

FOR SALE OR LEASE

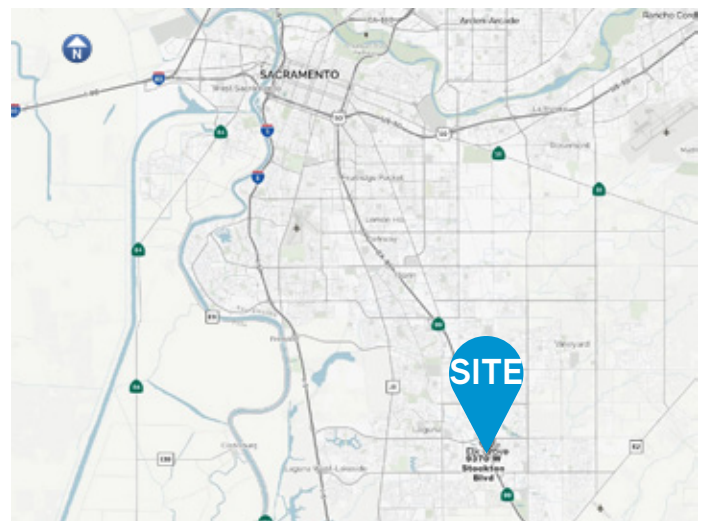
9370 W. Stockton Blvd.

ELK GROVE, CA.



Property Highlights

- › ±12,010 SF Office Building
- › For Sale: \$230 PSF or \$2,762,300
- › Up to ±5,846 SF for an Owner/User
- › For lease: \$1.75 PSF MG
- › Suite 130: ±2,798 SF, Available Now
- › Suite 140: ±1,270 SF, Available with 30-Days' Notice



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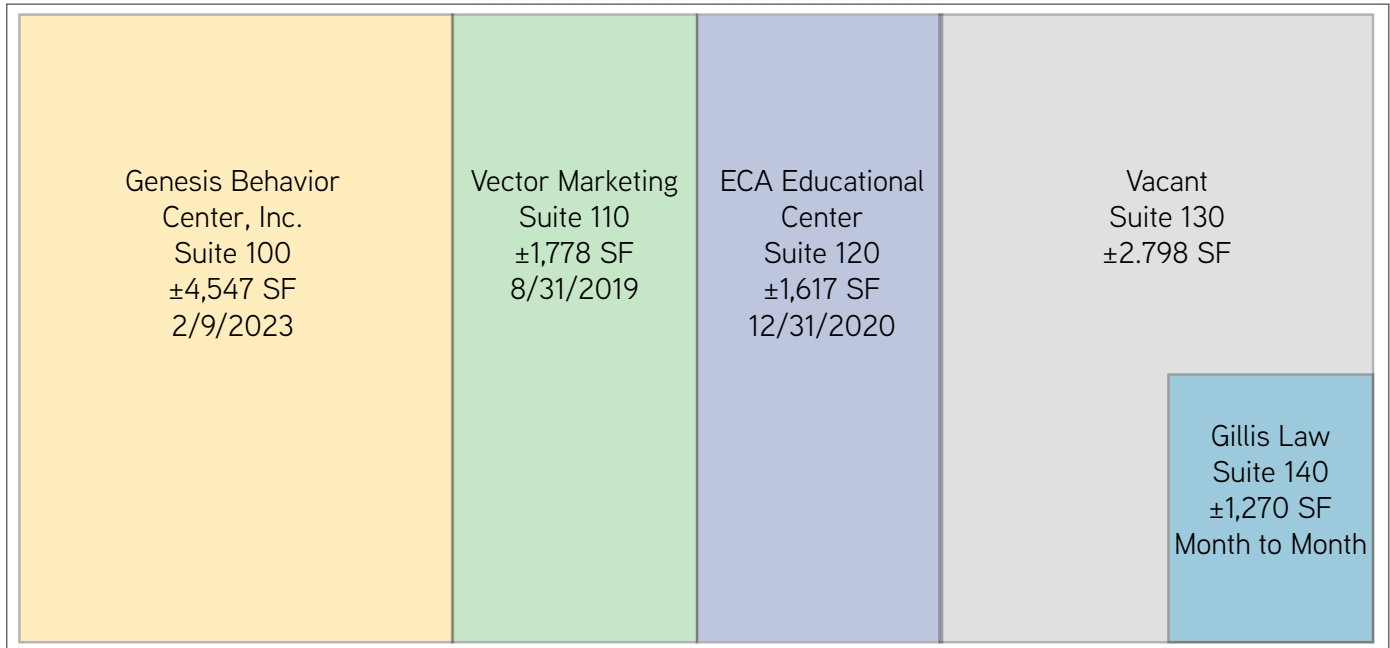
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Site Plan



*Not drawn to scale

Rent Roll

Suite#	Tenant Name	RSF	% of Building	Lease Commencement	Lease Expiration	Renewal Options	Monthly Rent	Rent/SF	Annual Gross Rent	Monthly Rent at Next Increase	Next Increase Date	Base Year
100	Genesis Behavior Center, Inc.	4,547	37.86%	10/10/2017	2/9/2023		\$7,047.85	\$1.55	\$84,574.20	\$7,275.20	10/10/2019	2018
110	Jameson Jones, dba Vector Marketing	1,778	14.80%	4/1/2016	8/31/2019		\$2,578.10	\$1.45	\$30,937.20	\$2,667.00	7/1/2019	2016
120	ECA Educational Center	1,617	13.46%	11/1/2011	12/31/2020		\$2,716.00	\$1.68	\$32,592.00	\$2,756.00	12/1/2019	None
130	Vacant	2,798	23.30%							\$-		
140	Gillis Law	1,270	10.57%	2/1/2011	M-T-M		\$1,800.00	\$1.42	\$21,600.00	\$-		2011
	Totals	12,010					\$14,141.95		\$169,703.40			

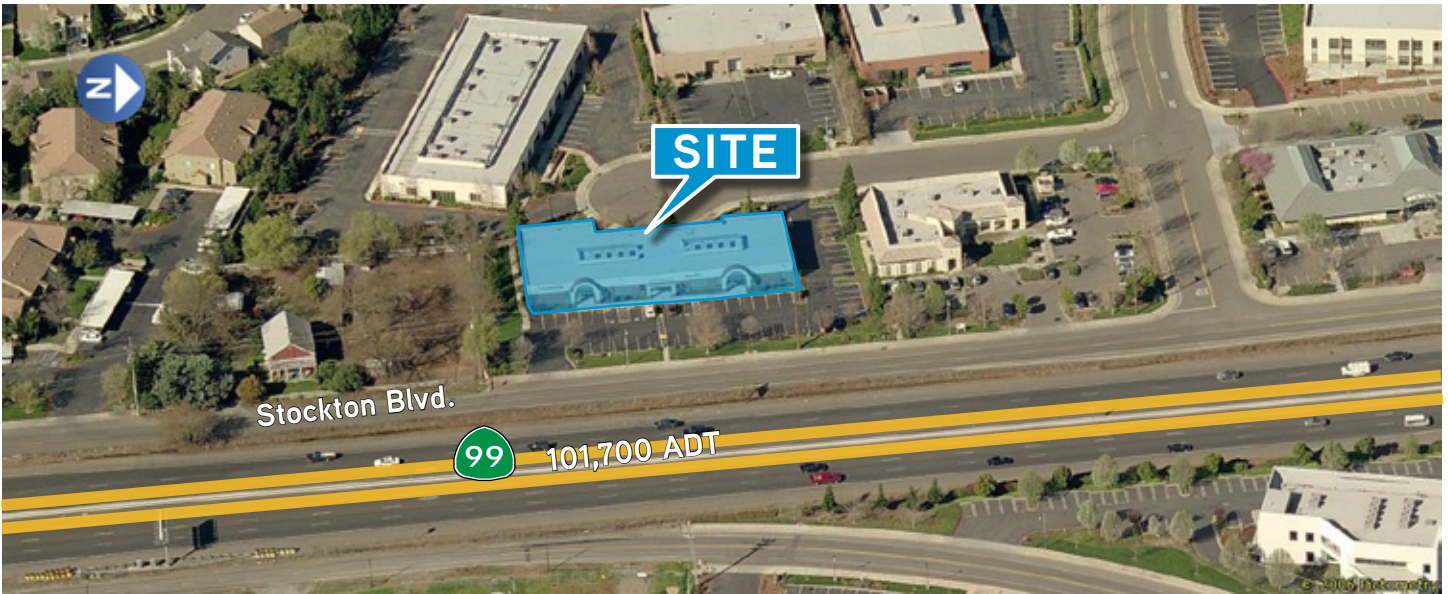
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Aerial



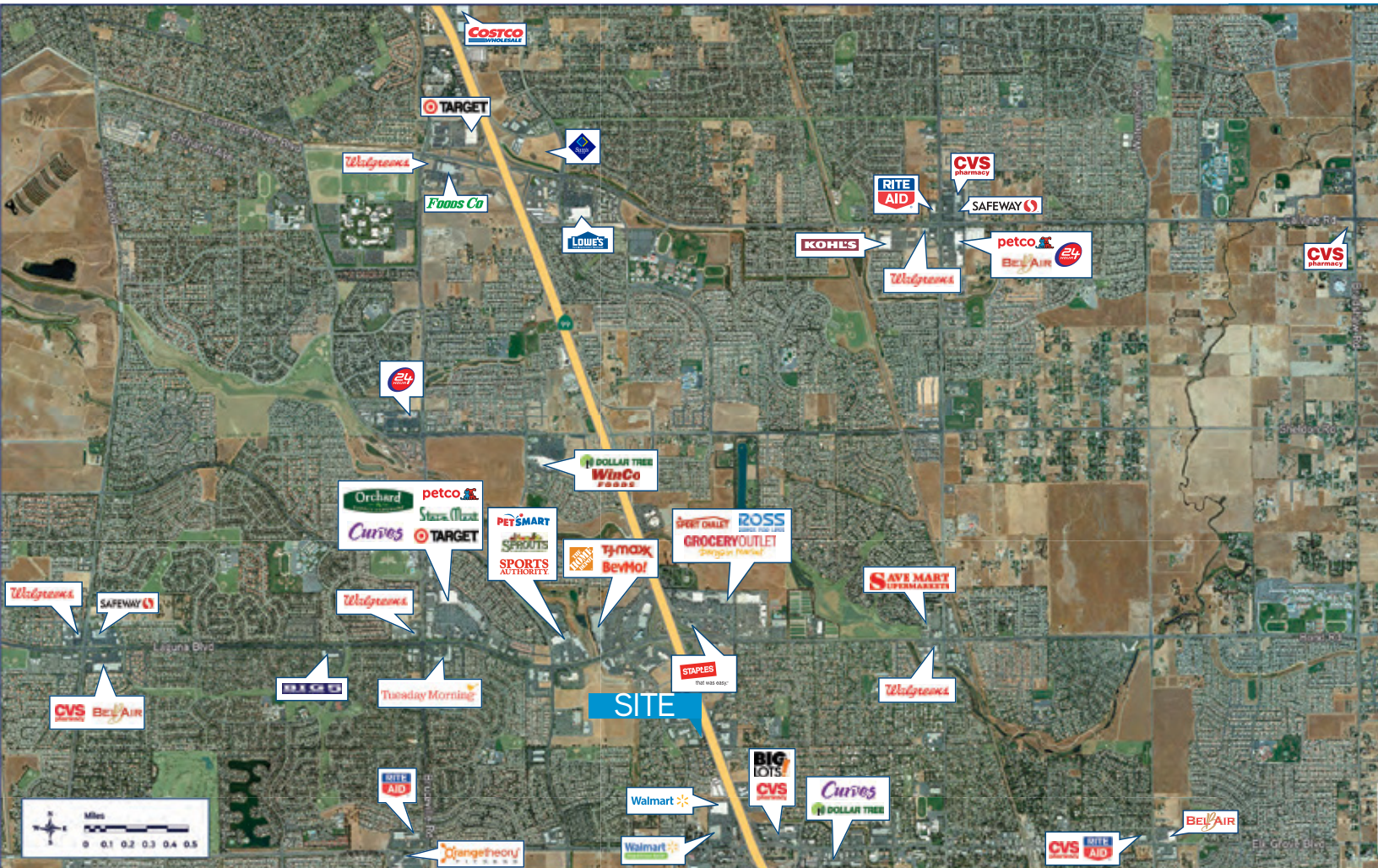
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Amenities



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