

Built Out Medical Office Suites For Lease

2828 Mills Park Drive, Rancho Cordova CA 95670

Four Medical Suites Available

Prepared By:

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HIGHLIGHTS

- FULLY BUILT OUT MEDICAL OFFICE SUITES: with existing private rooms
- Each unit has existing sinks, counter tops, cabinets, storage rooms
- Each unit has a reception area/patient waiting room, across from the Light Rail Station
- Ample parking in a largely gated office complex, beautiful courtyard park-like Setting
- Free rent incentives on some of the units, they need tenant improvements
- With an additional \$100/month fee for landscaping and property maintenance.
- *NO NNN FEES*
- Please view the virtual tour of this property on my YouTube channel: <https://www.youtube.com/@matrixCREai>

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Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496

 Sacramento (916) 798-8559

 info@matrixcre.ai

Suite	Tenant	Square Feet	RENT:PSF	Lease Type
A	Available	800	\$7.80	Modified Gross
B	Available	2,370	\$7.80	Modified Gross
D	Available	1,050	\$7.80	Modified Gross
E	Available	1,050	\$7.80	Modified Gross

PROPERTY FEATURES

BUILDING SF	6,334
LAND SF	28,860
YEAR BUILT	1962
ZONING TYPE	OIMU (FBSP)
BUILDING CLASS	Commercial / Medical Building
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

CONSTRUCTION

EXTERIOR	Brick
PARKING SURFACE	Concrete
LANDSCAPING	Yes



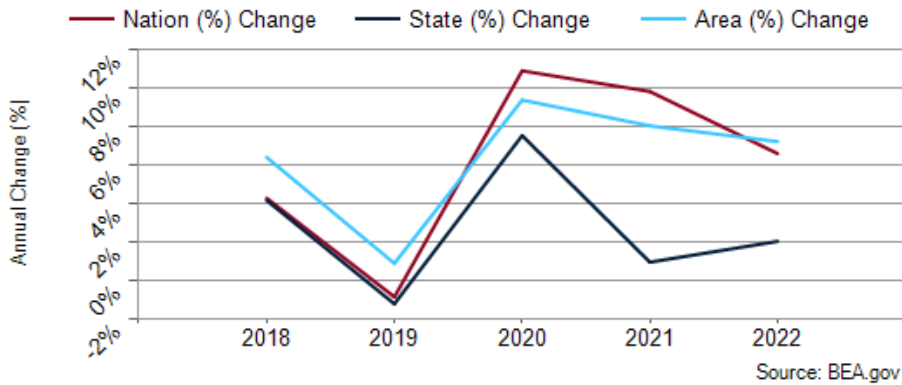
Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>

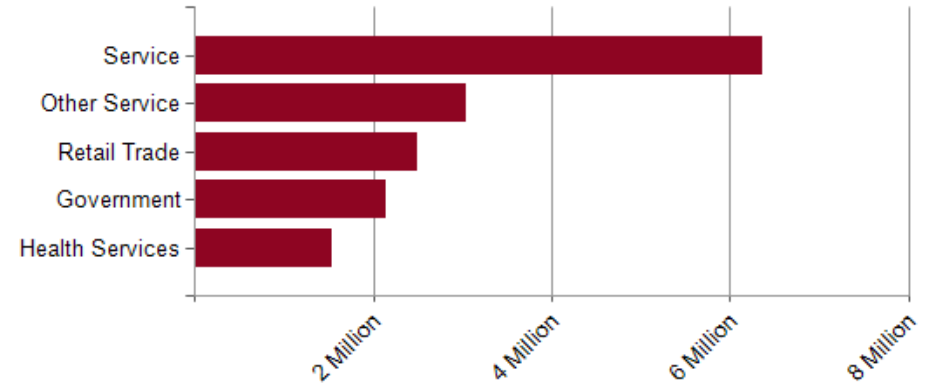


- The property offers attractive exterior and interior remodel finishes, coupled with an attractive lease rate making this an ideal location for several office users or owner users.,,
- Within walking distance of many popular amenities nearby; you can explore local eateries, run business errands, or go shopping
- This property is near the Highway 50 corridor just off Folsom Blvd near Zinfandel & Mather.
- This location allows easy commuting to nearby sub-markets, including Downtown, Midtown, Gold River, Carmichael, and Fair Oaks.

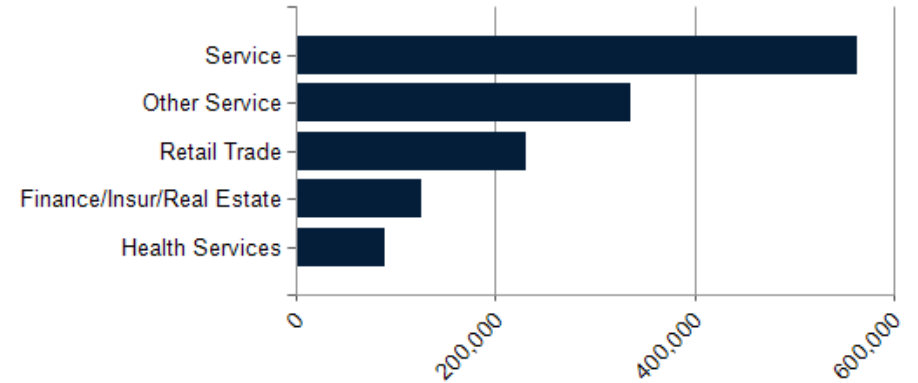
Sacramento County GDP Trend



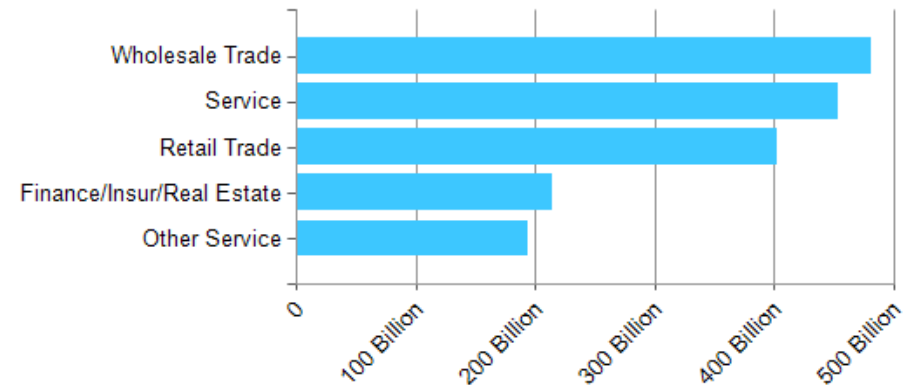
Major Industries by Employee Count

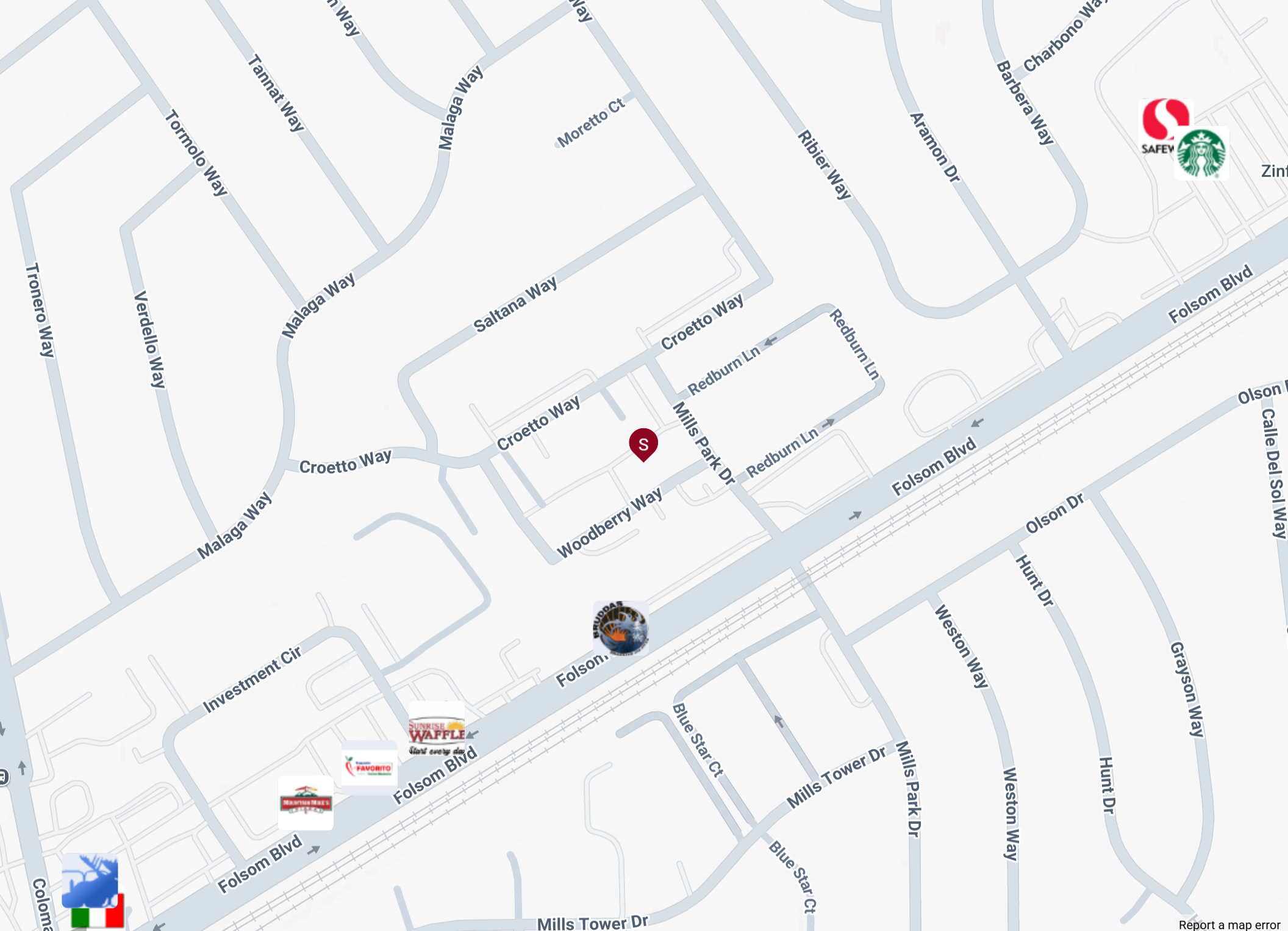


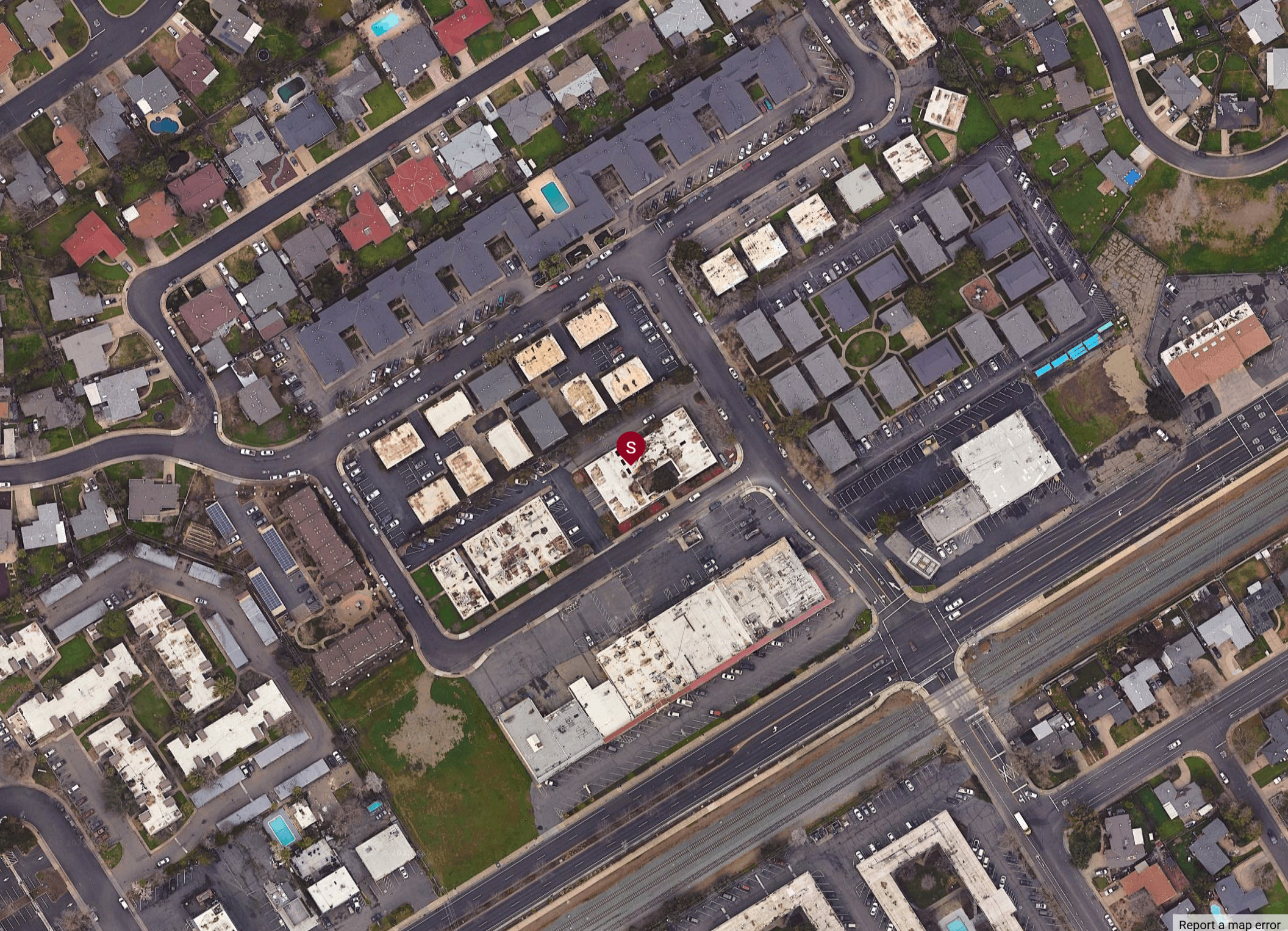
Major Industries by Business Count



Major Industries by Sales Amount







[Report a map error](#)



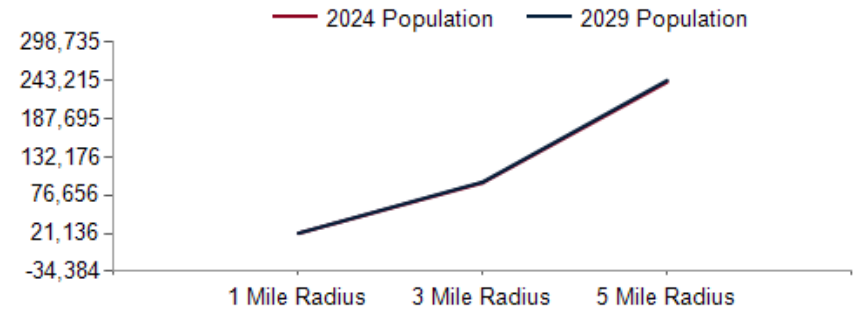




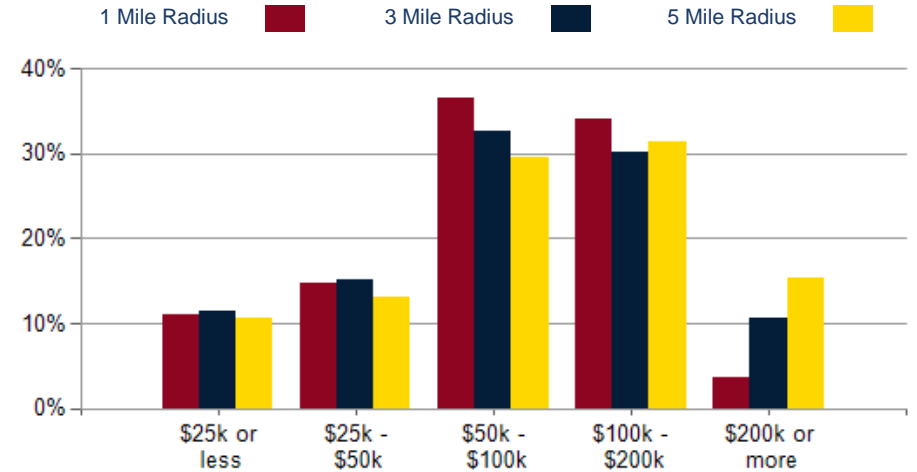
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,370	82,139	207,930
2010 Population	19,592	85,464	218,219
2024 Population	21,136	94,642	240,841
2029 Population	21,367	95,761	243,215
2024-2029: Population: Growth Rate	1.10%	1.20%	1.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	359	2,254	6,043
\$15,000-\$24,999	474	1,770	3,788
\$25,000-\$34,999	303	1,878	4,430
\$35,000-\$49,999	810	3,471	7,708
\$50,000-\$74,999	1,391	6,052	14,172
\$75,000-\$99,999	1,380	5,514	13,197
\$100,000-\$149,999	1,819	7,042	17,998
\$150,000-\$199,999	758	3,628	10,962
\$200,000 or greater	274	3,749	14,152
Median HH Income	\$81,358	\$83,437	\$92,765
Average HH Income	\$93,184	\$112,023	\$128,484

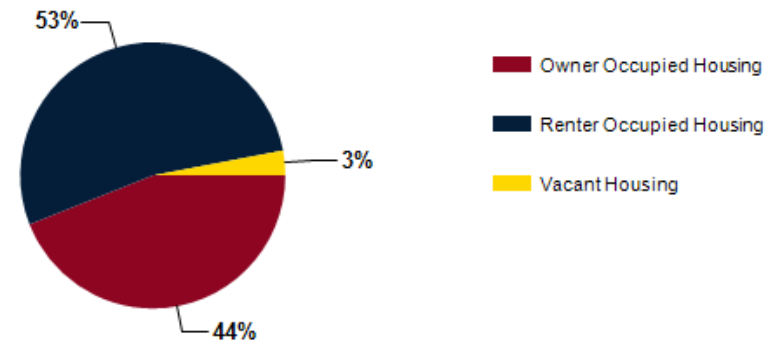
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,524	33,114	86,764
2010 Total Households	6,995	32,957	87,028
2024 Total Households	7,567	35,358	92,450
2029 Total Households	7,567	35,373	92,221
2024 Average Household Size	2.77	2.64	2.57
2024-2029: Households: Growth Rate	0.00%	0.05%	-0.25%



2024 Household Income

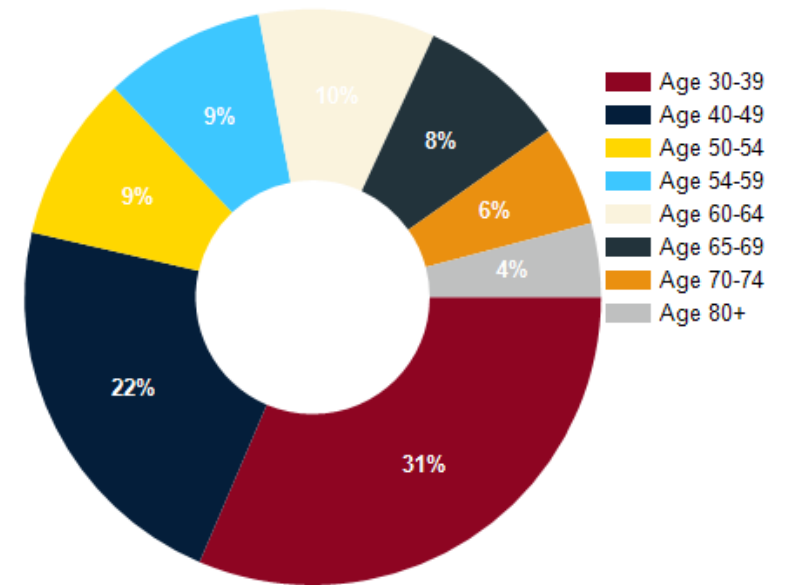


2024 Own vs. Rent - 1 Mile Radius

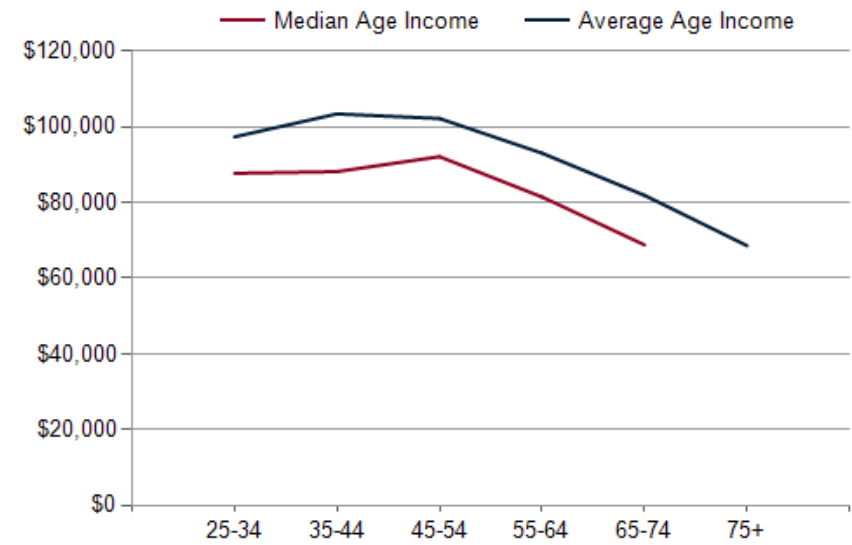


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,027	7,542	17,687
2024 Population Age 35-39	1,756	6,998	17,074
2024 Population Age 40-44	1,502	6,388	16,332
2024 Population Age 45-49	1,171	5,393	14,036
2024 Population Age 50-54	1,121	5,399	13,981
2024 Population Age 55-59	1,089	5,307	13,696
2024 Population Age 60-64	1,193	5,792	15,077
2024 Population Age 65-69	1,003	5,439	14,380
2024 Population Age 70-74	679	4,181	11,882
2024 Population Age 75-79	499	3,174	9,297
2024 Population Age 80-84	330	2,011	5,789
2024 Population Age 85+	391	2,254	6,621
2024 Population Age 18+	16,151	73,959	190,020
2024 Median Age	36	39	40
2029 Median Age	37	40	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,708	\$84,696	\$88,433
Average Household Income 25-34	\$97,351	\$105,539	\$115,944
Median Household Income 35-44	\$88,160	\$93,888	\$108,093
Average Household Income 35-44	\$103,412	\$123,238	\$143,680
Median Household Income 45-54	\$92,105	\$101,463	\$115,325
Average Household Income 45-54	\$102,188	\$130,912	\$154,266
Median Household Income 55-64	\$81,455	\$89,855	\$104,475
Average Household Income 55-64	\$93,029	\$121,568	\$142,770
Median Household Income 65-74	\$68,783	\$75,289	\$83,582
Average Household Income 65-74	\$81,891	\$104,719	\$120,889
Average Household Income 75+	\$68,586	\$84,371	\$94,443





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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