

## MEDICAL/OFFICE SPACE FOR LEASE

# 7275 E. SOUTHGATE DRIVE

7275 E. Southgate Drive, Sacramento, CA 95823



AVAILABLE RSF:	±661 - ±5,031 RSF
LEASE RATE:	\$1.25 PSF + NNN
BUILDING CLASS:	B
YEAR BUILT:	1966
ZONING:	BP
SUB MARKET:	South Sacramento
CROSS STREETS:	Florin Road

### PROPERTY OVERVIEW

The property is located off Florin Rd. two blocks west of Stockton Boulevard. The property amenity includes two-lobbies & elevators, abundant parking in front and rear of the buildings, common area bathrooms, individual bathroom in each suites, and beautiful landscape courtyard. The is a great opportunity for any office or medical user looking in the main South Sacramento corridor.

### PROPERTY FEATURES

- Well established Medical/Office buildings
- Abundant parking available front and rear
- Two ±20,000 sq. ft. buildings connected by a beautiful courtyard
- Centralized South Sacramento location, close proximity to all major retailers, restaurants, Mercy Hospital, and Kaiser Permanente.
- Easy access to Highway 99
- Great mix of Office/Medical Tenants

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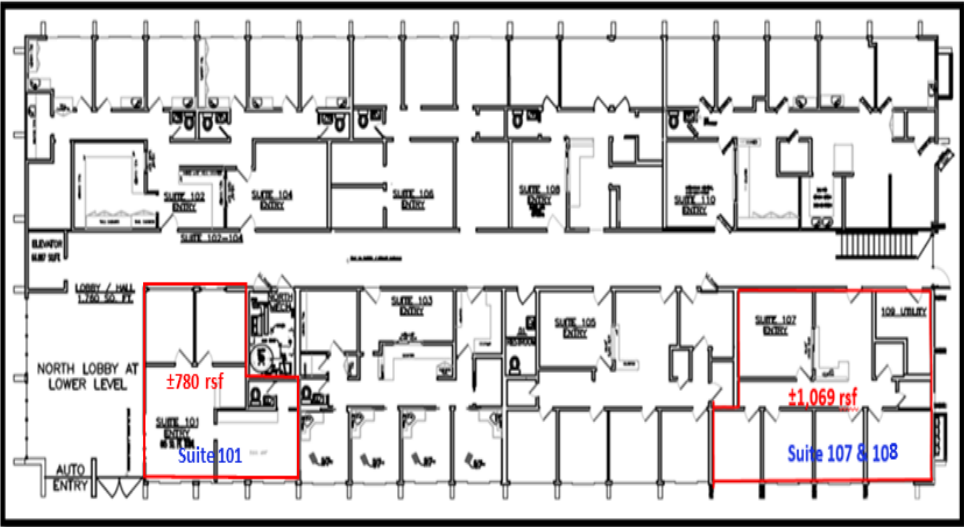
NORTH BUILDING

7275 E. SOUTHGATE DRIVE

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NORTH BUILDING-1<sup>st</sup> FLOOR



BUILDING	FLOOR	SUITE	RSF	NOTES
NORTH BUILDING	1st	101	±780	VACANT
NORTH BUILDING	1st	107 & 108	±1,069	VACANT
NORTH BUILDING	2nd	201 & 203	±2,410	VACANT
NORTH BUILDING	2nd	207	±686	VACANT

NORTH BUILDING-2<sup>nd</sup> FLOOR



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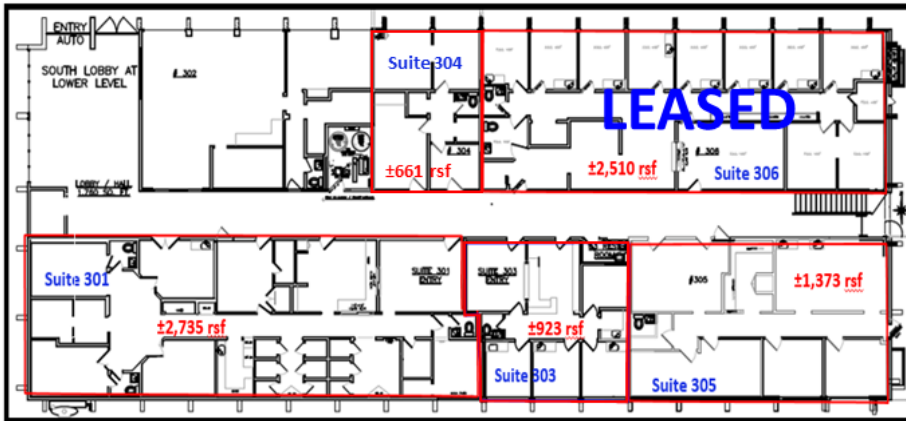
## SOUTH BUILDING

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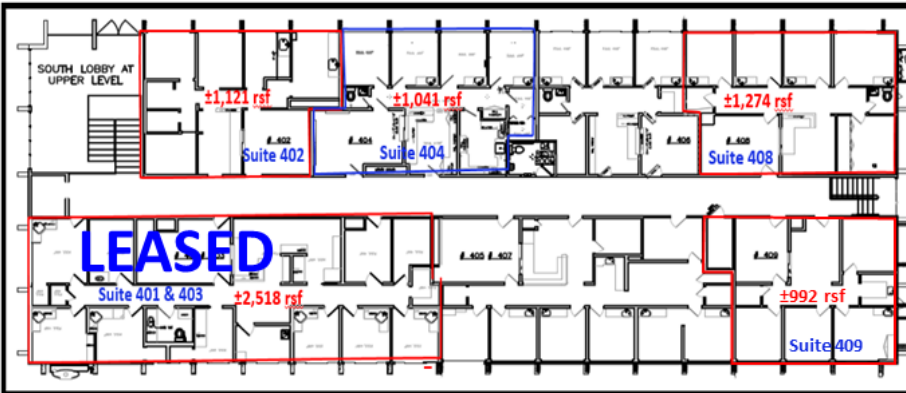


### SOUTH BUILDING-1<sup>st</sup> FLOOR



BUILDING	FLOOR	SUITE	RSF	NOTES
SOUTH BUILDING	1st	301	±2,735	VACANT
SOUTH BUILDING	1st	303	±923	VACANT
SOUTH BUILDING	1st	304	±661	VACANT
SOUTH BUILDING	1st	305	±1,373	VACANT
SOUTH BUILDING	1st	306	±2,510	LEASED
SOUTH BUILDING	2nd	401 & 403	±2,518	LEASED
SOUTH BUILDING	2nd	402	±1,121	VACANT
SOUTH BUILDING	2nd	404	±1,041	Dental Space/ VACANT
SOUTH BUILDING	2nd	408	±1,274	VACANT
SOUTH BUILDING	2nd	409	±992	VACANT

### BUILDING-2<sup>nd</sup> FLOOR



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## ADDITIONAL PHOTOS

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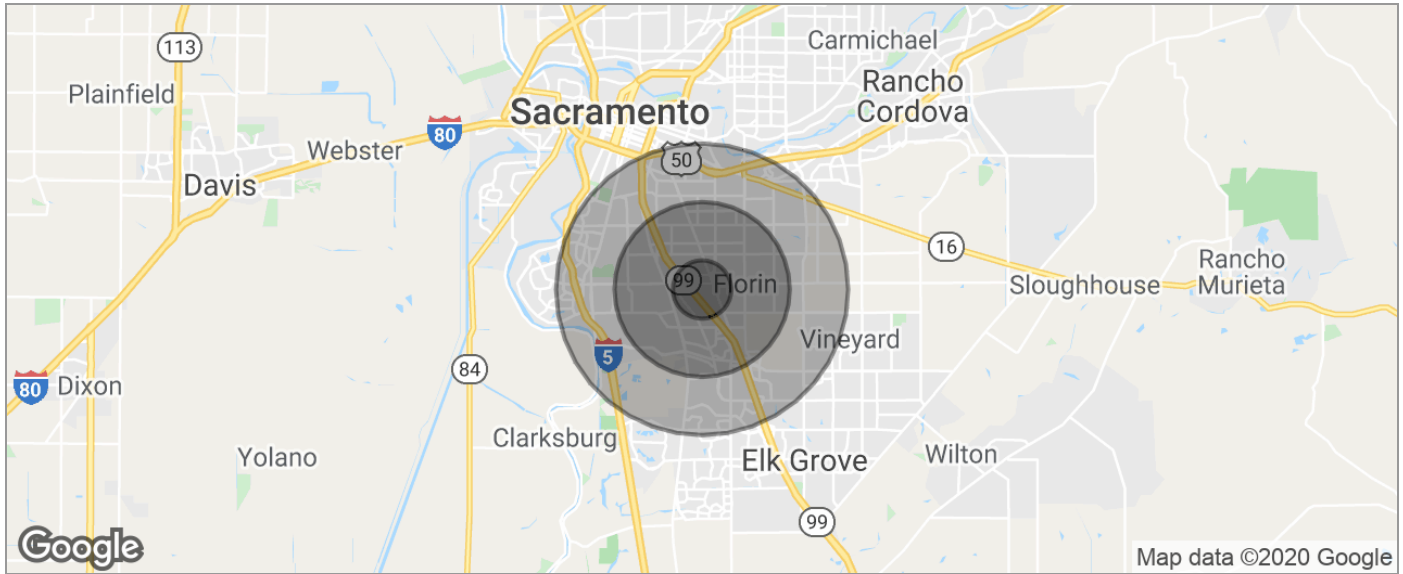
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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,866	183,763	382,762
DAYTIME POPULATION	20,353	174,980	370,283

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,517	53,683	122,771
AVERAGE HH INCOME	\$44,106	\$48,866	\$62,488

\*SOURCE LOOPNET (2015)

\* Demographic data derived from 2010 US Census

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## LOCATION MAP

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