



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

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PROPERTY DETAILS

- $\pm 6,847$ SF 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: $\pm 2,820$ 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 $\pm 3,620$ 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

*Owner will consider a condo plan on the Project, however, there is no map currently. All sales would be contingent upon receipt of an approved condominium plan from governing entities.



Suite 300:
±2,820 SF



SUITE 300 IMAGES

[CLICK TO WATCH A WALKTHROUGH](#)

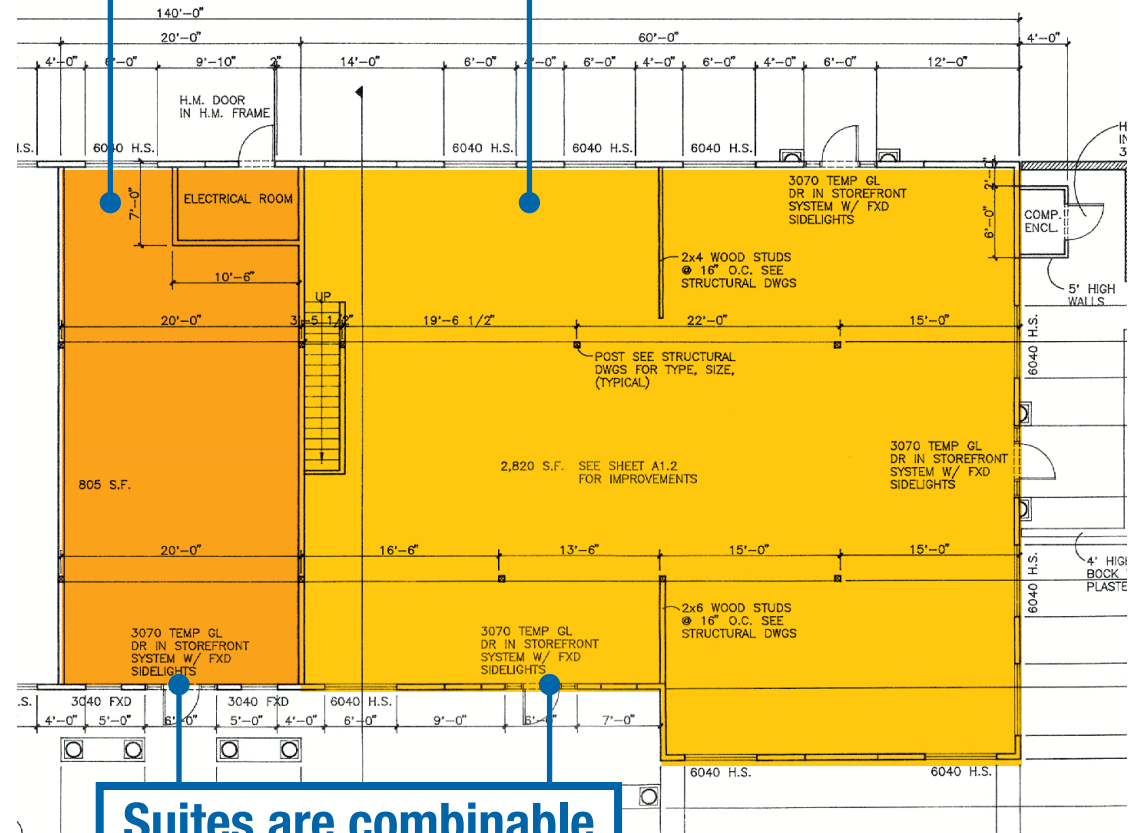


FLOOR PLAN



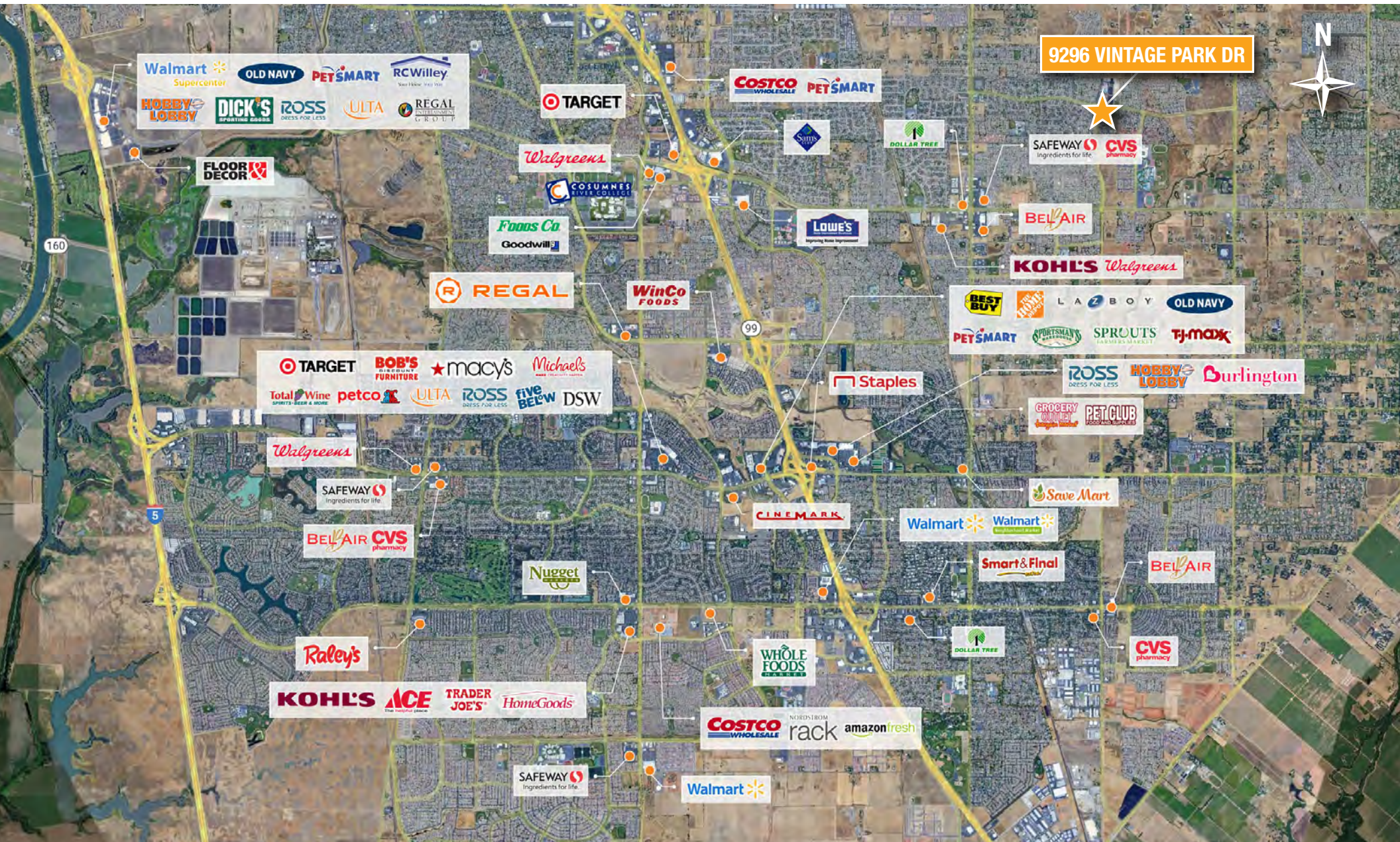
Suite 200:
±800 SF

Suite 300:
±2,820 SF

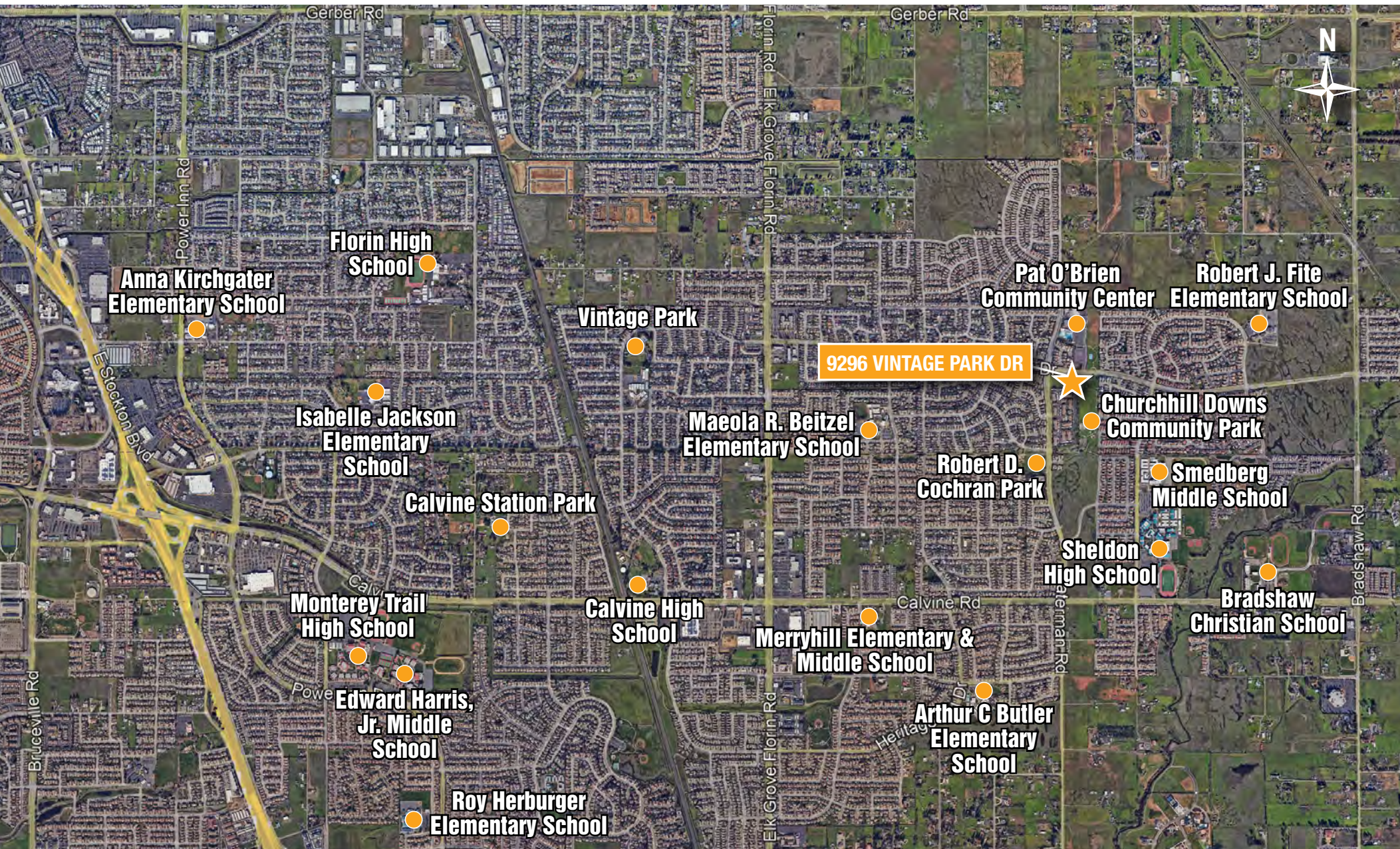


**Suites are combinable
for ±3,620 SF**

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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