

9785
GOETHE
ROAD

SACRAMENTO, CALIFORNIA

FOR SALE OR LEASE
±25,000 SF OFFICE BUILDING

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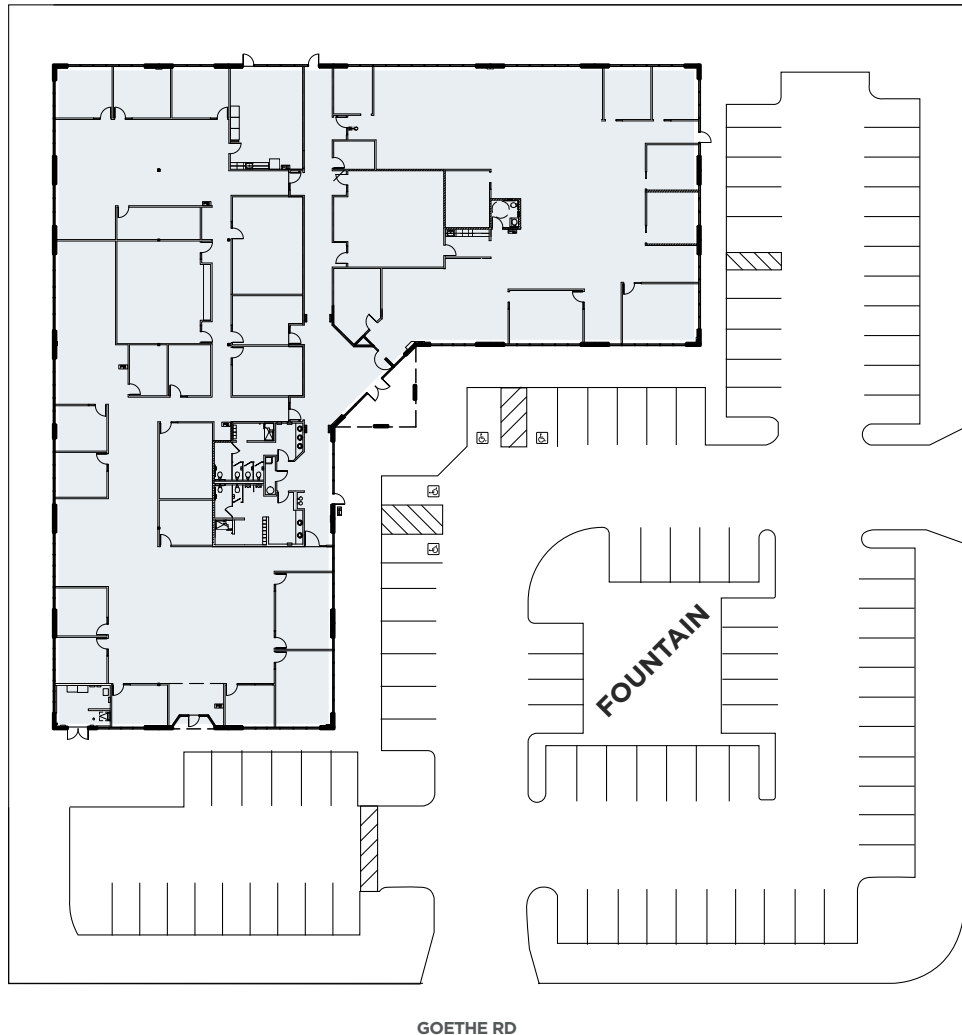
PROPERTY HIGHLIGHTS

- ±25,000 SF standalone office building at hard corner of Goethe Road and Granby Road in Rancho Cordova
- Less than 1 mile south of Highway 50 with easy access to the State Capitol and Sacramento's central business district
- Immediately off Bradshaw Rd.
- Dedicated parking (4/1,000 SF)
- Fully scured exterior area
- Monument & building signage opportunities available
- Outdoor patio area

SALES PRICE:	\$2,500,000
RENTAL RATE:	\$1.25 PSF - Modified Gross
ADDRESS:	9785 Goethe Road, Sacramento, CA95827
APN:	067-0170-003
BUILDING SIZE:	±25,000 SF
PARCEL SIZE:	±2.02 AC
DIVISIBLE SPACE:	±10,000 - 15,000 SF
PARKING:	4/1,000 SF Parking Ratio
ZONING:	MP
POWER:	600 Amps/480 Volts

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SPACE HIGHLIGHTS

- ±25,000 SF office space
- Floor-to-ceiling glass windows
- Private offices and open office space
- Large conference room/training center
- Showers and locker rooms
- 15' ceiling height
- Space demisable to 10,000 - 15,000 SF
- Outdoor patio area
- Available as fully furnished space

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PROPERTY IMAGES



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AREA AMENITIES

FOOD/RESTAURANTS

1. SUBWAY
2. BURGER KING
3. I LOVE TERIYAKI
4. IHOP
5. PAPA MURPHEY'S PIZZA
6. KFC
7. STARBUCKS
8. MCDONALD'S
9. OZ KOREAN BBQ
10. IPPOLITO'S TRATTORIA
11. TACO BELL
12. ADALBERTO'S
13. HUCKLEBERRY'S
14. MOUNTAIN MIKE'S PIZZA
15. EL POLLO LOCO
16. FALAFEL CORNER

BANKS

1. SACRAMENTO CREDIT UNION
2. WELLS FARGO
3. OE FEDERAL CREDIT UNION

GROCERY

1. FOOD 4 LESS
2. GROCERY OUTLET
3. DOLLAR TREE
4. 7-ELEVEN

FITNESS

1. 24 HOUR FITNESS
2. PLANET FITNESS
3. SPORTS COURT FITNESS

DRIVE TIME / DISTANCE

DOWNTOWN SACRAMENTO	20 MINUTES / 10.5 MILES
FOLSOM	15 MINUTES / 12.5 MILES
ELK GROVE	25 MINUTES / 12.5 MILES
US-50/BRADSHAW RD	3 MINUTES / 1 MILE
CA-99/BUS 80 INTERCHANGE	13 MINUTES / 9 MILES
I-5/I-80 INTERCHANGE	18 MINUTES / 11 MILES



CONTACT

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