

# 9700

## BUSINESS PARK DRIVE

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Small Office Condominiums for Sale



**TURTON**  
COMMERCIAL REAL ESTATE



9700  
BUSINESS PARK DR



2409 L STREET, STE 200  
SACRAMENTO, CA 95816

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# THE PROPERTY

|                 |             |           |        |                     |
|-----------------|-------------|-----------|--------|---------------------|
| 2               | 1,103-3,504 | \$419,000 | \$119  | 2                   |
| CONDOS FOR SALE | SF          | PRICE     | PER SF | MINS FROM US 50 HWY |

9700 Business Park Drive (Building 200) is an attractive one (1) story office building offering one (1) or two (2) office condominiums for sale just two minutes from US Highway 50.

The property is just minutes from the American River Parkway, numerous eateries like Pho

Bac, El Pollo Loco, and IHOP, as well as many traditional retail amenities and is served by light rail via Regional Transit. The Property is just 10 minutes from Midtown Sacramento and 10 minutes from Folsom – very centralized for ease of access for employees and customers/clientele.

The two available condominiums (202 is ± 2,401 SF and 206 is ± 1,103 SF) total 3,504 SF and are available for sale together at \$419,000 or \$119 per SF.







## Section One: The Property

9700  
BUSINESS PARK DR



# PROPERTY FEATURES

|                   |  |
|-------------------|--|
| Address:          | 9700 Business Park Drive, Building 200 |
| APNs:             | 068-0550-006 and 068-0550-008          |
| Condominium Size: | 1,103 SF and 2,401 SF - total 3,504 SF |
| Zoning:           | OIMU                                   |
| Electricity:      | SMUD                                   |
| Gas:              | PG&E                                   |







# BUILDING LOCATION

*IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD*

The property has a highly desirable location with access to multiple medical institutions, universities and shopping and dining destinations. Commute with easy access to freeways or via bike on the American River Bike Trail. The property is the closest Highway 50 Corridor building to Downtown & Midtown Sacramento.

|   |   |   |                                     |   |
|---|---|---|-------------------------------------|---|
| <b>1</b><br>MIN TO AMERICAN<br>RIVER BANK | <b>2</b><br>MINS TO<br>CHEVRON          | <b>3</b><br>MINS TO WEST<br>WIND 6 DRIVE-IN | <b>4</b><br>MINS TO<br>RIVIERA PARK | <b>8</b><br>MINS TO<br>SACRAMENTO STATE           |
| <b>10</b><br>MINS TO<br>HIGHWAY 50        | <b>12</b><br>MINS TO EAST<br>SACRAMENTO | <b>12</b><br>MINS TO<br>ARDEN-ARCADE        | <b>13</b><br>MINS TO<br>MIDTOWN     | <b>14</b><br>MINS TO AMERICAN<br>RIVER BIKE TRAIL |







Food Source  
Starbucks  
IHOP  
KFC  
Papa Murphy's  
Shell

Wells Fargo Bank  
R/C County Hobbies

Perko's Cafe & Grill

West Wind Drive-In

Hankook Tofu House  
Domino's Pizza  
Golden Bowls BBQ  
Woodcraft of Sac  
Peking Takeout  
Vince's

BRADSHAW RD

Alberto's Mexican

Oz Korean BBQ

9700 Business Park Dr

K1 Speed

Pho Bac Hoa Viet

Smile Food Market

Subway  
New World Gift

The Rink

American River Bank

Sac County Probation

Pita Q

BUSINESS PARK DR

FOLSOM BLVD

Riviera Park

American River

AM Winn Elementary

Warehouse Christian

VCA Sac Veterinary

Brookside Restaurant

50





# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

*California's fastest-growing metropolitan area!*

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.

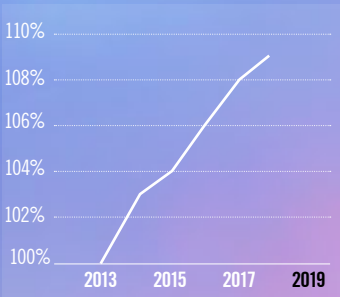




# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

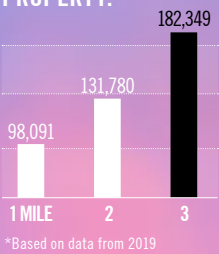
## FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



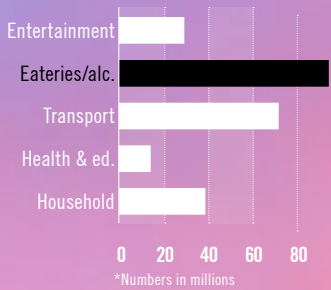
## SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Lease Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

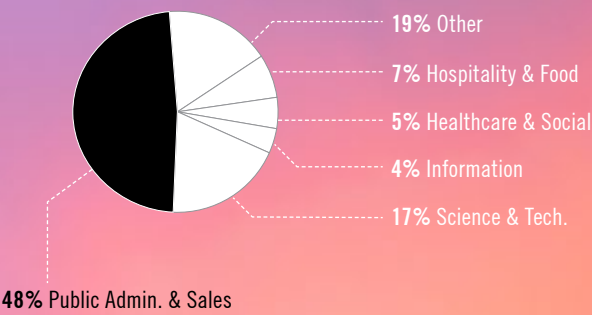
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



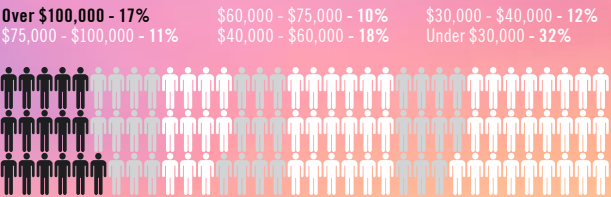
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK  
SCORE:  
90

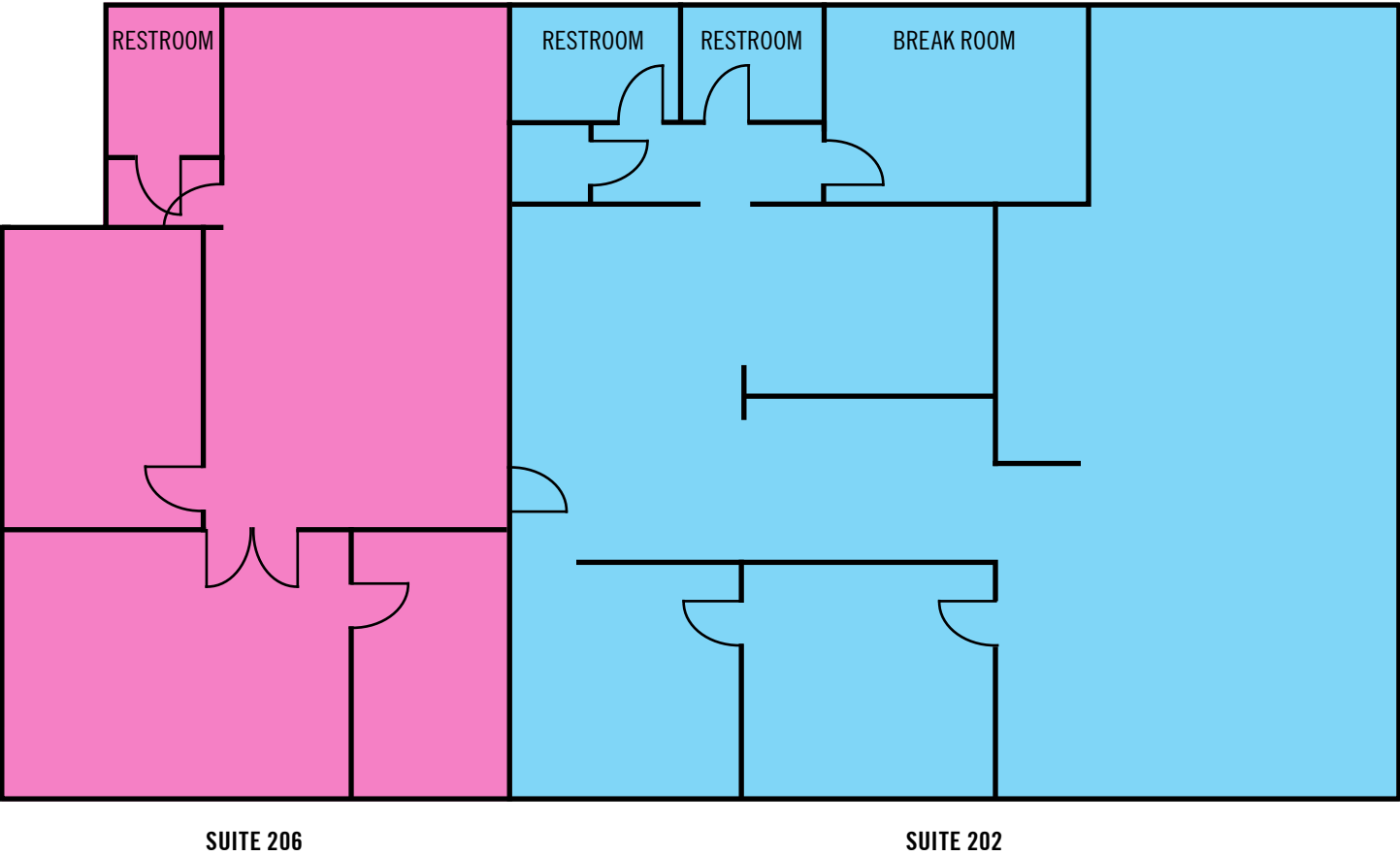
BIKE  
SCORE:  
98

TRANSIT  
SCORE:  
69



# FLOOR PLANS

|           |           |                |
|-----------|-----------|----------------|
| 2,401 SF  | 1,103 SF  | 3,504 SF       |
| SUITE 202 | SUITE 206 | TOTAL COMBINED |







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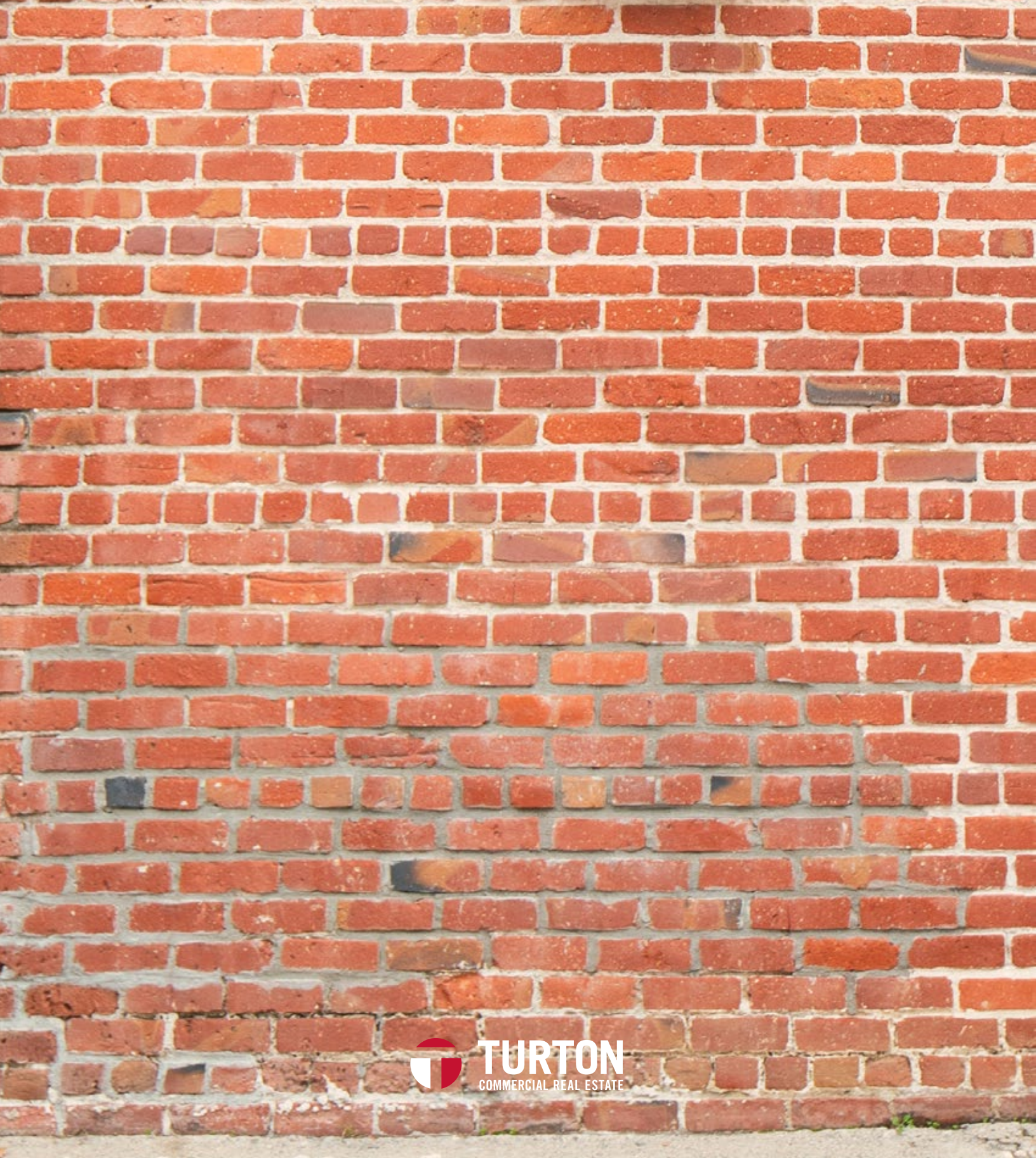
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