



# 77 SCRIPPS DRIVE

## MEDICAL/OFFICE FOR LEASE

### PROPERTY FEATURES

- > Prominent medical office market
- > Existing medical build-out
- > Located near executive housing neighborhoods
- > Strong aging demographics
- > Abundant Parking
- > Easy access to Hwy 50 and Howe Ave

### LEASE RATE

- > \$1.85 Per SF
- > Full Service Gross

### WALKING DISTANCE TO THE UV RETAIL CENTER



- > The UV has undergone an extensive \$15+ million renovation
- > New restaurants and eateries include Pieology, Jimmy John's, Buckhorn BBQ, Zocalo, Menchie's Frozen Yogurt and The Organic Coup

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**LOEHMANN'S PLAZA**

CHIP OTOLE MEXICAN BREAD, smashi burger, Jamba Juice, THE MEXICAN MARKET, NOODLES & COMPANY, TastyThat, SAVE MART SUPERMARKETS, pinkberry, NOAH'S

**Roxy Yogurtland**

**PAVILIONS SHOPPING CENTER**

RUTH'S CHRIS STEAK HOUSE, CAFE bernardo, INSIGHT, TALBOTS Wildwood KITCHEN & BAR, PIATTI

**TWIN PEAKS**  
THE ORIGINAL

**CAMPUS COMMONS GOLF COURSE**

**the parsons**  
TEMPLE COFFEE & TEA

**Colliers INTERNATIONAL**

**ETTORE'S**  
ZINFANDEL GRILLE

**McDonald's**  
**SUBWAY**  
**CAJ BO**

**SITE**

5 MIN WALK

**NEWLY RENOVATED**

**THE UV**

SAFeway, STARBUCKS COFFEE, CAPITOL BEER, PEARLS, BANDERA, POKE NOKE, BUCKHORN GRILL, menchie's COCINA MEXICANA, ZÓCALO, GREAT CLIPS, drybar

**Raley's**  
**CVS pharmacy**  
STARBUCKS COFFEE

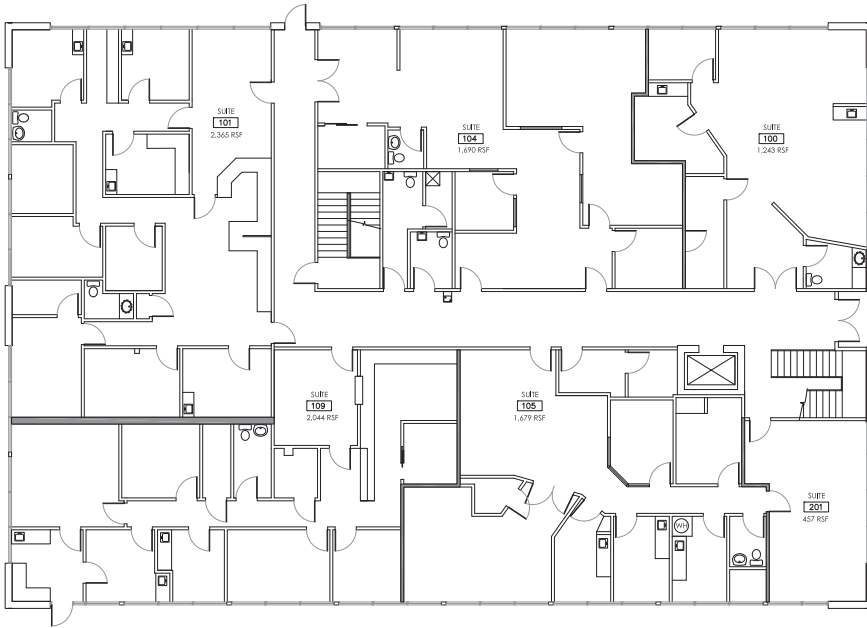
JEDEDIAH SMITH MEMORIAL TRIAL

## PROPERTY DESCRIPTION

The property is located within the Campus Commons submarket which is known for its proximity to Downtown, convenient market location and easy access to all major freeways. Scripps drive is an off-campus medical centric location that is supported by strong aging demographics and affluent neighborhoods nearby. The building is also strategically located near amenity rich locations such as The UV, the Pavilions Shopping Center and Loehmann's Plaza.



## 1<sup>ST</sup> FLOOR



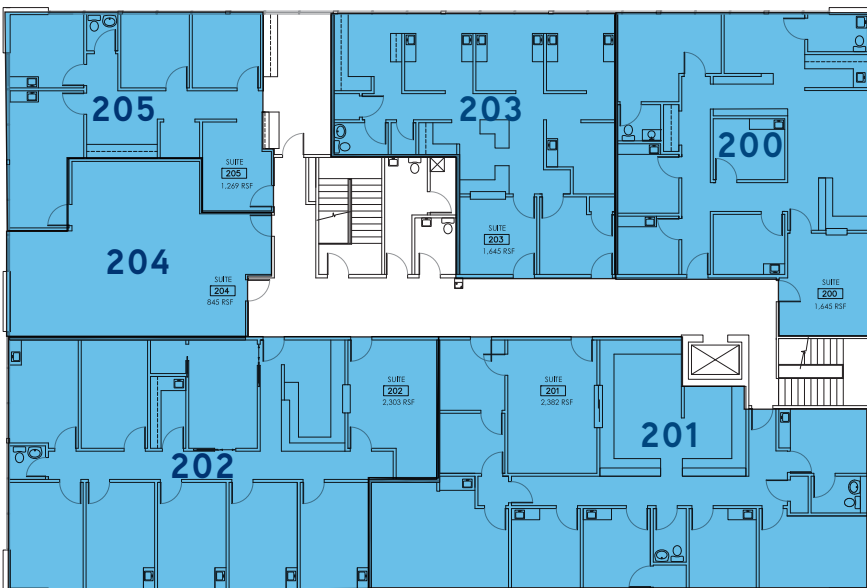
> 1st Floor 100% Leased



## TENANT MIX

- > Ophthalmology
- > Dentistry
- > OBGYN
- > Endocrinology
- > Hand Biomechanics Lab

## 2<sup>ND</sup> FLOOR



- > Suite 200: ±1,645 RSF
- > Suite 201: ±2,382 RSF
- > Suite 202: ±2,303 RSF
- > Suite 203: ±1,645 RSF
- > Suite 204: ±845 RSF
- > Suite 205: ±1,269 RSF
- > Contiguous RSF: ±10,089 RSF





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SACRAMENTO, CA



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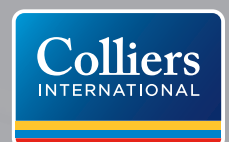
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