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

 \rightarrow Up to $\pm 5,846$ 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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Site Plan

Genesis Behavior Center, Inc. Suite 100 ±1,778 SF 2/9/2023	Sui ±1,2	is Law te 140 270 SF to Month
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^{*}Not drawn to scale

Rent Roll

Suite#	Tenant Name	RSF	% of Building	Lease Com- mencement	Lease Expiration	Renewal Options	Monthly Rent	Rent/ SF	Annual Gross Rent	Monthly Rent at Next Increase	Next Increase Date	Base Year
100	Genesis Be- havior 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 Educa- tional 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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