

FOR SALE

# 1832 AVONDALE AVE

SUITE C, SACRAMENTO, CA

*Medical Office  
Condominium*



1832 AVONDALE AVE, SUITE C



*1832 Avondale Avenue, Suite C presents the opportunity to acquire a fully built-out medical office condominium in one of Sacramento's most established professional office submarkets. The offering is ideally suited for an owner-user dentist or medical professional seeking an efficient, purpose-built space with long-term cost control through ownership.*

The approximately 1,056 square foot condominium is configured as a dental office and features three operatories, a private office, lab and sterilization area, and two restrooms. The offering consists of the real estate only; dental equipment and furnishings are not included in the purchase price and may be available separately under a separate agreement.

The existing layout emphasizes efficient patient flow and operational functionality, allowing an incoming buyer to occupy the space with minimal reconfiguration. Centrally located just off Arden Way between Fulton and Watt Avenues, the property benefits from strong regional accessibility, proximity to retail amenities, and convenient access to major arterial roads and freeways. This offering represents a compelling alternative to leasing for practitioners seeking stability, control, and long-term equity.

#### **PROPERTY OVERVIEW**

1832 Avondale Avenue is part of a professionally managed office condominium complex comprised primarily of medical and general professional users. Each building within the complex is separately parceled and independently managed, creating a cohesive yet flexible ownership environment.

Suite C is positioned along a landscaped, skylit courtyard and benefits from a calm, professional atmosphere well-suited for medical use. The unit totals approximately 1,056 square feet and is fully improved with a dental-specific interior buildout designed to maximize efficiency within a compact footprint.

1832 AVONDALE AVE, SUITE C

# PRIME *RESIDENTIAL LOCATION*

*The property is located within the Arden-Arcade submarket of Sacramento, a centrally positioned area characterized by strong residential density, established professional services, and convenient regional accessibility. The submarket has long supported healthcare and professional office users due to its geography, population scale, and transportation connectivity.*



AVAILABLE FOR SALE

KIDDER MATHEWS

1832 AVONDALE AVE, SUITE C

# CONVENIENT. COMPETITIVE. MODERN *MEDICAL*

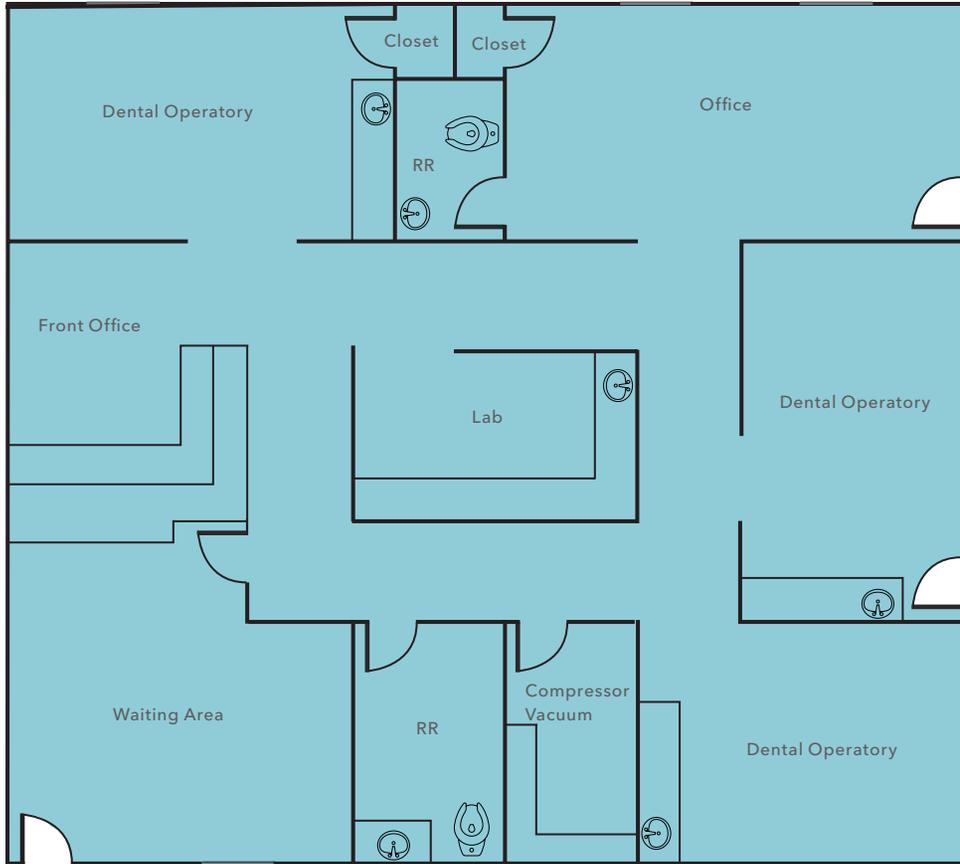
The condominium is delivered with an existing dental office buildout, including specialized plumbing and electrical infrastructure designed for medical use. The sale includes the condominium real estate only. Any sale of dental equipment, if applicable, shall be negotiated separately and independently from the real estate transaction.

## CONDOMINIUM DETAILS

SUITE SIZE	±1,056 SF
CONFIGURATION	Medical/Dental Office
ZONING	Business Professional (BP)
YEAR BUILT	1976

1832 AVONDALE AVE, SUITE C

# FLOOR PLAN



\*Not to scale



1832 AVONDALE AVE, SUITE C

# THE REDEFINED MEDICAL EXPERIENCE

*The surrounding area includes a dense mix of residential neighborhoods and neighborhood-serving retail, supporting consistent daily activity and convenience-driven visitation.*

AVAILABLE FOR SALE

## LOCATION OVERVIEW

Located just off Arden Way, the property benefits from a highly accessible, centrally positioned setting long favored by healthcare and professional office users. Key location attributes include:

Immediate access to Arden Way, Fulton Avenue, and Watt Avenue

Efficient connectivity to Carmichael, Citrus Heights, East Sacramento, and Downtown Sacramento

Dense surrounding residential neighborhoods supporting a broad and diverse patient base

Proximity to neighborhood-serving retail, grocery-anchored centers, restaurants, and service providers

Convenient regional access via Interstate 80 and Highway 50

## COMPETITIVE POSITIONING

1832 Avondale Avenue, Suite C offers a compelling value proposition due to its existing dental buildout, efficient footprint, and attainable entry point. Ownership provides insulation from rising lease rates while allowing flexibility for future use, expansion, or repositioning.

KIDDER MATHEWS



## IDEAL BUYER PROFILE

Owner-user dentist or dental specialist

Medical or healthcare practitioner

Second practice or relocation opportunity

Professional seeking long-term ownership rather than leasing

## KEY HIGHLIGHTS

Existing dental office buildout

Three operatory layout with supporting lab and sterilization areas

Business Professional zoning

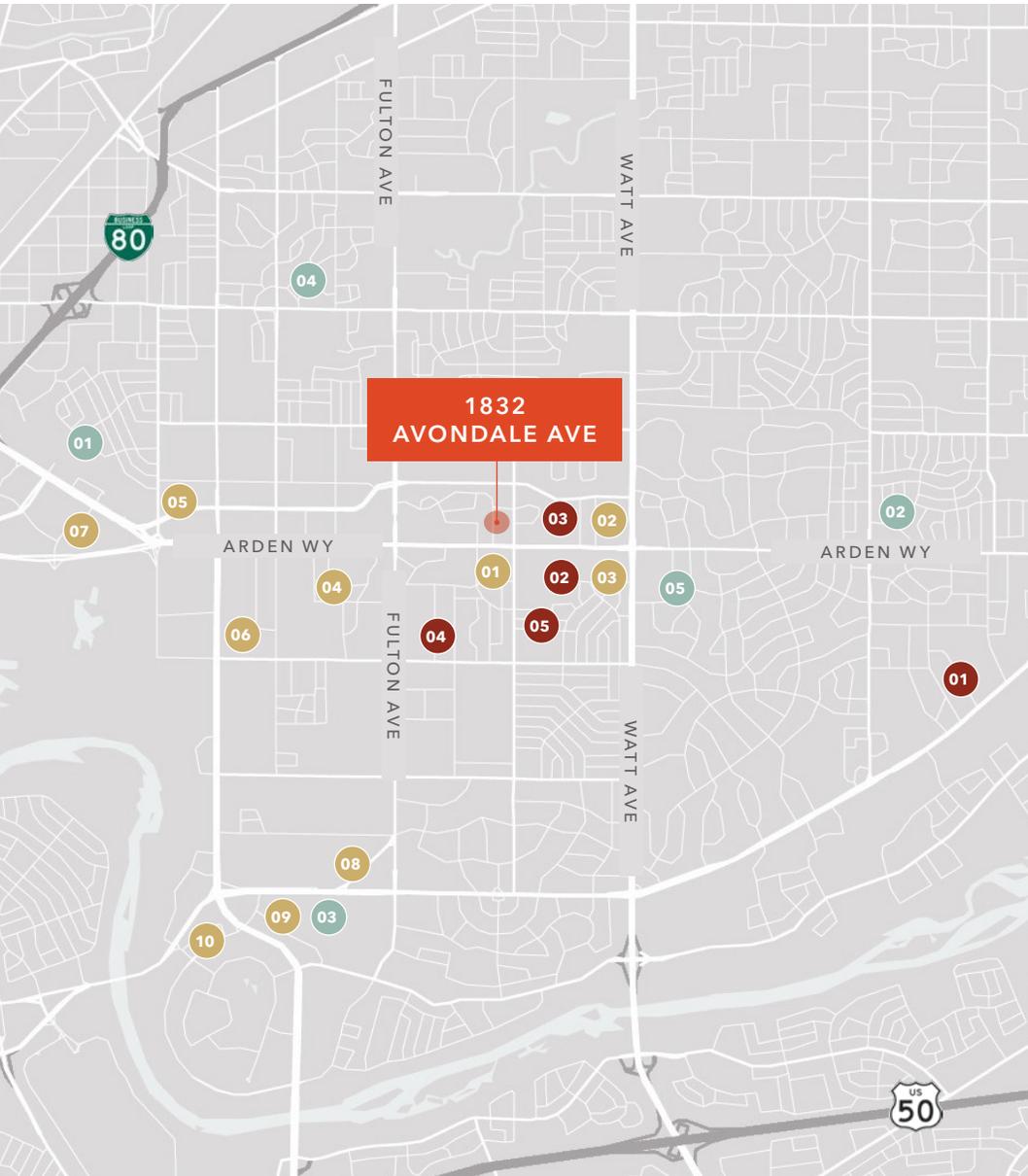
Centrally located Arden-area professional office park

*1,056 SF*

MEDICAL OFFICE CONDOMINIUM

*\$289,000*

OFFERED SALE PRICE



## NEARBY AMENITIES

### RESTAURANTS & BAKERIES

- 01 Pushkins Bakery
- 02 Dave's Hot Chicken
- 03 The Old Spaghetti Factory
- 04 Leatherby's Creamery
- 05 In-N-Out Burger
- 06 Paris Baguette
- 07 Olive Garden
- 08 Mikuni at the Oaks
- 09 Zocalo University Village
- 10 Urban Plates

### LIFESTYLE & FITNESS

- 01 LifeTime
- 02 In Shape Fitness
- 03 Vogue Cleaners
- 04 Frank's Barbershop
- 05 OfficeMax

### GROCERY & RETAIL

- 01 Arden Fair Mall
- 02 Whole Foods Market
- 03 Safeway
- 04 Town & Country Village
- 05 Country Club Plaza

1832 AVONDALE AVE, SUITE C

# CONTEMPORARY *MEDICAL OFFICE* WITH EFFICIENT LAYOUT

Three dental operatories

Private doctor's office

Dedicated lab and sterilization area

Front office and waiting area

Two restrooms, including a private staff restroom

# THE SURROUNDING AREA BENEFITS FROM SEVERAL *HIGH-DENSITY DEMAND DRIVERS*



GOVERNMENT  
WORKFORCE



URBAN  
RESIDENTIAL  
COMMUNITY



CULTURAL &  
ENTERTAINMENT  
ACTIVITY



PARK AND  
PEDESTRIAN  
ACTIVITY

1832 AVONDALE AVE, SUITE C

DESIGNED  
FOR *VISIBILITY*  
POSITIONED  
FOR *SUCCESS*

*1832 Avondale Avenue, Suite C represents an opportunity for a medical professional to acquire a fully improved office condominium in a central Sacramento location. With its efficient layout, strong location fundamentals, and ownership advantages, the property offers a practical and cost-effective alternative to leasing for users seeking long-term stability and control.*



# SACRAMENTO DEMOGRAPHICS

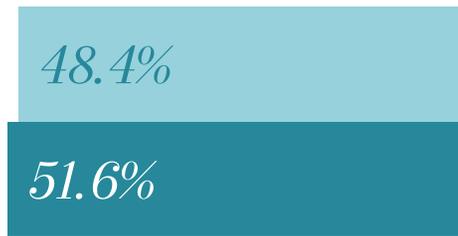
**230,784**  
POPULATION

**2.55**  
AVG HH SIZE

**\$79,132**  
MED HH INCOME

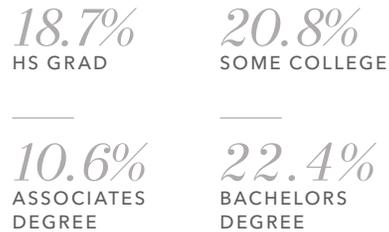
**37.0**  
MEDIAN AGE

## HOME OWNERSHIP

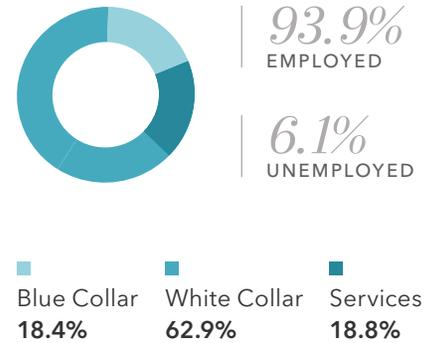


■ Renters ■ Owners

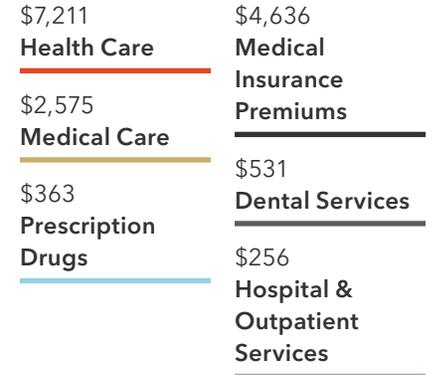
## EDUCATION



## EMPLOYMENT



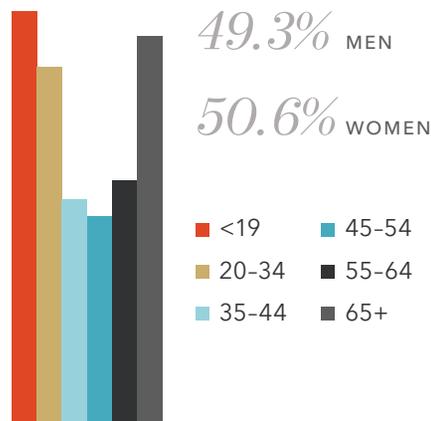
## MEDICAL SPENDING



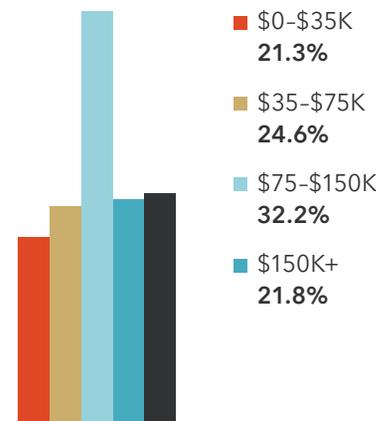
## RACE & ETHNICITY

WHITE	46.9%
ASIAN	10.8%
PACIFIC ISLANDER	1.1%
AFRICAN-AMERICAN	9.9%
HISPANIC	28.6%
TWO OR MORE RACES	15.0%

## GENDER & AGE



## INCOME BY HOUSEHOLD



Source: ESRI

1832 AVONDALE AVE, SUITE C

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*Exclusively sold by*

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