



OFFERING MEMORANDUM

**9401 E STOCKTON BLVD | UNIT 240 AND 245**

Elk Grove, CA 95624

**Marcus & Millichap**

THE MOROZ DRAKE GROUP

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Marcus & Millichap

9401 E STOCKTON BLVD UNIT 240 AND 245

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# DOWNTOWN SACRAMENTO

(13.5 Miles)



REALLY ROUNDUP

CENTURY 21 SELECT

DOMINIC PROSSER

REPRESENTATIVE

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## EXECUTIVE SUMMARY

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# 9401 E STOCKTON BLVD | UNIT 240 AND 245

## INVESTMENT OVERVIEW

### INVESTMENT OVERVIEW

The Moroz Drake Group of Marcus & Millichap has been retained on an exclusive basis to arrange the sale of 9401 E. Stockton Blvd, Units 240 and 245, located in Elk Grove, California. The offering represents an exceptional opportunity to acquire two contiguous condominium units totaling ±4,184 square feet within Liberty Center I, a Class A office building with freeway visibility from Highway 99 (one of the Sacramento region's busiest freeways).

Offered at \$1,115,000 (\$266/SF), the asset is ideally suited for an owner-occupant seeking a professional office presence in one of the Sacramento area's fastest-growing submarkets, or an investor looking to capitalize on strong demand for quality office space in Elk Grove. Liberty Center I, benefits from exceptional freeway visibility and immediate access to Highway 99, providing convenient connectivity throughout the greater Sacramento region. The project is exceptionally well-parked at a ratio of 4 spaces per 1,000 SF, well above typical office standards, offering a significant advantage for professional and medical users alike.

Elk Grove consistently ranks as one of the most desirable communities in the Sacramento region. The city's median household income of \$125,924 significantly outpaces both the City of Sacramento (\$87,321) and Sacramento County (\$92,175), reflecting a highly affluent and financially stable consumer base. The city boasts a well-educated and growing population, and a strong base of professional services, healthcare, and technology employers. As one of the fastest-growing cities in California over the past two decades, Elk Grove offers a deep talent pool and an affluent customer base — making it a highly attractive location for businesses seeking both quality of life and economic vitality.



### INVESTMENT HIGHLIGHTS

- Exceptionally Well Built Class A Office Building
- Five (5) Private Offices, Break Room, and Conference Room
- Building Signage Available (Freeway Visibility)
- Building Fronts Highway 99 with Convenient Freeway Access

### OFFERING SUMMARY

Listing Price:	\$1,115,000
Gross Square Feet:	4,184 SF
Price /SF:	\$266 PSF
Number of Units:	2
Lot Size:	0.09 Acres (4,000 SF)
Year Built:	2004

# 9401 E STOCKTON BLVD UNIT 240 AND 245

POSSIBLE ACQUISITION FINANCING FOR OWNER-USERS

Purchase Price:	\$1,115,000
Down Payment (20% of Price)	\$223,000

\*Quote Provided by Ash Patel of Marcus & Millichap Capital Corporation as of May 2026\*

## PROGRAM (REGIONAL BANK)

Loan to Value (LTV)	80%
Loan Amount	\$892,000
Interest Rate	5.29% (Fixed for 5-Years)
Amortization	25-Years
Term	10-Years

## EXAMPLE OF COST TO OCCUPY 4,184 SF - OWN VS RENT

Annual Mortgage	\$69,976
Monthly Cost	\$5,366
Monthly Cost / SF	\$1.28 PSF





# 9401 E STOCKTON BLVD UNIT 240 AND 245

## PROPERTY DETAILS

### SITE DESCRIPTION

Assessors Parcel Number	116-0410-066-0020/0021
Zoning	BP, (City of Elk Grove)
Floors	2
Year Built/Renovated	2004
Net Rentable Area (Total Building)	47,000 SF
Gross Square Footage (Suites)	4,184 SF
Useable Square Footage (Suites)	3,328 SF
Parking	190 Spaces
Parking Ratio	4 : 1,000
Topography	Flat

### MECHANICAL

HVAC	Roof Mounted
Elevators	One (1)
Fire Protection	Wet Pipe Sprinklers / Fire Alarm
Restrooms	Common Area (First and Second Floor)

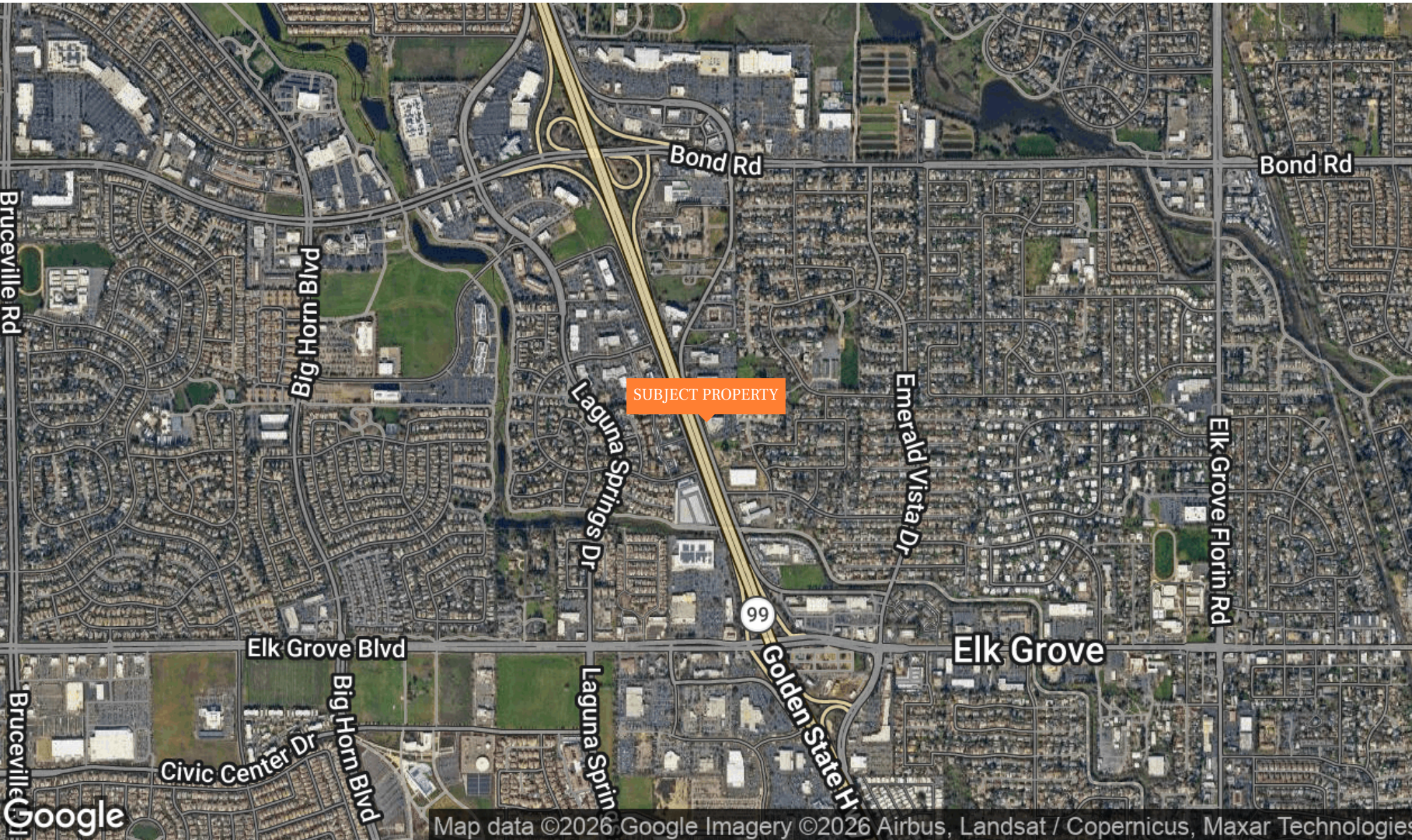
### UTILITIES

Electric	SMUD
Water	Elk Grove Water District
Gas	Pacific Gas & Electric (PG&E)



# 9401 E STOCKTON BLVD UNIT 240 AND 245

REGIONAL MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



**REalty ROUNDUP**  
Property Management Company

CENTURY 21 SELECT

ADVANCED PSYCHIATRY  
CLINICAL CENTER

# 9401 E STOCKTON BLVD UNIT 240 AND 245

LOCAL MAP





# 9401 E STOCKTON BLVD UNIT 240 AND 245

ADDITIONAL PHOTOS



SECTION 2

# 02

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Cap Rate Chart  
Price per SF Chart  
Sale Comps

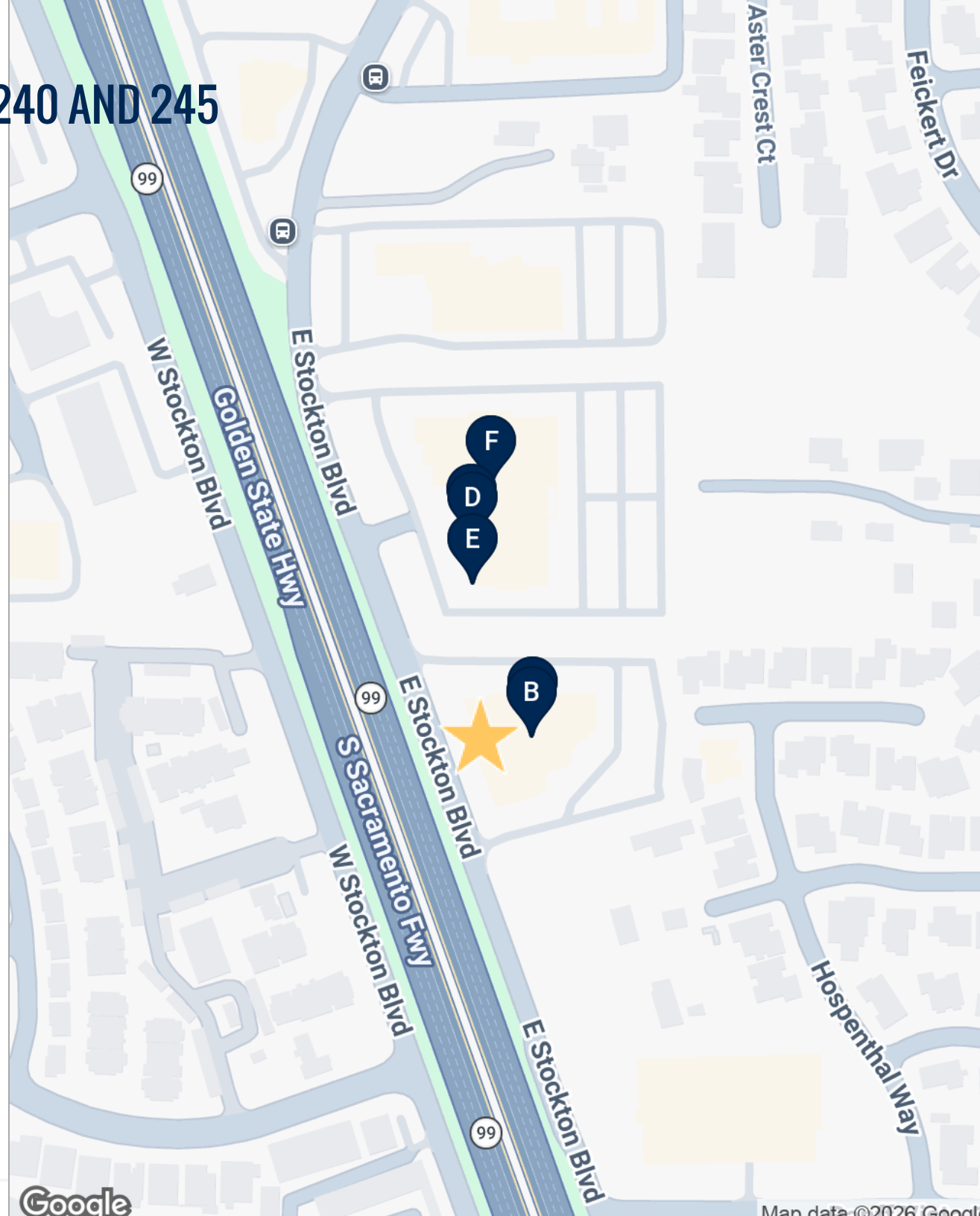
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# 9401 E STOCKTON BLVD UNIT 240 AND 245

SALE COMPS MAP








## SALE COMPS MAP

- ★ 9401 E Stockton Blvd Unit 240 and 245
- A Liberty Center I (Unit 130)
- B Liberty Center I (Unit 115)
- C Liberty Center II (Unit 102)
- D Liberty Center II (Unit 114)
- E Liberty Center II (Unit 214)
- F Liberty Center II (Unit 106)



# 9401 E STOCKTON BLVD UNIT 240 AND 245

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	NET RENTABLE AREA	PRICE/SF	CLOSE
	<b>9401 E Stockton Blvd Unit 240 and 245</b> Elk Grove, CA 95624	\$1,115,000	3,328 SF	\$335.04	On Market
	SALE COMPARABLES	PRICE	NET RENTABLE AREA	PRICE/SF	CLOSE
	<b>Liberty Center I (Unit 130)</b> 9401 E Stockton Blvd Unit 130 Elk Grove, CA 95624	\$550,000	1,507 SF	\$364.96	12/16/2024
	<b>Liberty Center I (Unit 115)</b> 9401 E Stockton Blvd Unit 115 Elk Grove, CA 95624	\$549,000	1,577 SF	\$348.13	05/08/2024
	<b>Liberty Center II (Unit 102)</b> 9381 E Stockton Blvd Unit 102 Elk Grove, CA 95624	\$789,000	1,743 SF	\$452.67	08/16/2024
	<b>Liberty Center II (Unit 114)</b> 9381 E Stockton Blvd Unit 114 Elk Grove, CA 95624	\$1,136,100	3,426 SF	\$331.61	03/03/2025
	<b>Liberty Center II (Unit 214)</b> 9381 E Stockton Blvd Unit 214 Elk Grove, CA 95624	\$1,917,360	5,326 SF	\$360.00	On Market
	<b>Liberty Center II (Unit 106)</b> 9381 E Stockton Blvd Unit 106 Elk Grove, CA 95624	\$962,000	2,497 SF	\$385.26	On Market
	<b>AVERAGES</b>	<b>\$983,910</b>	<b>2,679 SF</b>	<b>\$373.77</b>	-

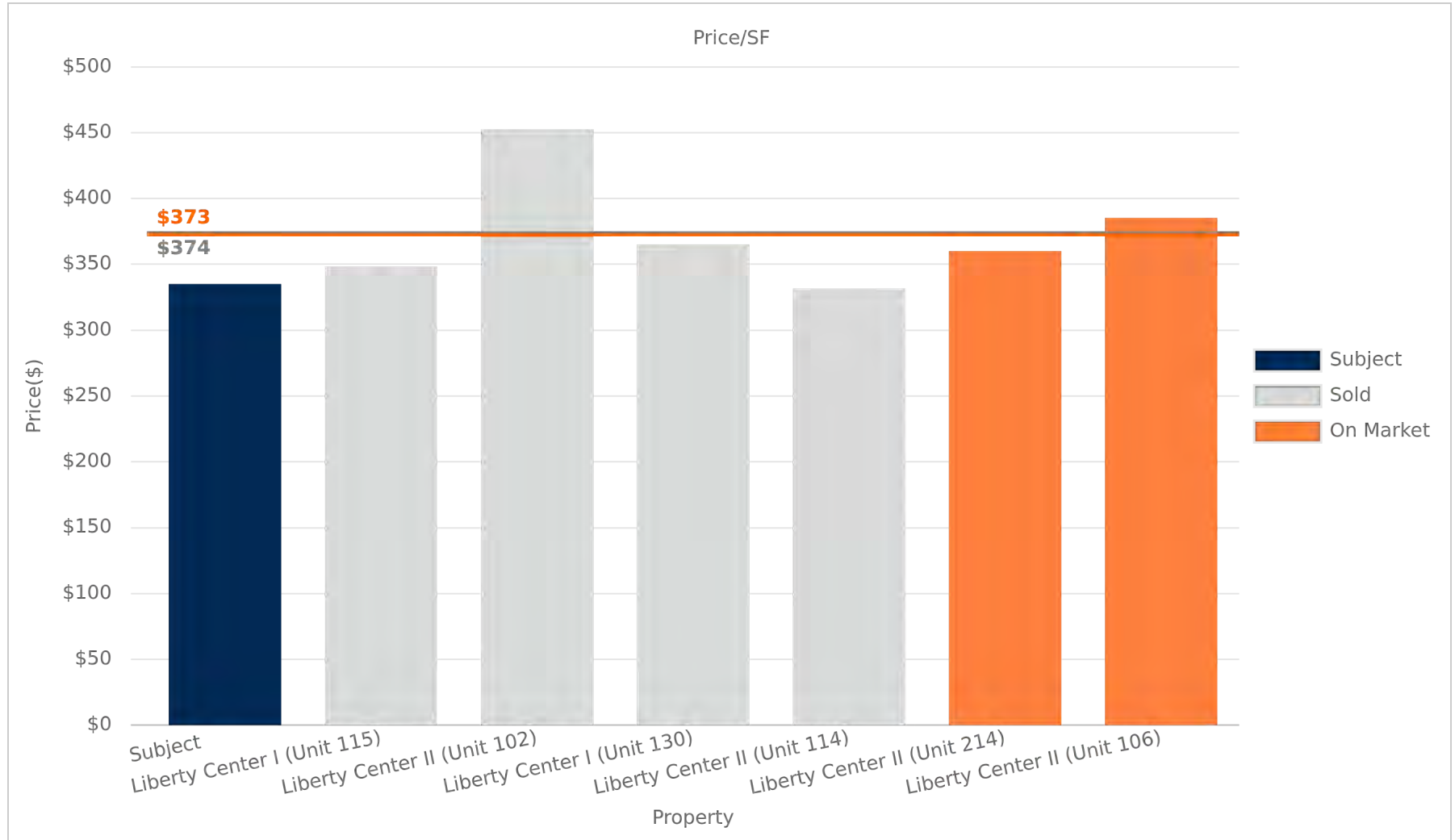
# 9401 E STOCKTON BLVD UNIT 240 AND 245

## CAP RATE CHART



# 9401 E STOCKTON BLVD UNIT 240 AND 245

## PRICE PER SF CHART



# 9401 E STOCKTON BLVD UNIT 240 AND 245

SALE COMPS



**★ 9401 E Stockton Blvd Unit 240 And 245**  
Elk Grove, CA 95624

Listing Price:	\$1,115,000	Net Rentable Area:	3,328 SF
Price/SF:	\$335.04	Occupancy:	0%
Property Type:	Office	Year Built:	2004
COE:	On Market		



**▲ Liberty Center I (Unit 130)**  
9401 E Stockton Blvd Unit 130, Elk Grove, CA 95624

Sale Price:	\$550,000	Net Rentable Area:	1,507 SF
Price/SF:	\$364.96	Occupancy:	0%
Property Type:	Office	Year Built:	2004
COE:	12/16/2024		

One, first-floor condo unit totaling 1,507 SF. Property sold on 12/16/2024 to an owner-user.

# 9401 E STOCKTON BLVD UNIT 240 AND 245

SALE COMPS



**B Liberty Center I (Unit 115)**  
9401 E Stockton Blvd Unit 115, Elk Grove, CA 95624

Sale Price:	\$549,000	Net Rentable Area:	1,577 SF
Price/SF:	\$348.13	Occupancy:	0%
Property Type:	Office	Year Built:	2004
COE:	05/08/2024		

One, first-floor condo unit totaling 1,577 SF. Property sold on 5/8/2024 to an owner-user.



**C Liberty Center II (Unit 102)**  
9381 E Stockton Blvd Unit 102, Elk Grove, CA 95624

Sale Price:	\$789,000	Net Rentable Area:	1,743 SF
Price/SF:	\$452.67	Occupancy:	0%
Property Type:	Office	Year Built:	2006
COE:	08/16/2024		

One, first-floor condo unit totaling 1,743 SF. Property sold on 8/16/2024 to an owner-user. Condo is located adjacent to subject property in Liberty Center II.

# 9401 E STOCKTON BLVD UNIT 240 AND 245

SALE COMPS



**D Liberty Center II (Unit 114)**  
9381 E Stockton Blvd Unit 114, Elk Grove, CA 95624

Sale Price:	\$1,136,100	Net Rentable Area:	3,426 SF
Price/SF:	\$331.61	Occupancy:	0%
Property Type:	Office	Year Built:	2006
COE:	03/03/2025		

One, first-floor condo unit totaling 13,426 SF. Property sold on 3/3/2025 to an owner-user. Condo is located adjacent to subject property in Liberty Center II.

**E Liberty Center II (Unit 214)**  
9381 E Stockton Blvd Unit 214, Elk Grove, CA 95624

Listing Price:	\$1,917,360	Net Rentable Area:	5,326 SF
Price/SF:	\$360.00	Occupancy:	0%
Property Type:	Office	Year Built:	2006
COE:	On Market		

One, second-floor condo unit totaling 5,326 SF. Property is currently on market and is located adjacent to subject property in Liberty Center II.

# 9401 E STOCKTON BLVD UNIT 240 AND 245

SALE COMPS



## Liberty Center II (Unit 106)

9381 E Stockton Blvd Unit 106, Elk Grove, CA 95624

Listing Price:	\$962,000	Net Rentable Area:	2,497 SF
Price/SF:	\$385.26	Occupancy:	0%
Property Type:	Office	Year Built:	2006
COE:	On Market		

SECTION 3

# 03

## LEASE COMPARABLES

Rent Comps Map  
Rent Comps Summary  
Rent Comps

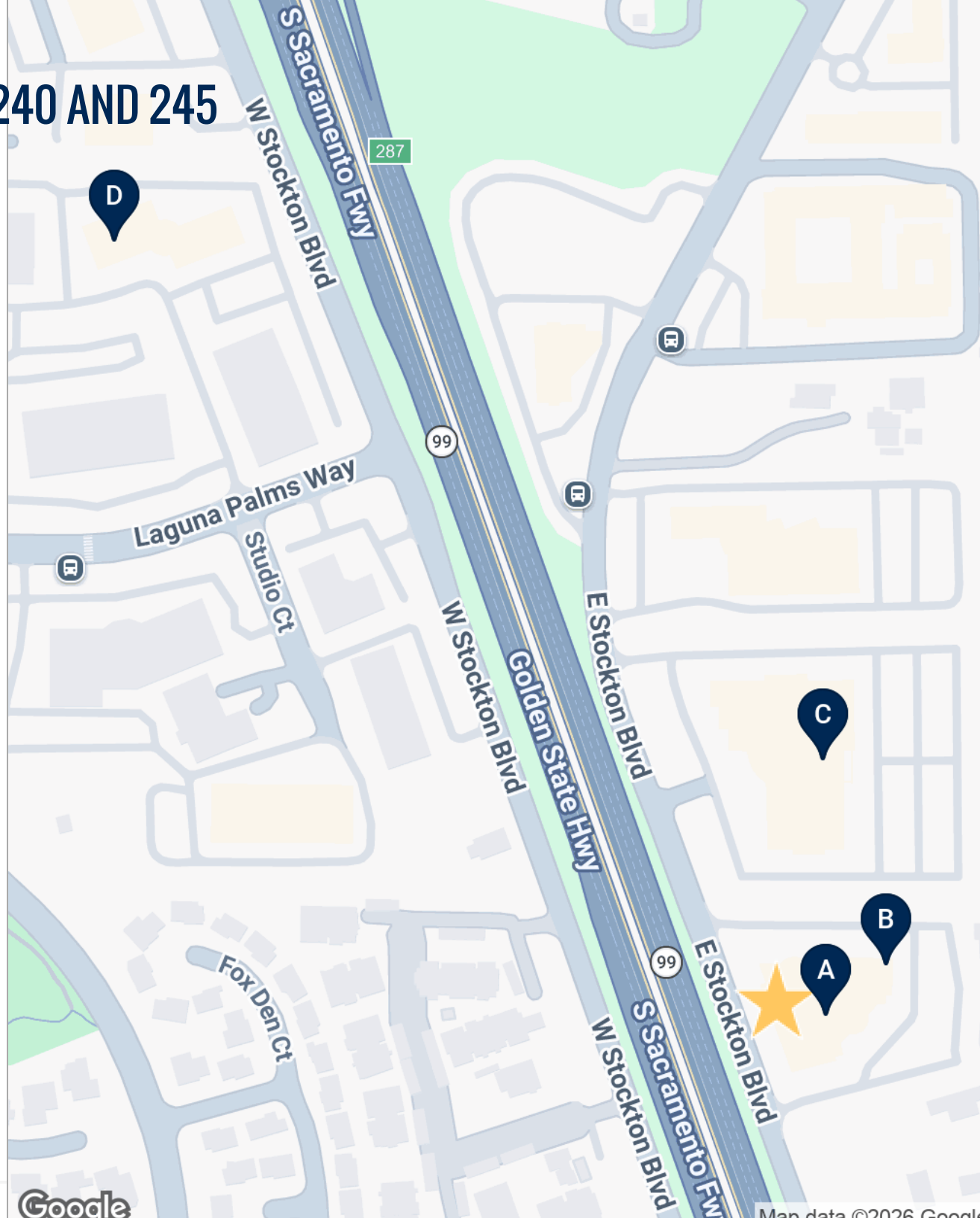
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# 9401 E STOCKTON BLVD UNIT 240 AND 245

RENT COMPS MAP





## RENT COMPS MAP

- ★ 9401 E Stockton Blvd Unit 240 and 245
- A Liberty Center I (Unit 100)
- B Liberty Center I (Unit 230)
- C Liberty Center II (Unit 222)
- D 9300 W Stockton Blvd



# 9401 E STOCKTON BLVD UNIT 240 AND 245

## RENT COMPS SUMMARY

	RENT COMPARABLES	NET RENTABLE AREA	AVERAGE RENT
	<b>Liberty Center I (Unit 100)</b> 9401 E Stockton Blvd Unit 100 Elk Grove, CA 95624	1,485 SF	\$2.15/SF
	<b>Liberty Center I (Unit 230)</b> 9401 E Stockton Blvd Unit 230 Elk Grove, CA 95624	1,222 SF	\$2.10/SF
	<b>Liberty Center II (Unit 222)</b> 9381 E Stockton Blvd Unit 222 Elk Grove, CA 95624	1,900 SF	\$2.25/SF
	<b>9300 W Stockton Blvd</b> Elk Grove, CA 95758	3,426 SF	\$3.00/SF
	<b>AVERAGES</b>	<b>2,008 SF</b>	<b>\$2.38/SF</b>

# 9401 E STOCKTON BLVD UNIT 240 AND 245

RENT COMPS

**A** **Liberty Center I (Unit 100)**  
9401 E Stockton Blvd Unit 100, Elk Grove, CA 95624



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$2.15/SF
Net Rentable Area:	1,485 SF		

1,485 SF available on the first floor. Space is currently built out as a professional office with five (5) private offices. Asking rent is \$2.15 PSF NNN

**B** **Liberty Center I (Unit 230)**  
9401 E Stockton Blvd Unit 230, Elk Grove, CA 95624



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$2.10/SF
Net Rentable Area:	1,222 SF		

Lease signed in February 2026 for 1,222 SF on the second floor to a professional office tenant for \$2.10 PSF NNN. Space featured one private office, conference room and reception area.

# 9401 E STOCKTON BLVD UNIT 240 AND 245

RENT COMPS

**C** **Liberty Center II (Unit 222)**  
9381 E Stockton Blvd Unit 222, Elk Grove, CA 95624



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$2.25/SF
Net Rentable Area:	1,900 SF		

**D** **9300 W Stockton Blvd**  
Elk Grove, CA 95758



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$3.00/SF
Net Rentable Area:	3,426 SF		

SECTION 4

# 04

## MARKET OVERVIEW

City of Elk Grove  
Market Overview

Marcus & Millichap  
THE MOROZ DRAKE GROUP

# 9401 E STOCKTON BLVD UNIT 240 AND 245

CITY OF ELK GROVE



## CITY OF ELK GROVE

The second-largest city in Sacramento County, Elk Grove is a family-oriented community that offers everything from starter homes to ranch estates. Since incorporating in July 2000, Elk Grove has blossomed with new businesses, residents, and employment opportunities. Its population of approximately 180,000 residents is diverse in both ethnicity and age. The city's median household income of \$125,924 significantly outpaces both the City of Sacramento (\$87,321) and Sacramento County (\$92,175).

Elk Grove's location provides easy access via Highway 99 and Interstate 5, connecting residents to Downtown Sacramento, Sacramento International Airport, San Francisco, Reno/Tahoe and the greater Sacramento region. The City of Elk Grove is known for an award-winning school district, a variety of outstanding restaurants and retail amenities, a historical district, first-rate parks, and a prosperous business community that features regional locations for Apple Computer, PDM Steel, and Kubota Tractors.



# 9401 E STOCKTON BLVD UNIT 240 AND 245

## MARKET OVERVIEW

### ELK GROVE OFFICE SUBMARKET

Per CoStar research, the Elk Grove office submarket has a vacancy rate of 3.4% as of the second quarter of 2026. Over the past year, the submarket's vacancy rate has decreased by 0.3%, a result of no net delivered space and 8,200 SF of net absorption.

Elk Grove contains 2.6 million SF of inventory, compared to 113 million SF of inventory metro wide. The lack of supply has contributed to Elk Grove's vacancy rate significantly outperforming the broader Sacramento metro, which currently stands at 10.8% for the second quarter of 2026.

Currently, the Elk Grove office submarket has approximately 120,000 SF of space listed as available, for an availability rate of 4.7%. As of the second quarter of 2026, there is no office space under construction in Elk Grove. Average rents in Elk Grove are roughly \$29.00/SF, compared to the wider Sacramento market average of \$28.00/SF.

Rents have increased 0.8% year over year in Elk Grove, compared to the 1.3% increase metro wide. Annual rent growth of 0.8% in Elk Grove compares to the submarket's five-year average of 1.9% and its 10-year average of 2.5%. Overall annual rent growth in the Elk Grove office submarket is forecast to end 2026 at 0.9% compared to the Sacramento average of 1.1%.

Annual Vacancy Rate



9401 E STOCKTON BLVD UNIT 240 AND 245

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