



OFFERING MEMORANDUM

9401 E STOCKTON BLVD | UNIT 240 AND 245

Elk Grove, CA 95624

Marcus & Millichap

THE MOROZ DRAKE GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0030164

Marcus & Millichap

9401 E STOCKTON BLVD UNIT 240 AND 245

EXCLUSIVELY LISTED BY

RUSS MOROZ

Managing Director Investments

Sacramento

Direct: 916.724.1310

Russ.Moroz@marcusmillichap.com

CalDRE #01807787

CHRISTOPHER K. DRAKE

Director Investments

Sacramento

Direct: 916.724-1344

Christopher.Drake@marcusmillichap.com

CalDRE #01963228


Marcus & Millichap

THE MOROZ DRAKE GROUP

DOWNTOWN SACRAMENTO

(13.5 Miles)



TABLE OF CONTENTS

6 EXECUTIVE SUMMARY

17 SALE COMPARABLES

26 LEASE COMPARABLES

31 MARKET OVERVIEW

01

SECTION 1

EXECUTIVE SUMMARY

Investment Overview
Possible Acquisition Financing For Owner Users
Property Details
Regional Map
Local Map
Site Plans
Additional Photos

Marcus & Millichap
THE MOROZ DRAKE GROUP



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 (\$275/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:	\$275 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 (15% 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
Net Rentable 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)

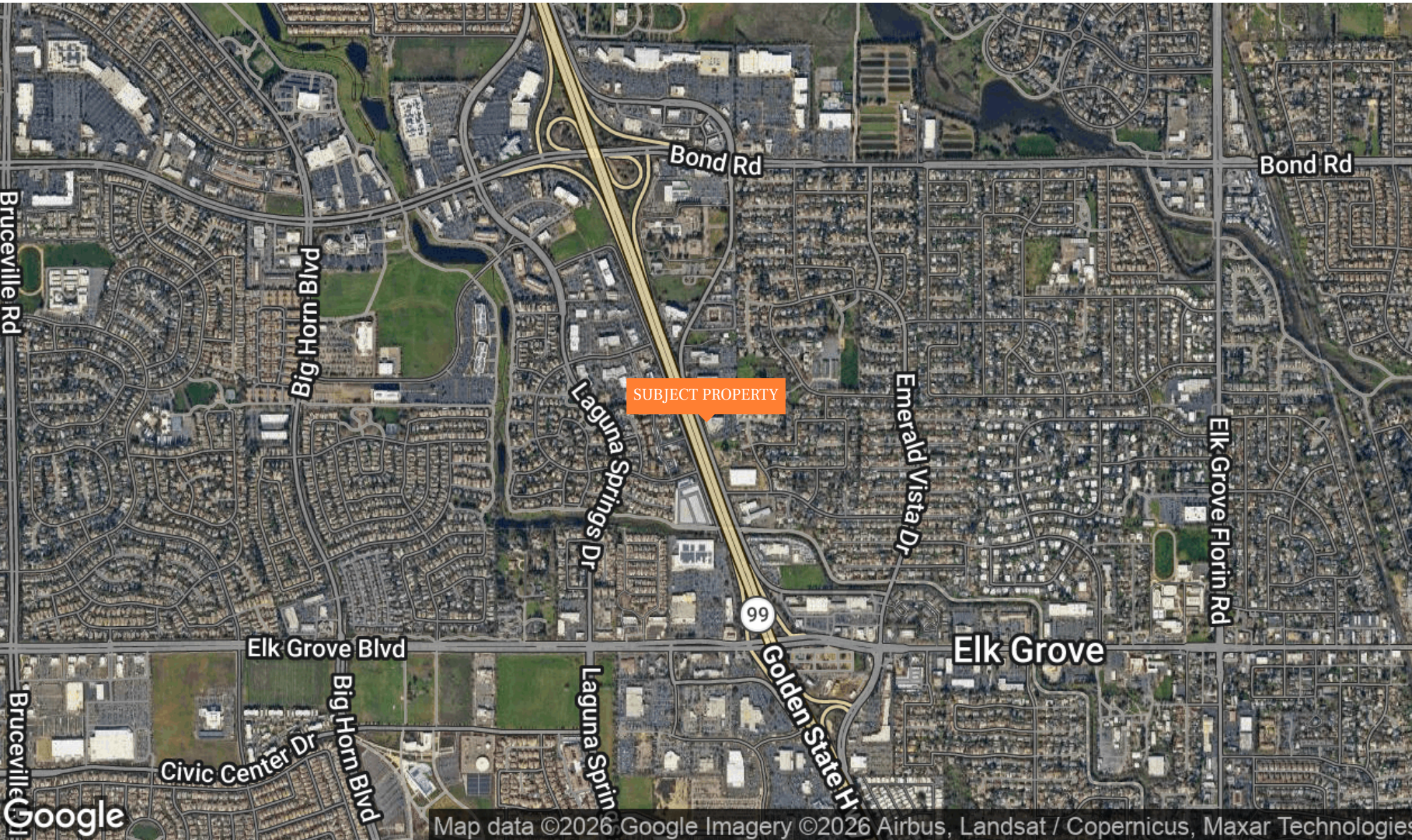
UTILITIES

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
CLINIC

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

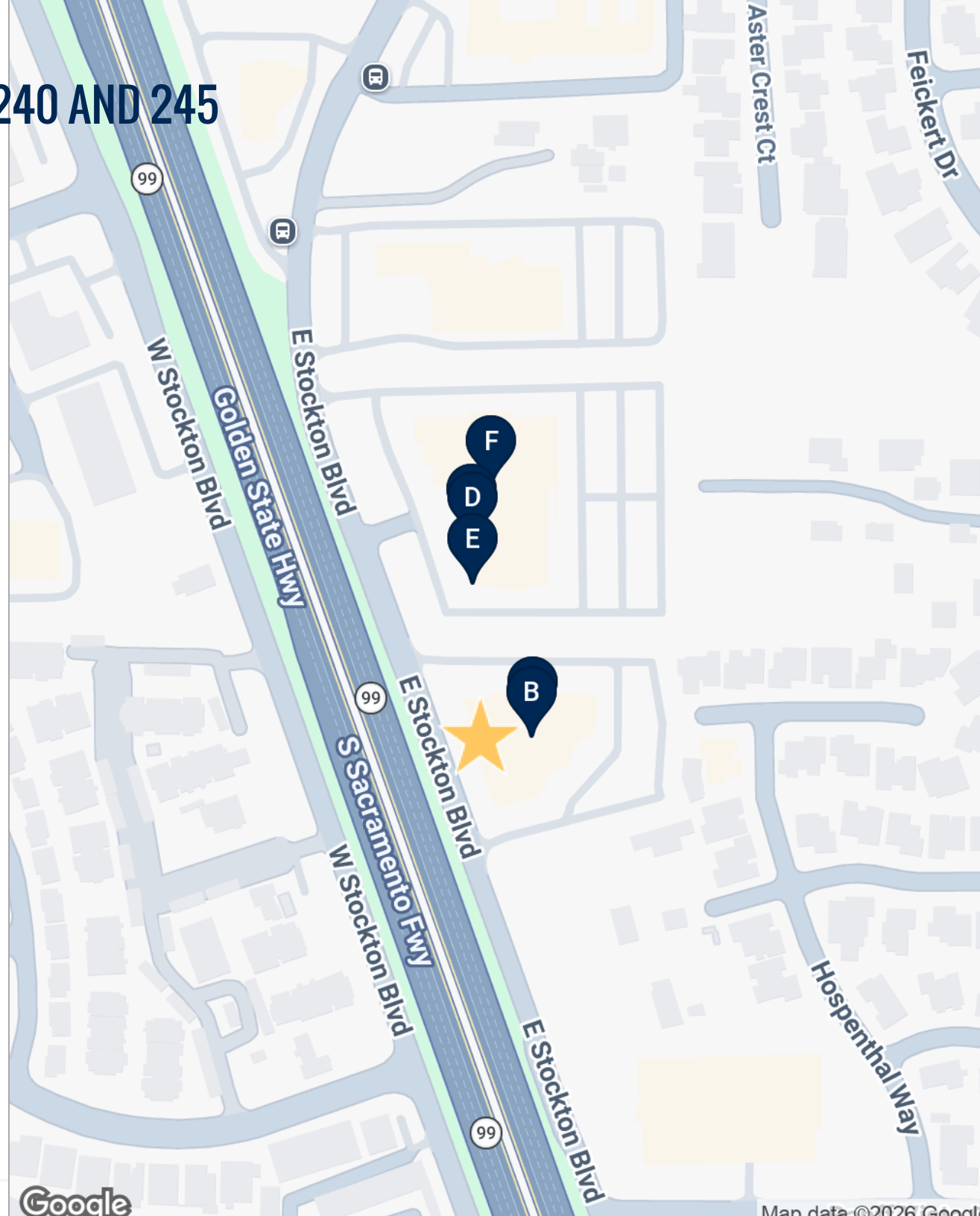
Marcus & Millichap
THE MOROZ DRAKE GROUP

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

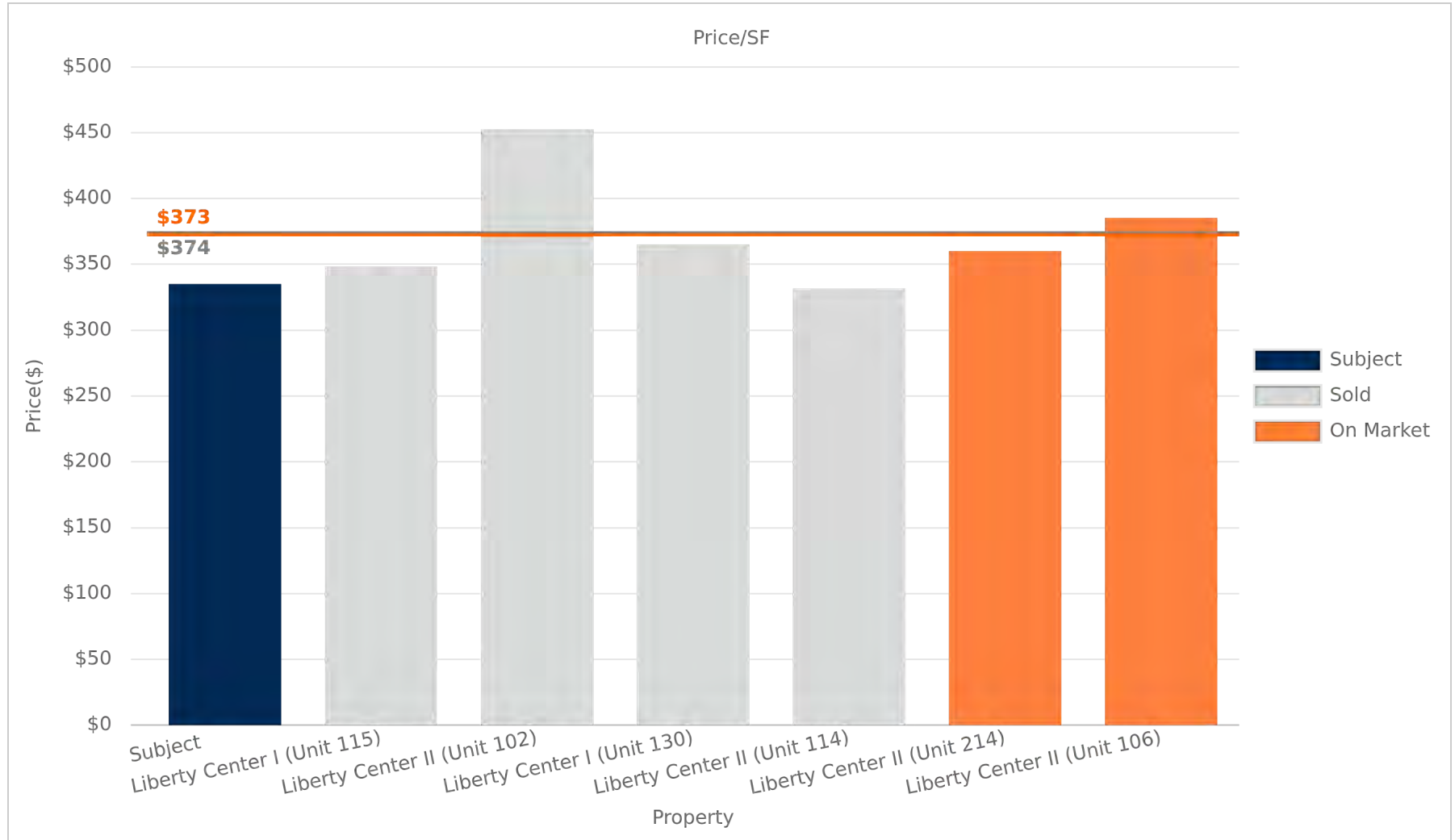
9401 E STOCKTON BLVD UNIT 240 AND 245

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



F 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

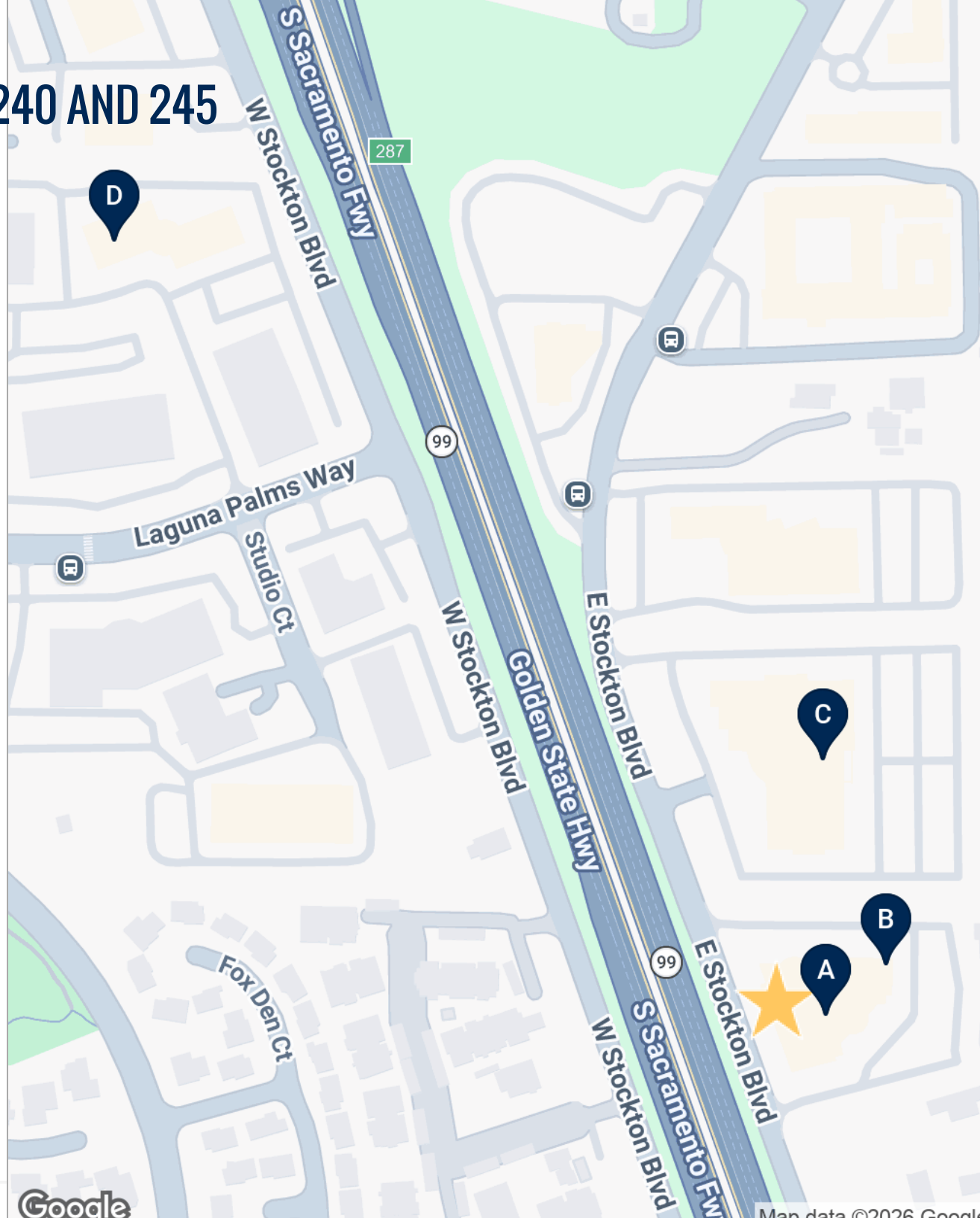
Marcus & Millichap
THE MOROZ DRAKE GROUP

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

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

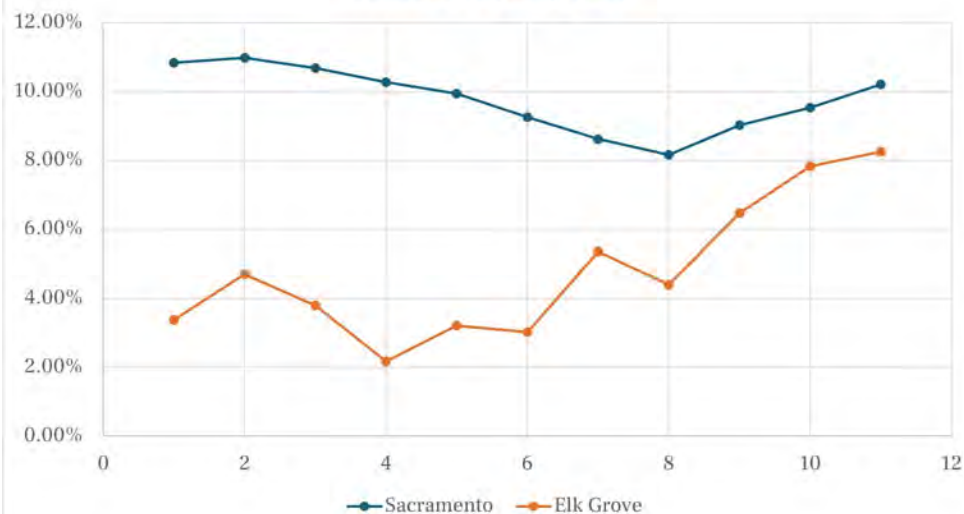
Per CoStar research, the Elk Grove office submarket has a vacancy rate of 3.4% as of the second quarter of 2026. Over the past year, the submarket's vacancy rate has decreased by 0.3%, a result of no net delivered space and 8,200 SF of net absorption.

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

EXCLUSIVELY LISTED BY

RUSS MOROZ

Managing Director Investments

Sacramento

Direct: 916.724.1310

Russ.Moroz@marcusmillichap.com

CalDRE #01807787

CHRISTOPHER K. DRAKE

Director Investments

Sacramento

Direct: 916.724-1344

Christopher.Drake@marcusmillichap.com

CalDRE #01963228


Marcus & Millichap

THE MOROZ DRAKE GROUP