



9296 VINTAGE PARK DR, SACRAMENTO, CA 95829

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



Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

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

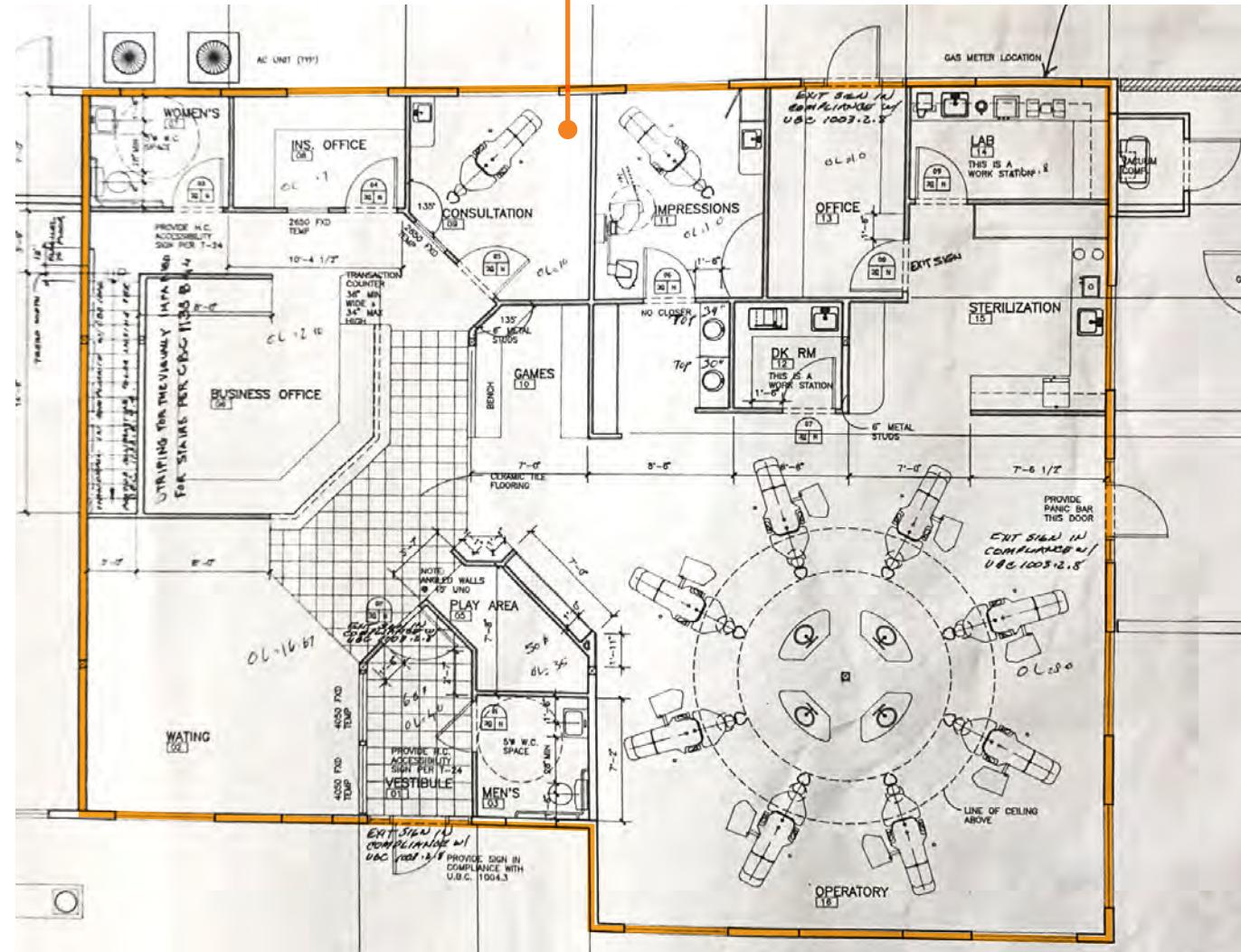
CONDO PURCHASE PRICE: \$375/GSF

LEASE RATE: \$2.25/SF NNN



FLOOR PLAN

Suite 300: $\pm 2,820$ SF



SUITE 300 IMAGES

[CLICK TO WATCH A WALKTHROUGH](#)



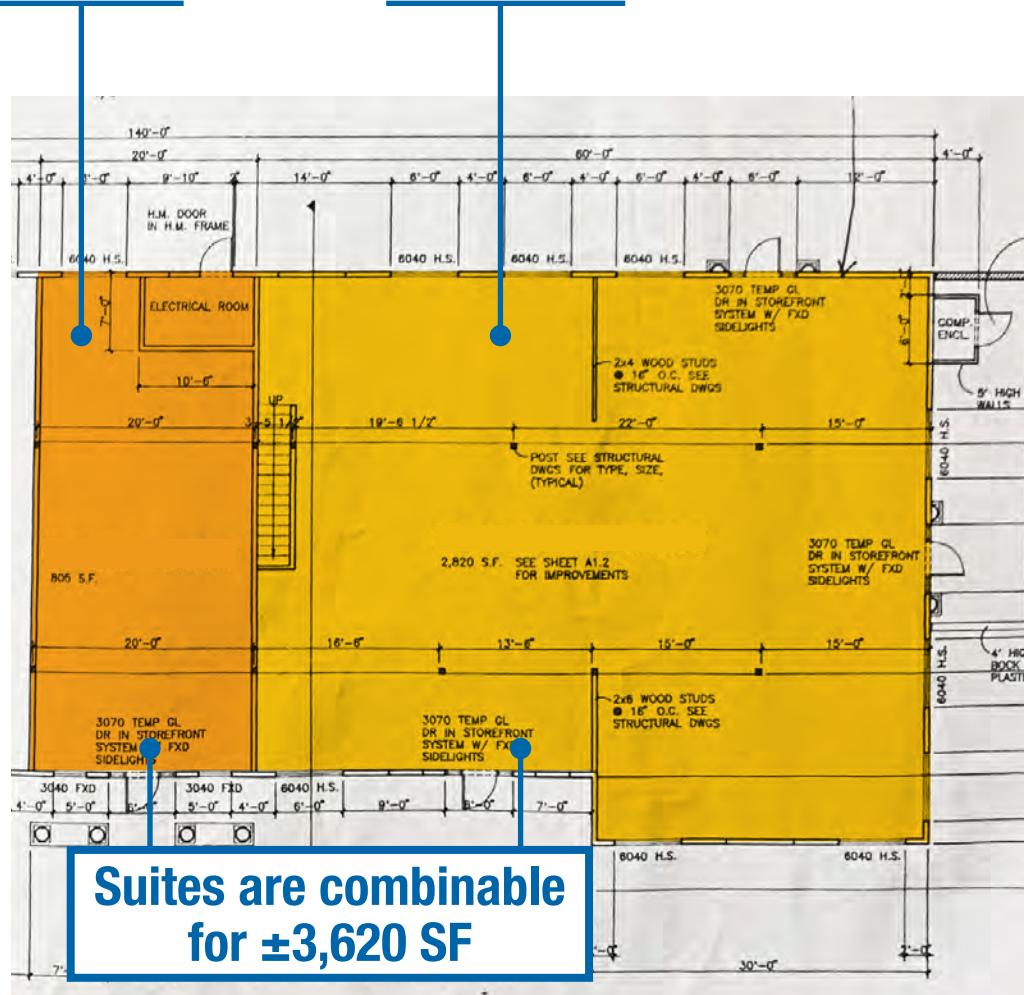
FLOOR PLAN



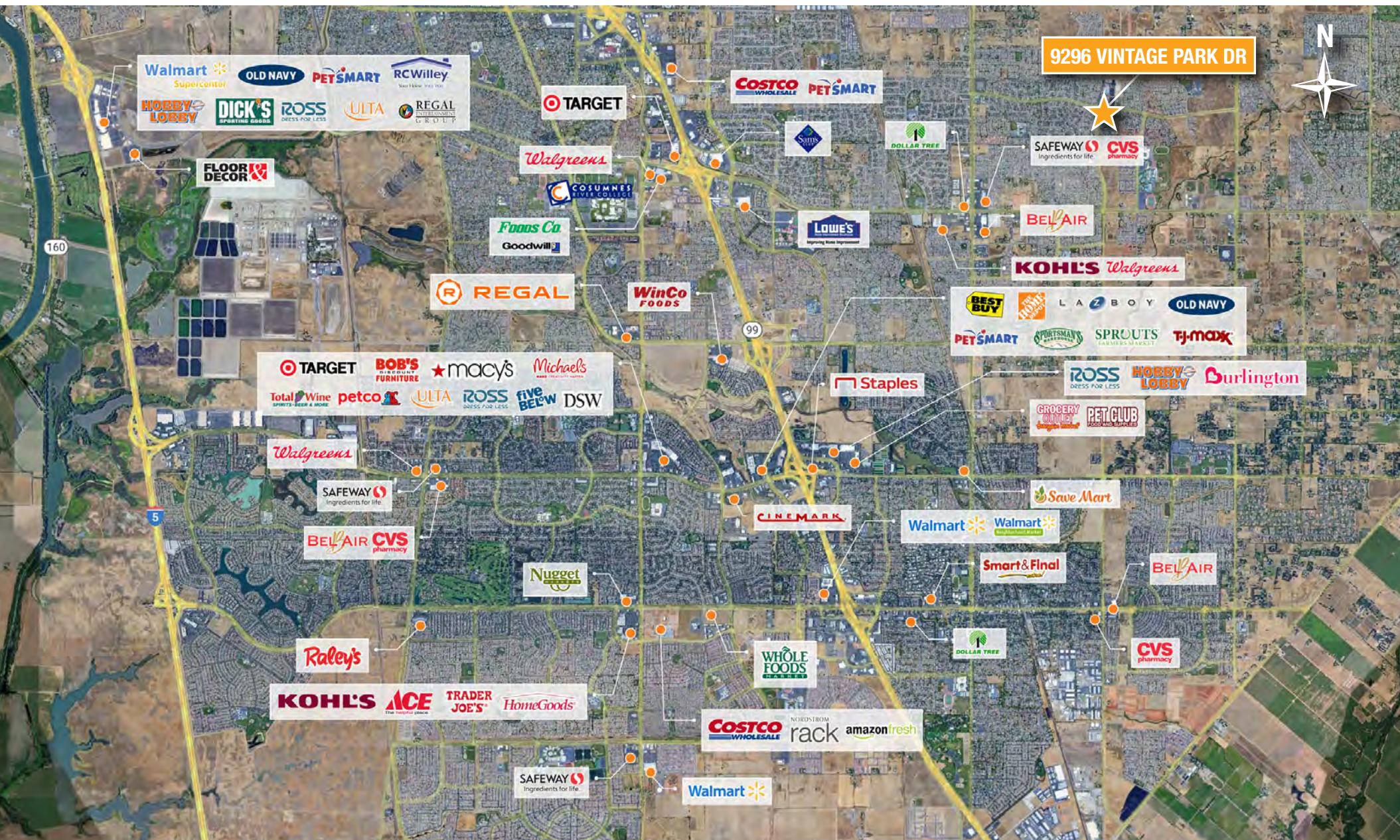
**Suite 200:
±800 SF**



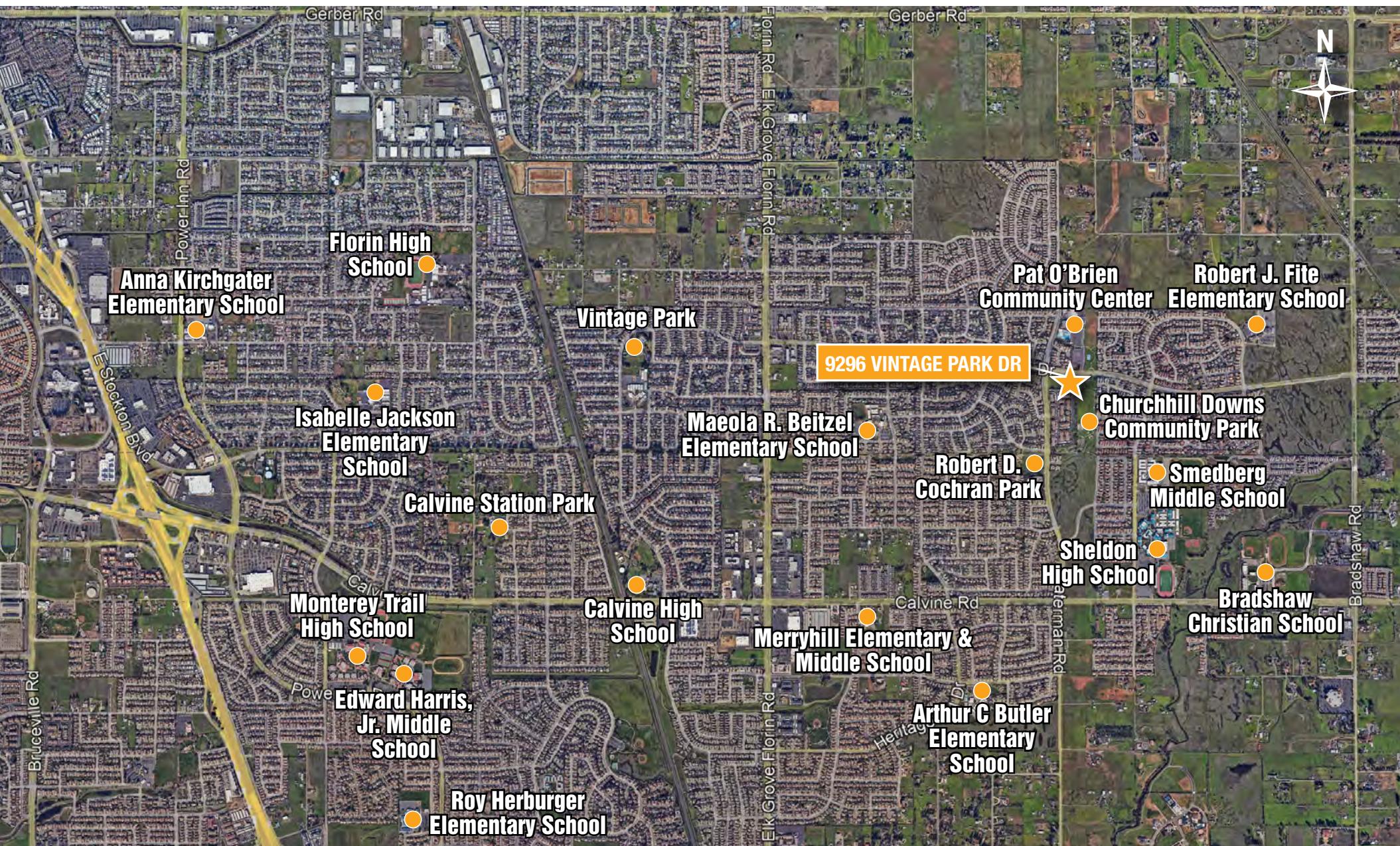
**Suite 300:
±2,820 SF**



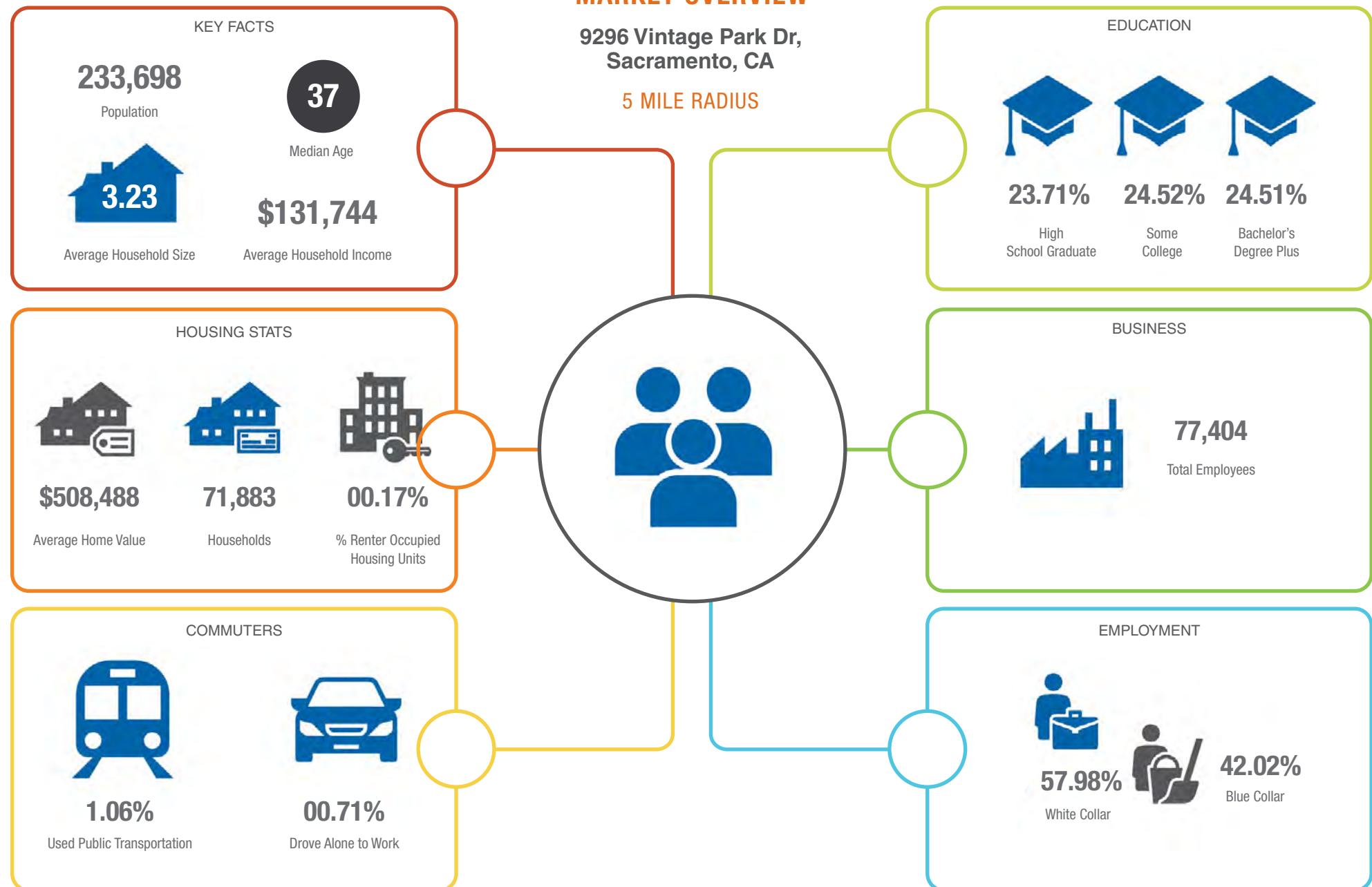
TRADE AREA



SCHOOLS AND PARKS



DEMOGRAPHICS



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