkwy	Newport Cove Way	0.04 SE	2022	11,479	MPSI	.13
3	Hollybrook Dr	la Crosse Way	0.01 W	2022	317	MPSI	.21
4	Sheldon Rd	Bruceville Rd	0.07 E	2022	12,879	MPSI	.22
5	Sheldon Rd	Bruceville Rd	0.07 E	2018	13,304	MPSI	.22
6	Sheldon Rd	Bruceville Rd	0.07 E	2020	14,528	MPSI	.22
7	Kenbridge St	Whitestone Ct	0.00	2018	1,141	MPSI	.27
8	Whitestone Ct	Kenbridge St	0.00	2015	1,296	MPSI	.27
9	Bruceville Rd	Damascas Dr	0.08 N	2018	23,936	MPSI	.32
10	Bruceville Rd	Damascas Dr	0.08 N	2022	21,760	MPSI	.32



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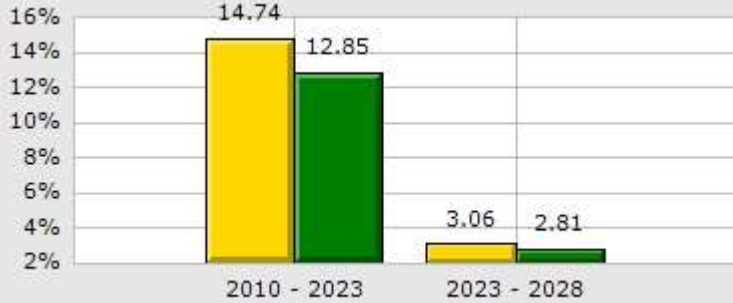
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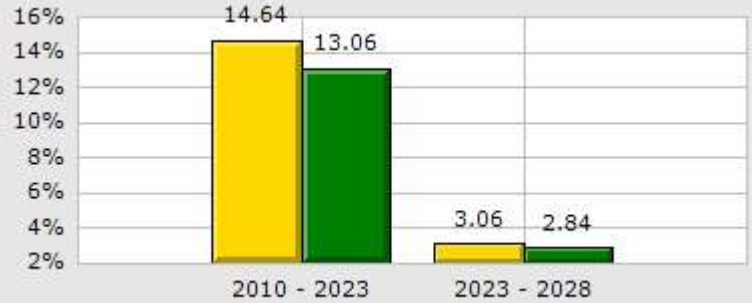
Type: **Class B Office/Medical**  
 County: **Sacramento**

**1 Mile**  
**County**

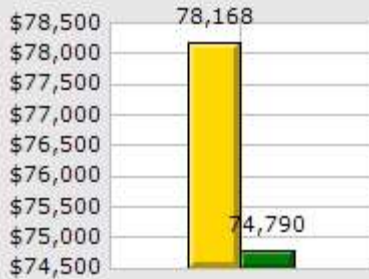
**Population Growth**



**Household Growth**



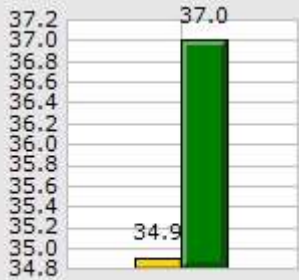
**2023 Med Household Inc**



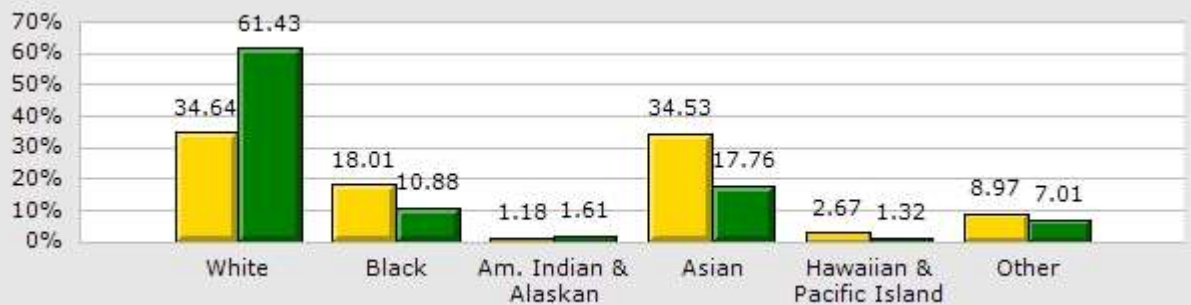
**2023 Households by Household Income**



**2023 Median Age**



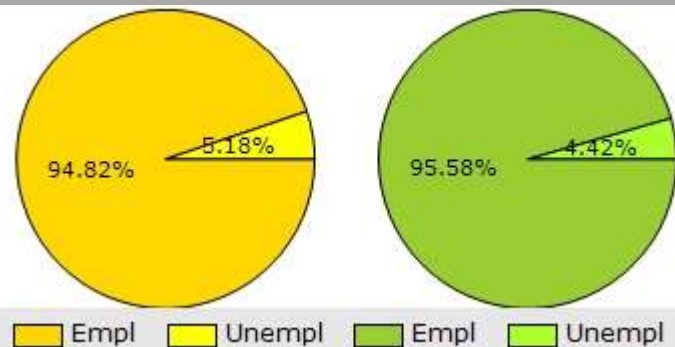
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



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**Demographic Market Comparison Report**

**1 mile radius**

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Type: **Class B Office/Medical**  
 County: **Sacramento**

	<b>1 Mile</b>		<b>County</b>	
<b>Population Growth</b>				
Growth 2010 - 2023	14.74%		12.85%	
Growth 2023 - 2028	3.06%		2.81%	
Empl	11,217	94.82%	765,042	95.58%
Unempl	613	5.18%	35,339	4.42%
<b>2023 Population by Race</b>				
	<b>22,771</b>		<b>1,601,055</b>	
White	7,887	34.64%	983,460	61.43%
Black	4,101	18.01%	174,156	10.88%
Am. Indian & Alaskan	269	1.18%	25,790	1.61%
Asian	7,862	34.53%	284,314	17.76%
Hawaiian & Pacific Island	609	2.67%	21,125	1.32%
Other	2,043	8.97%	112,210	7.01%
<b>Household Growth</b>				
Growth 2010 - 2023	14.64%		13.06%	
Growth 2023 - 2028	3.06%		2.84%	
Renter Occupied	2,562	36.63%	250,621	43.13%
Owner Occupied	4,432	63.37%	330,435	56.87%
<b>2023 Households by Household Income</b>				
	<b>6,994</b>		<b>581,056</b>	
Income <\$25K	715	10.22%	86,636	14.91%
Income \$25K - \$50K	1,280	18.30%	105,772	18.20%
Income \$50K - \$75K	1,356	19.39%	98,919	17.02%
Income \$75K - \$100K	1,152	16.47%	76,873	13.23%
Income \$100K - \$125K	1,144	16.36%	67,902	11.69%
Income \$125K - \$150K	540	7.72%	39,410	6.78%
Income \$150K - \$200K	499	7.13%	52,738	9.08%
Income \$200K+	308	4.40%	52,806	9.09%
2023 Med Household Inc	\$78,168		\$74,790	
2023 Median Age	34.90		37.00	



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