



77 SCRIPPS DRIVE

MEDICAL/OFFICE FOR LEASE

Suite 200: ±1,645 RSF

Suite 205: ±1,269 RSF

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 Avenue

LEASE RATE

- > \$2.25/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, Buckhorn BBQ, Zocalo, Menchie's Frozen Yogurt and Poke Noke.

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LOEHMANN'S PLAZA

CHIPOTLE MEXICAN BOWL, smash burger, Jamba Juice, COOKIE CONNECTION, TastyThat, SWEET MART, pinkberry, NOAH'S, JACK'S urban eats, BOUDIN, Noodles + Company

Roxy Yogurtland

PAVILIONS SHOPPING CENTER

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

the pasture TEMPLE COFFEE & TEA

ETTORE'S ZINFANDEL GRILLE

McDonald's, SUBWAY, CAaf Bo

SITE

5 MIN WALK

THE UV

SAFEWAY, STARBUCKS COFFEE, CAPITOL BEER, PEARLS, BANDERA, POKE NOKE, BUCKHORN GRILL, menchie's CUCINA MEXICANA, ZÓCALO FULL HOOPERIAS, Great Clips, drybar, P

TWIN PEAKS, TACO

Raley's CVS pharmacy, STARBUCKS COFFEE

CAMPUS COMMONS GOLF COURSE

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.

2ND FLOOR



AVAILABLE

- › Suite 200: ±1,645 RSF
- › Suite 205: ±1,269 RSF



TENANT MIX

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

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SACRAMENTO, CA



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