

9785  
GOETHE  
ROAD

SACRAMENTO, CALIFORNIA

**FOR SALE OR LEASE**  
±24,100 SF OFFICE BUILDING



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## PROPERTY HIGHLIGHTS

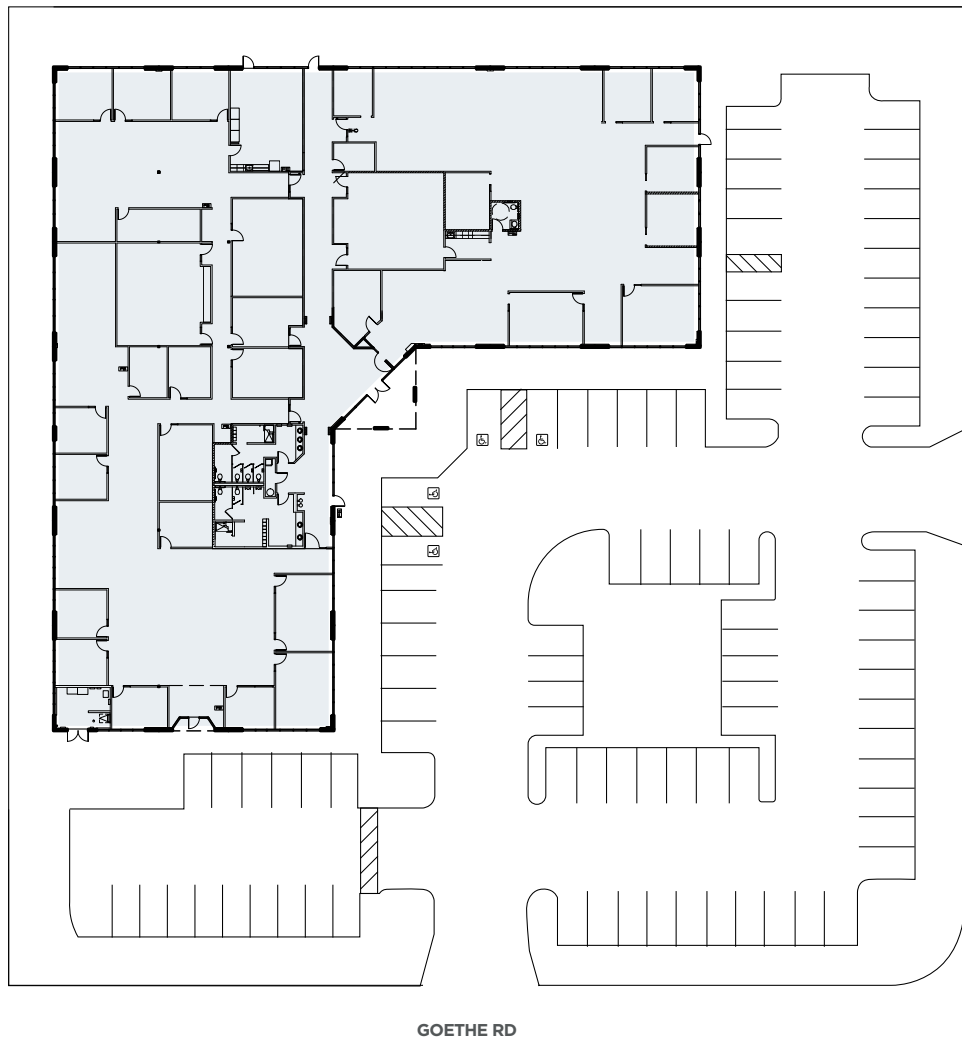
- ±24,100 SF standalone office building at hard corner of Goethe Road and Granby Road
- Less than 1 mile south of Highway 50 with easy access to the State Capitol and Sacramento's business district
- Dedicated parking (4/1,000 SF) and bike rack
- Fully scured exterior area
- Monument signage opportunities available
- Outdoor patio area



SALES PRICE:	\$1,250,000
RENTAL RATE:	\$1.00 PSF - Modified Gross
ADDRESS:	9785 Goethe Road, Sacramento, CA 95827
APN:	067-0170-003
BUILDING SIZE:	±24,100 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

- $\pm 24,100$  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 - 24,100 SF
- Outdoor patio area



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## EXTERIOR IMAGES





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## INTERIOR PHOTOS





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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

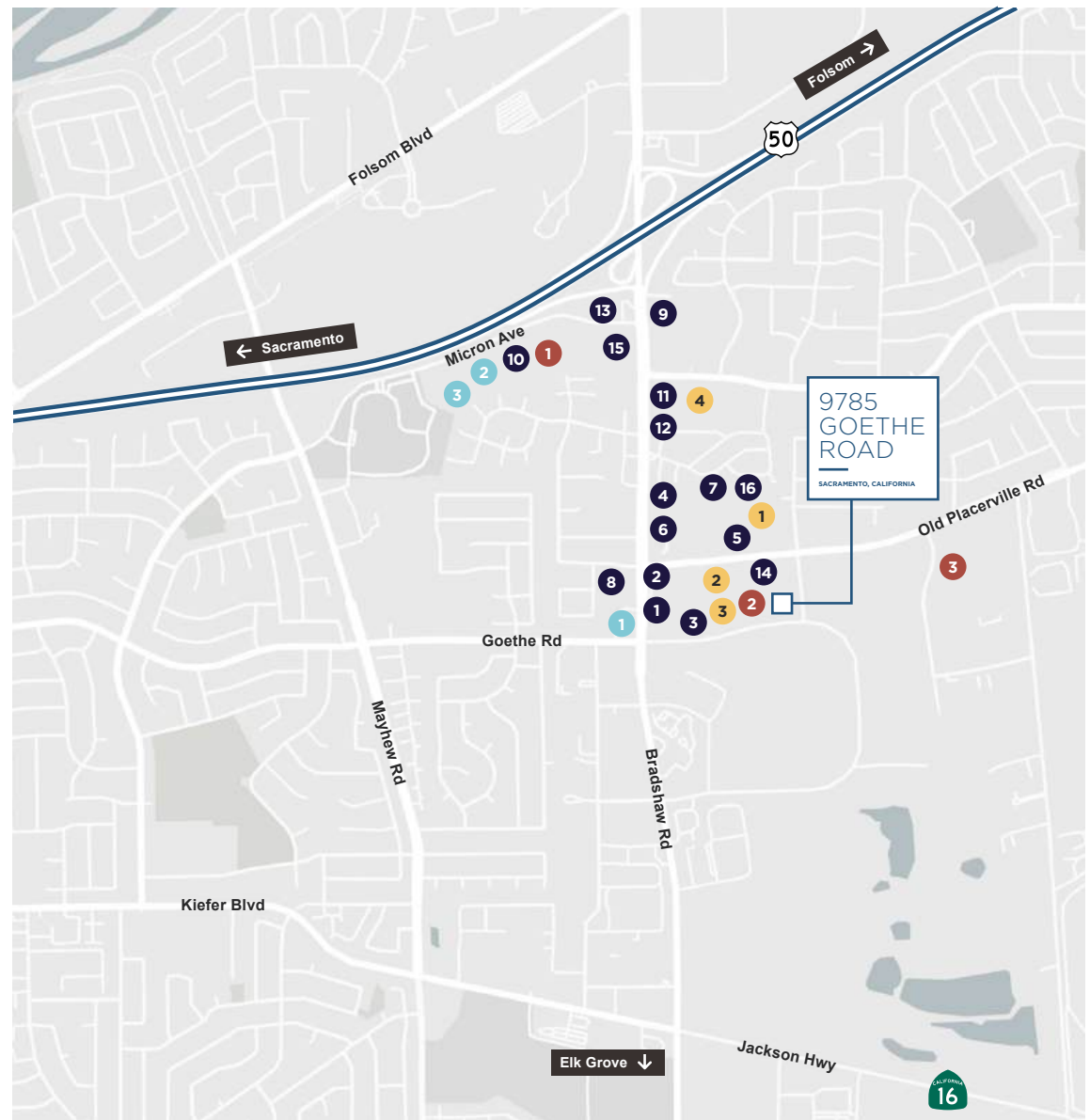
1. FOOD 4 LESS
2. GROCERY OUTLET
3. DOLLAR TREE
4. 7-ELEVEN

### 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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