Single Tenant Building Opportunity
With Building Signage & High Parking Ratio



CUSHMAN & WAKEFIELD





## PROPERTY FEATURES

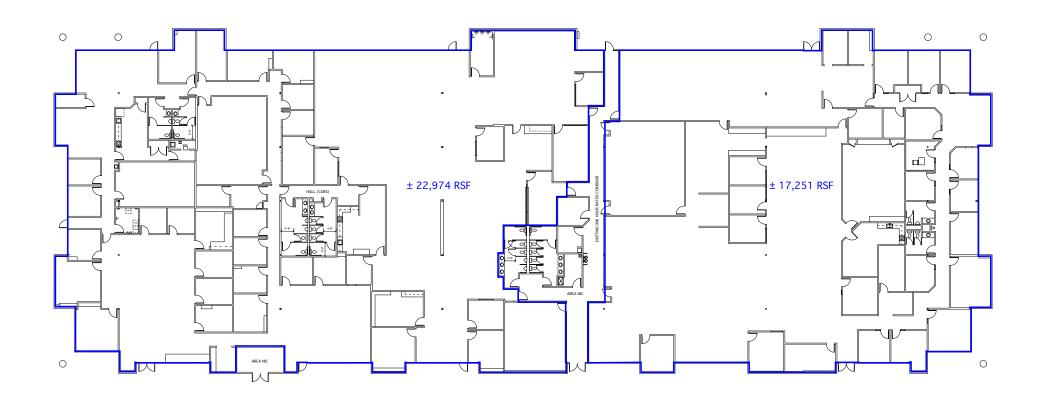
Single-story standalone building with 2 means of egress

Single-story standalone building with 2 means of egress	
Acre Parcel:	4.26
Above Standard Parking:	± 6.14/1000
Parking Area	Surface Parking/ Partially Gated
Space Available:	(Plan attached)
Space Available:	17,251 SF - 40,224 SF
Lease Rate:	\$1.75 - 1.85 RSF Full Service



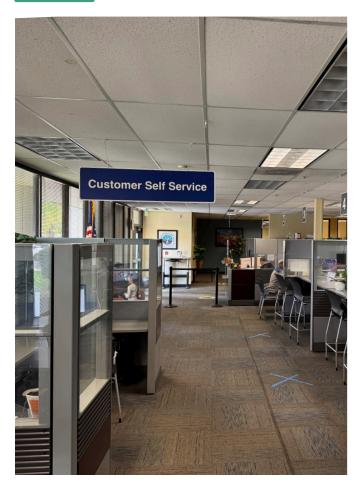
# **9700 GOETHE RD** SACRAMENTO, CA 95827





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# OFFICE IMAGES

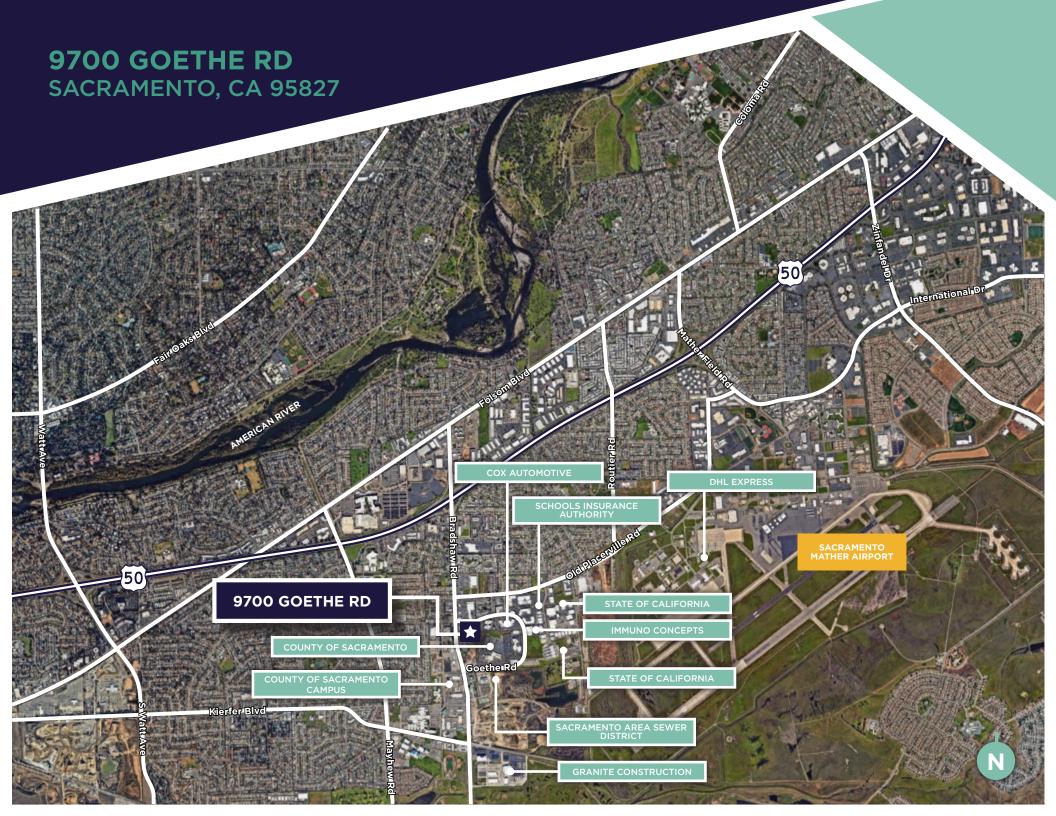


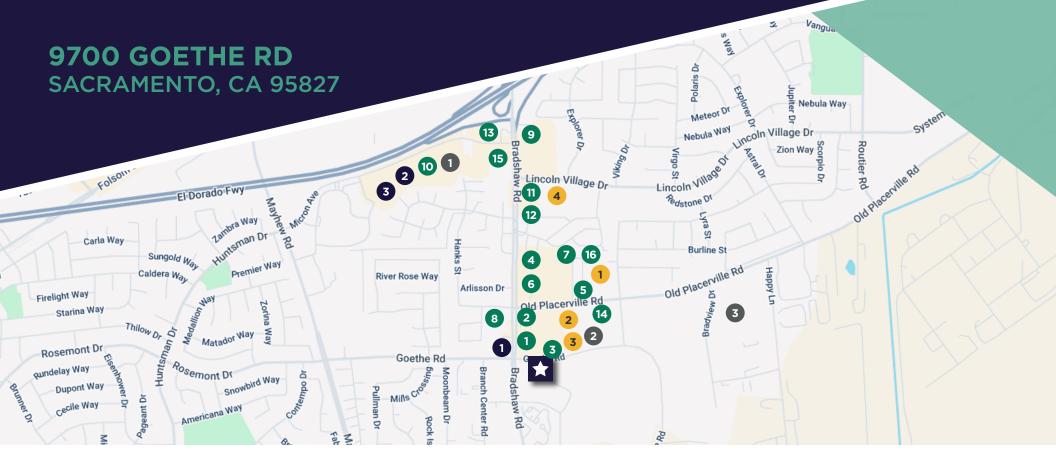
















## FOOD/RESTAURANT

- 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



### FOR MORE INFORMATION, CONTACT:

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