



# 9296 VINTAGE PARK DR, SACRAMENTO, CA 95829

AVAILABLE FOR SALE OR LEASE | 2ND GEN DENTAL SUITE AND GENERAL OFFICE SUITE



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# PROPERTY DETAILS

- Single story, dental office building located in the Elk Grove submarket of Sacramento

## Suite 200: ± 805 SF (office suite)

- Build out: large open area with private restroom

## Suite 300: ± 2,820 SF (dental suite)

- Build out: large open area with five (5) operatories and sinks, two (2) exam rooms with sinks, two (2) private offices, large reception/waiting area, restrooms, break room, and storage room
- Suites are combinable for ±3,620 SF
- Excellent visibility and good daily traffic counts
- Located within a well-established residential community
- Located next to Churchill Downs Community Park and Pat O'Brien Community Center

**ENTIRE BUILDING PURCHASE PRICE: \$325/GSF**

**CONDO PURCHASE PRICE: \$375/GSF**

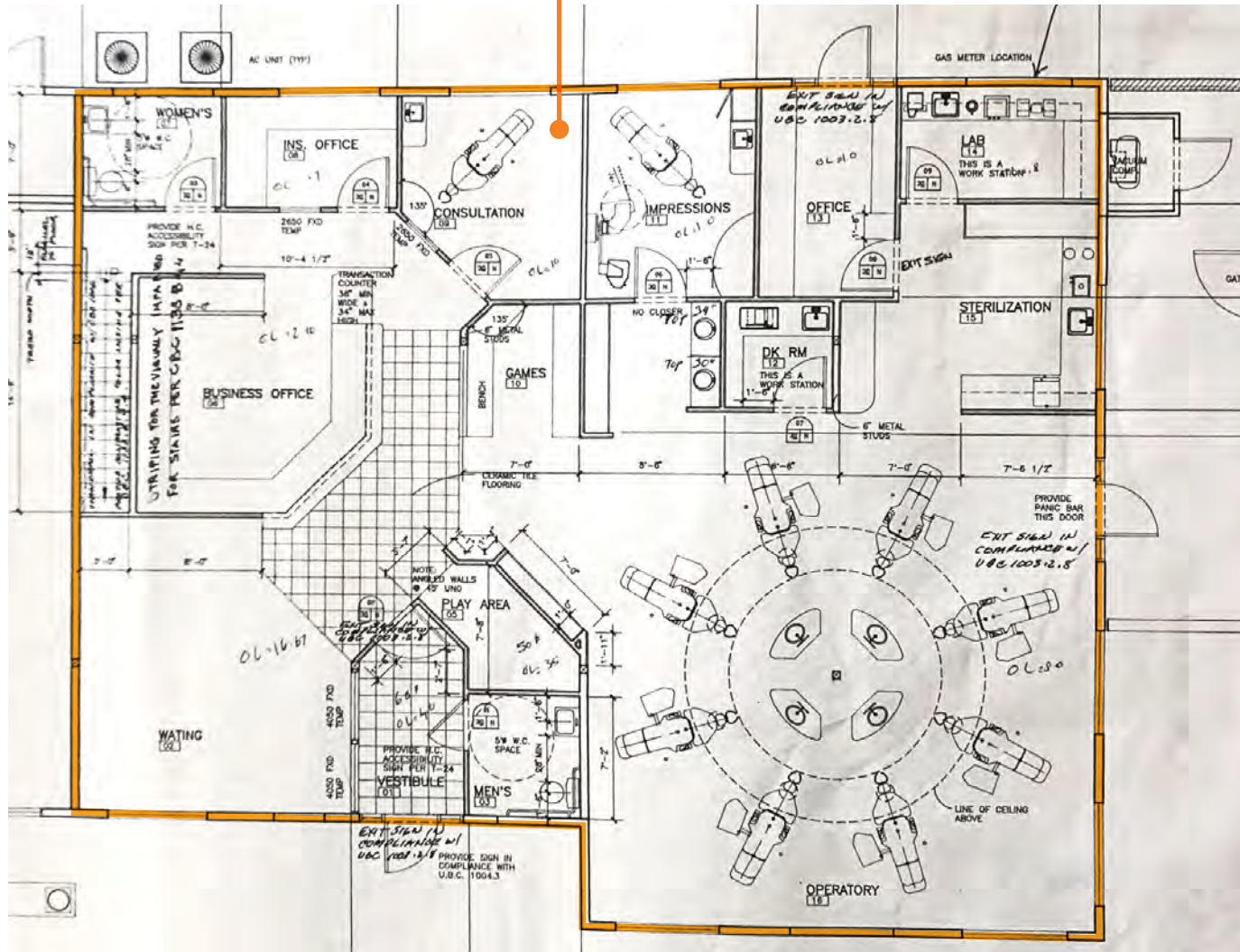
**LEASE RATE: \$2.25/SF NNN**





# FLOOR PLAN

**Suite 300:**  
**±2,820 SF**



# SUITE 300 IMAGES

[CLICK TO WATCH A WALKTHROUGH](#)

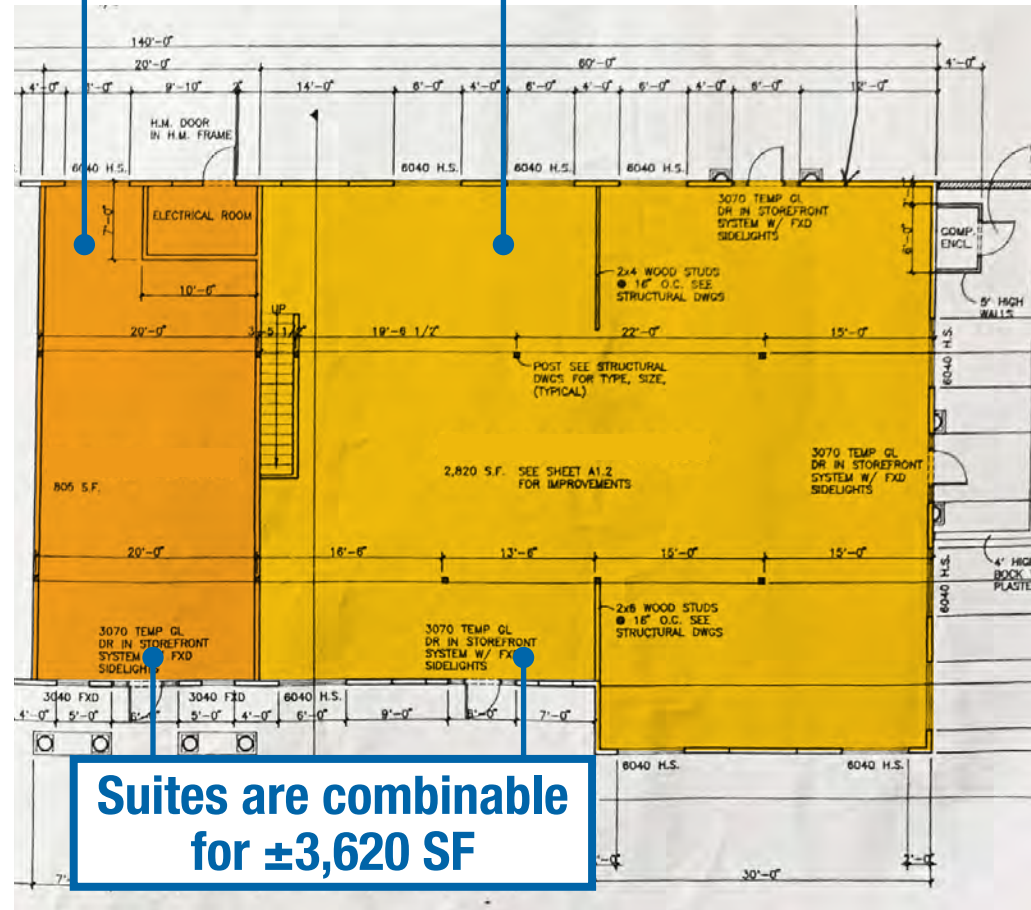




# FLOOR PLAN

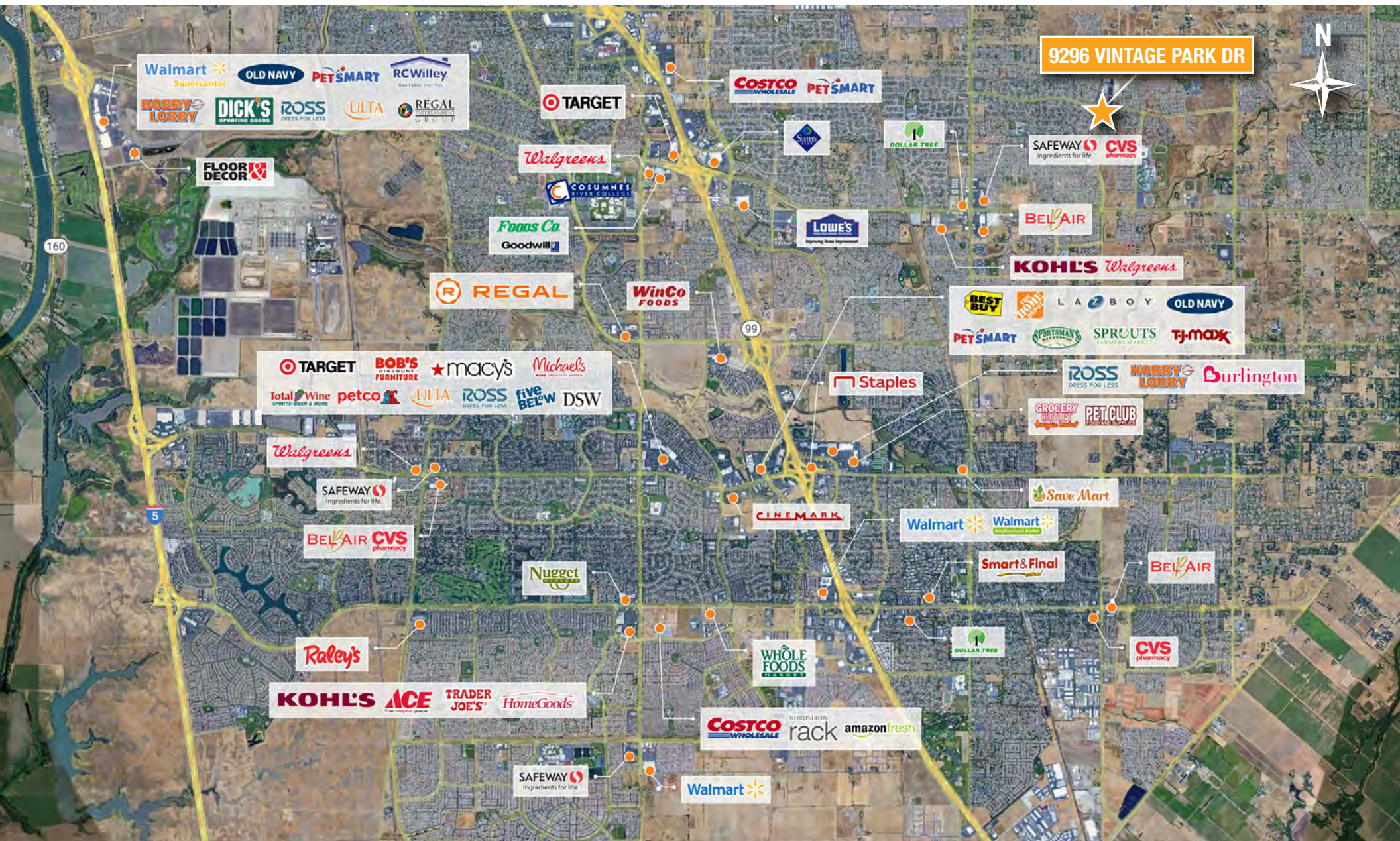
Suite 200:  
±800 SF

Suite 300:  
±2,820 SF



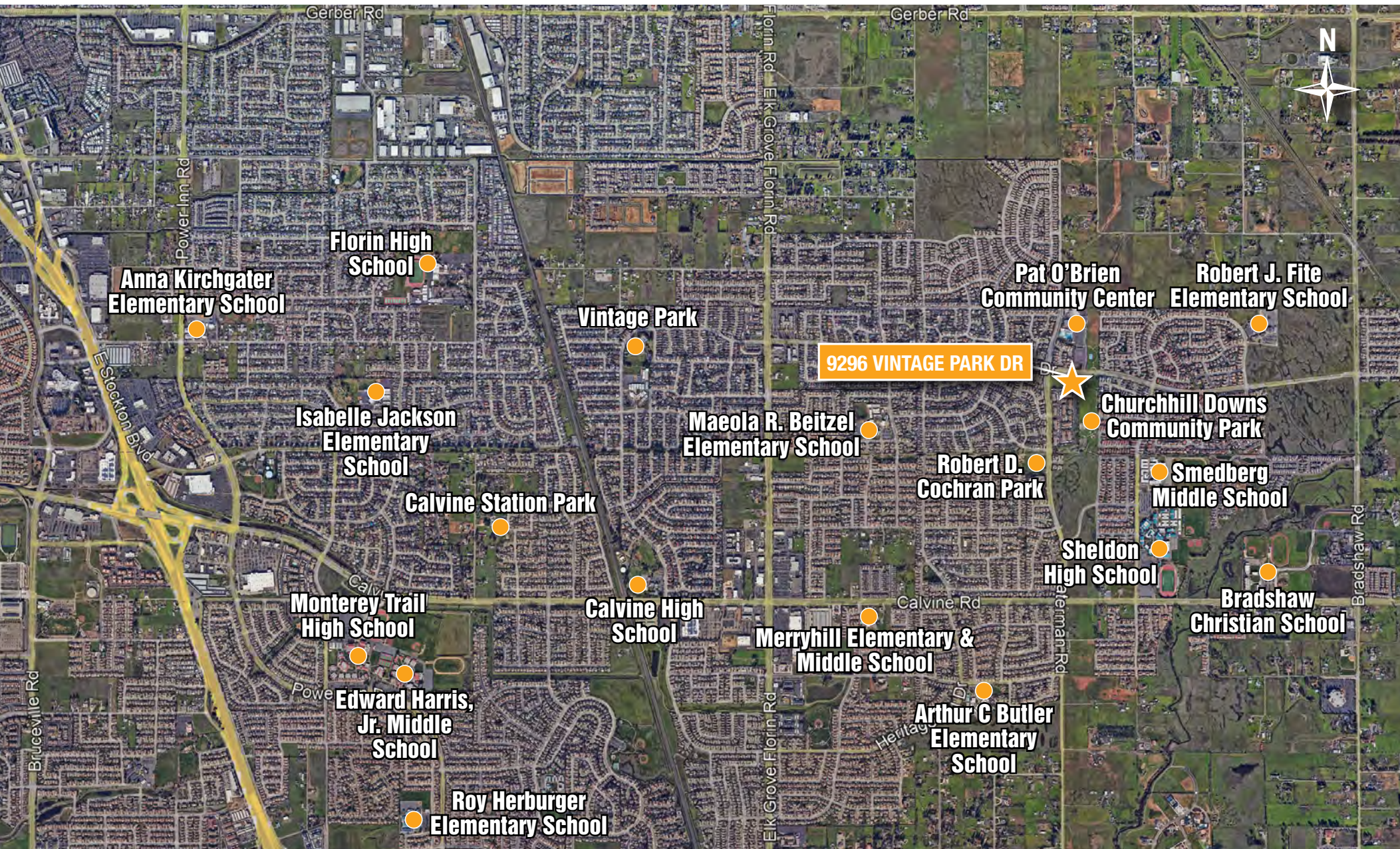


# TRADE AREA





# SCHOOLS AND PARKS





# DEMOGRAPHICS

## MARKET OVERVIEW

9296 Vintage Park Dr,  
Sacramento, CA

5 MILE RADIUS

### KEY FACTS

233,698

Population

37

Median Age



Average Household Size

\$131,744

Average Household Income

### HOUSING STATS



\$508,488

Average Home Value



71,883

Households



00.17%

% Renter Occupied  
Housing Units

### COMMUTERS



1.06%

Used Public Transportation



00.71%

Drove Alone to Work

### EDUCATION



23.71%

High  
School Graduate



24.52%

Some  
College



24.51%

Bachelor's  
Degree Plus

### BUSINESS



77,404

Total Employees

### EMPLOYMENT



57.98%

White Collar



42.02%

Blue Collar



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