

2204
KAUSEN
ELK GROVE | CA

For Sale

±10,844 SF Building

Two-tenant single-story
flex/office building located
in Elk Grove, CA.

- Fully leased with NNN tenants providing steady income with an approximate cap rate of 5.2%.
- Opportunity for owner-users to occupy up to half the building.
- Owner financing available.

RYAN ORN

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DRE #02070096



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EXECUTIVE SUMMARY

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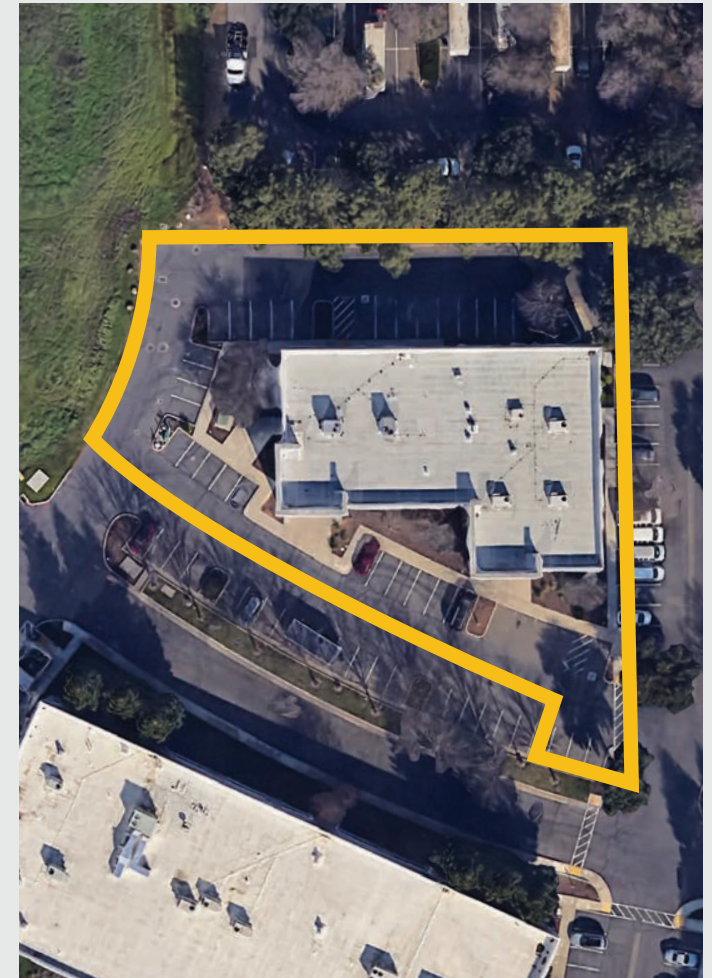
PROPERTY OVERVIEW

This versatile flex-office property offers an excellent investment or owner-user opportunity within the well-regarded Laguna West Business Center in Elk Grove. Situated on ±0.82 acres of land, the ±10,844 square foot building is fully leased with two long-term tenants under NNN agreements. Its location provides easy accessibility via the I-5 freeway at the Laguna Boulevard exit and proximity to restaurants, retail, and other business amenities. The property's modern single-story design and professional appearance make it an appealing workplace environment for tenants and visitors alike.

For investors, the property benefits from secure income through triple-net leases with Reach Adult Development and Gracie Jiu-Jitsu as its tenants. For potential owner-users, there is an option to occupy up to half of the building, as one of the current tenants is open to a lease buyout or cancellation. Elk Grove's thriving commercial market, characterized by high rental demand and low vacancy rates, further enhances the value of this property as a strategic real estate asset.

OFFERING SUMMARY

Zoning:	LI - Lite Industrial
Permitted Uses:	City of Elk Grove allowed uses and required entitlements
Leases:	Triple Net (tenants responsible for all operating expenses)
Cap Rate:	Approximately 5.2%
Asking Price:	\$3,490,000 (owner financing available)
Owner/User:	Inquire with broker on opportunity details.



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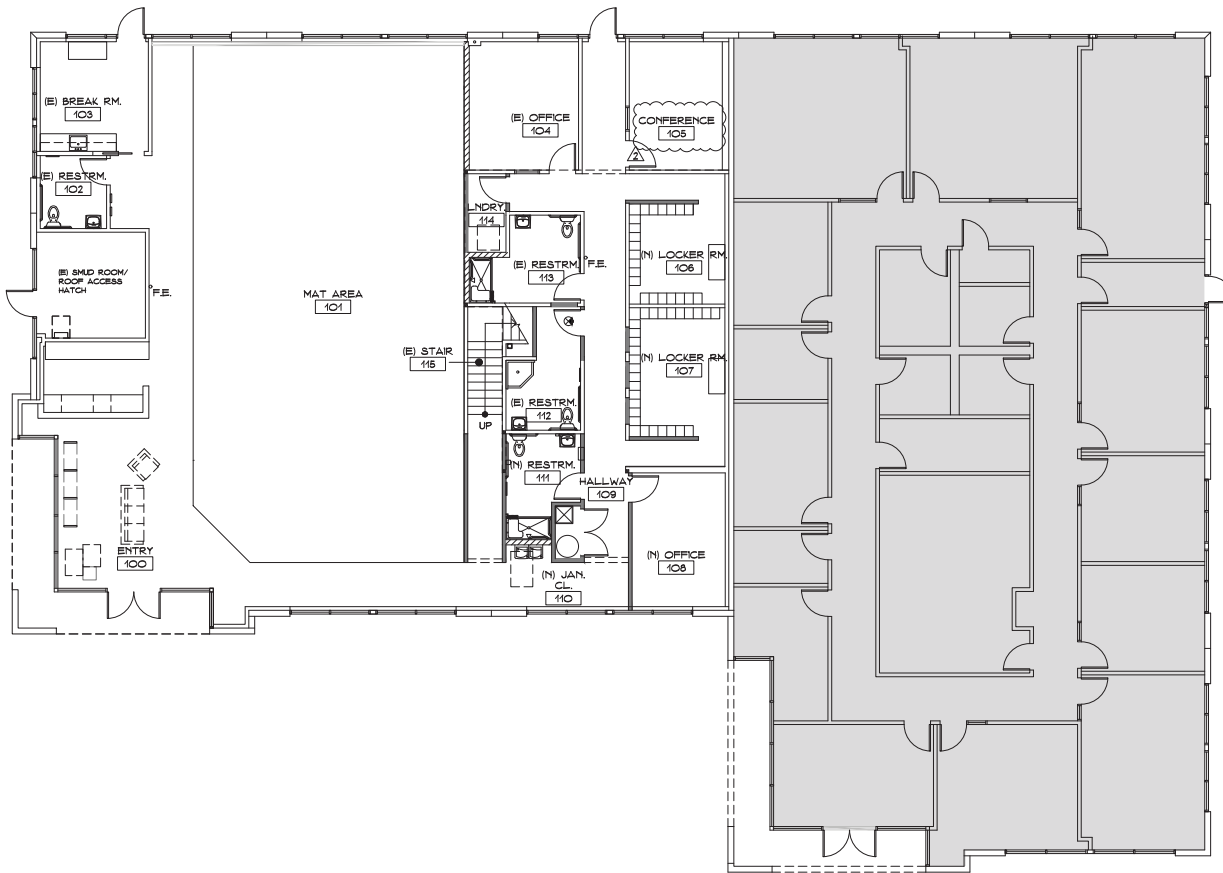
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FLOOR PLAN

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BUILDING DETAILS

Address:	2204 Kausen Drive Elk Grove, CA
County:	Sacramento
APN:	119-1930-026-0000
Land Area:	±0.82 Acres
Net Rentable Area:	±10,844 SF
Year Built:	2006
Construction Type:	Concrete Tilt
Zoning:	LI-Light Industrial
Clear Height:	±20 feet
Roof:	Flat
Sprinklers:	Yes
Foundation:	Concrete slab on grade

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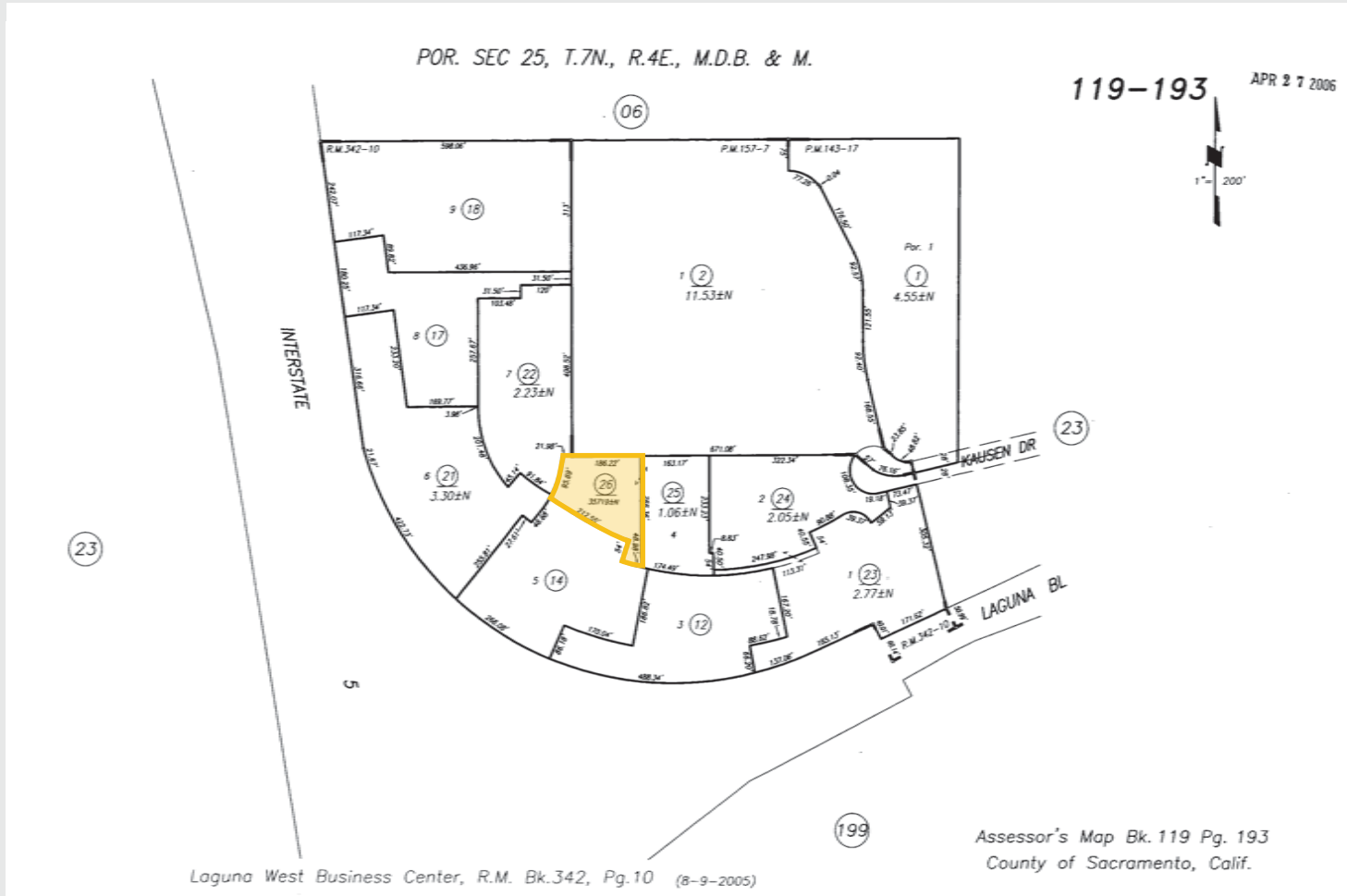
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PARCEL MAP



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PROPERTY PHOTOS

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LOCAL AREA

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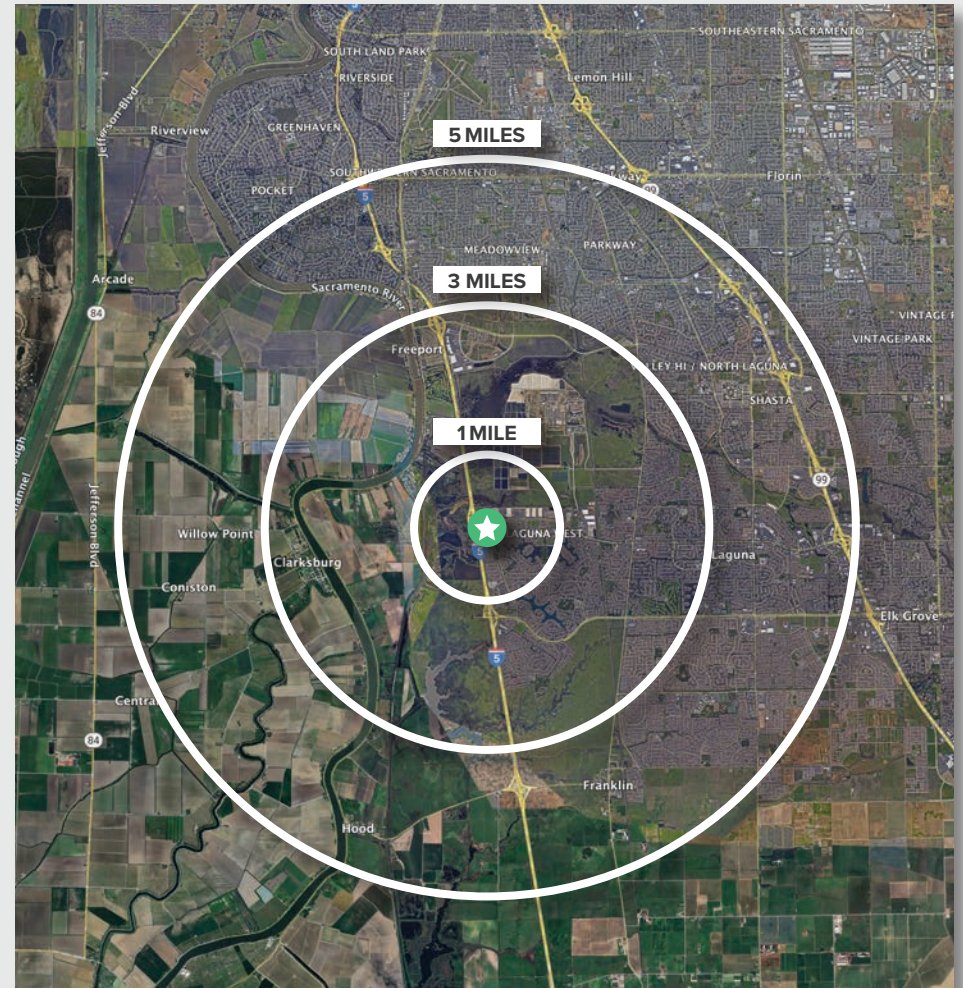


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	4,916	47,690	231,798
2020 Census Population	5,397	49,872	232,939
2010 Census Population	4,958	46,483	209,371
2025 Median Age	38.5	38.3	36.0
HOUSEHOLDS			
2025 Estimated Households	1,720	15,806	74,160
2020 Census Households	1,787	15,879	72,562
2010 Census Households	1,675	15,083	65,374
INCOME			
2025 Estimated Average Household Income	\$158,454	\$157,285	\$129,091
2025 Estimated Median Household Income	\$128,050	\$131,107	\$103,194
BUSINESS			
2025 Estimated Total Businesses	241	1,215	4,933
2025 Estimated Total Employees	1,771	7,671	31,981



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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