

FOR LEASE



±1,802 - 2,810 SF OF PRIME OFFICE &
MEDICAL SUITES AVAILABLE!



7750 COLLEGE TOWN DR,
SACRAMENTO, CA

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ROME
REAL ESTATE GROUP

FOR LEASE • 7750 COLLEGE TOWN DRIVE, SACRAMENTO, CA 95826

Available Suites & Property Highlights

ROME
REAL ESTATE GROUP

±1,802 – 2,810 SF

AVAILABLE OFFICE SUITES

4.5 : 1,000 SF

ABUNDANT PARKING RATIO

HIGHWAY 50

FRONTAGE & BUILDING SIGNAGE

TENANT IMPROVEMENTS *The landlord is ready to promptly execute tenant improvements.*

PROPERTY HIGHLIGHTS

- Prominent Highway 50 frontage
- Building signage available facing HWY 50
- Newly renovated 3rd floor lobby & restrooms
- Refreshed common area finishes & paint
- Proximity to transit, HWY 50 and major thoroughfares
- Direct American River Parkway trail access
- Efficient open floor plans available
- Abundant parking ratio of 4.5 / 1,000 SF
- Fiber internet connectivity available



FLOOR PLAN - 1ST FLOOR

SUITE 100:

±1,802 SF

\$1.95 PSF, FSG

Medical office with lab, 4 sinks, exam room, dedicated work/lab area, and lobby entrance.

3D TOUR

CLICK HERE



SUITE 102:

±2,024 SF

\$1.95 PSF, FSG

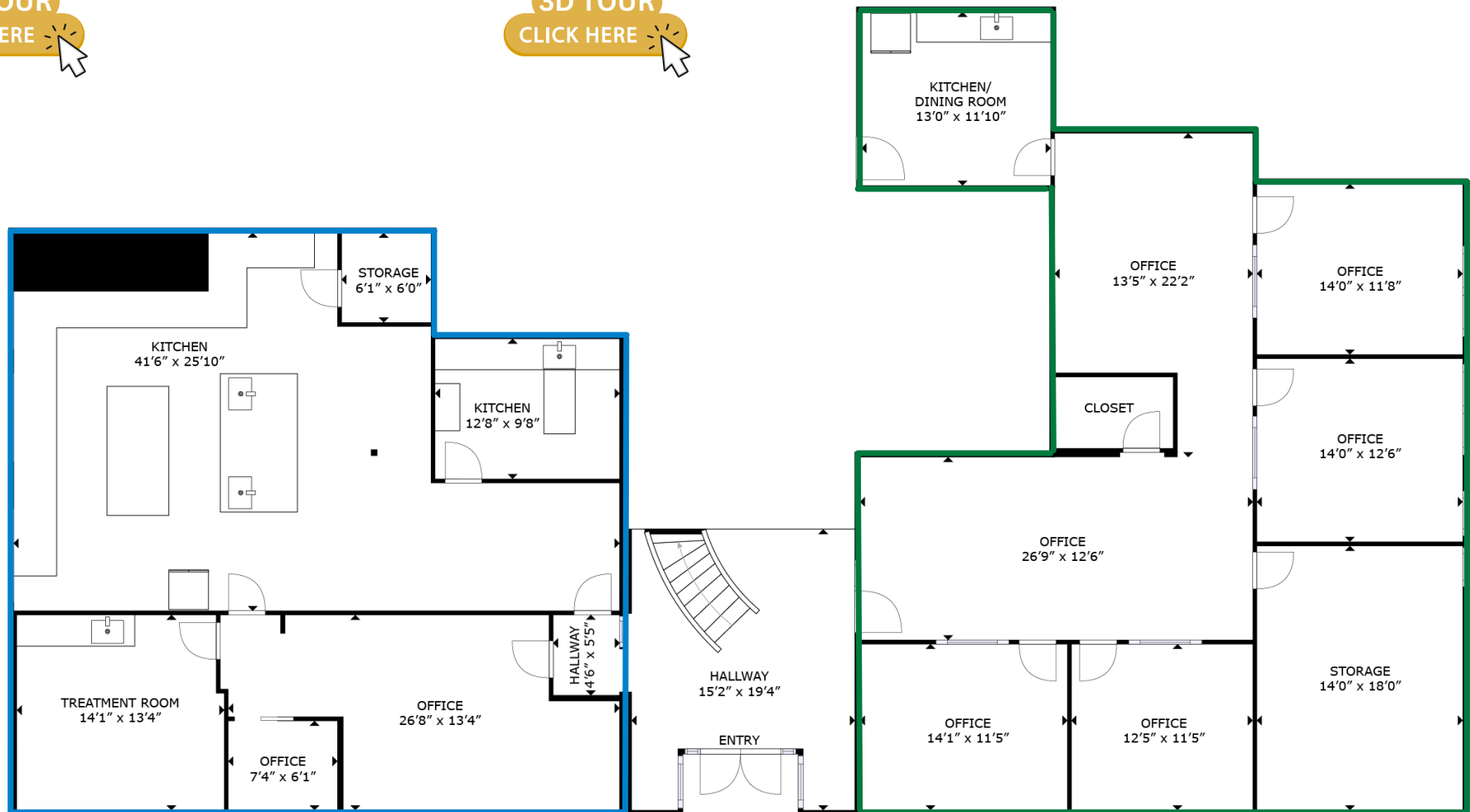
General office layout featuring 4 private offices, a large conference room, break area, and lobby access.

3D TOUR

CLICK HERE



***Note: The first-floor suites are currently under lease through November 12, 2026, but can be available now for direct lease with the Lessor.**





INTERIOR PHOTOS



FLOOR PLAN - 2ND FLOOR

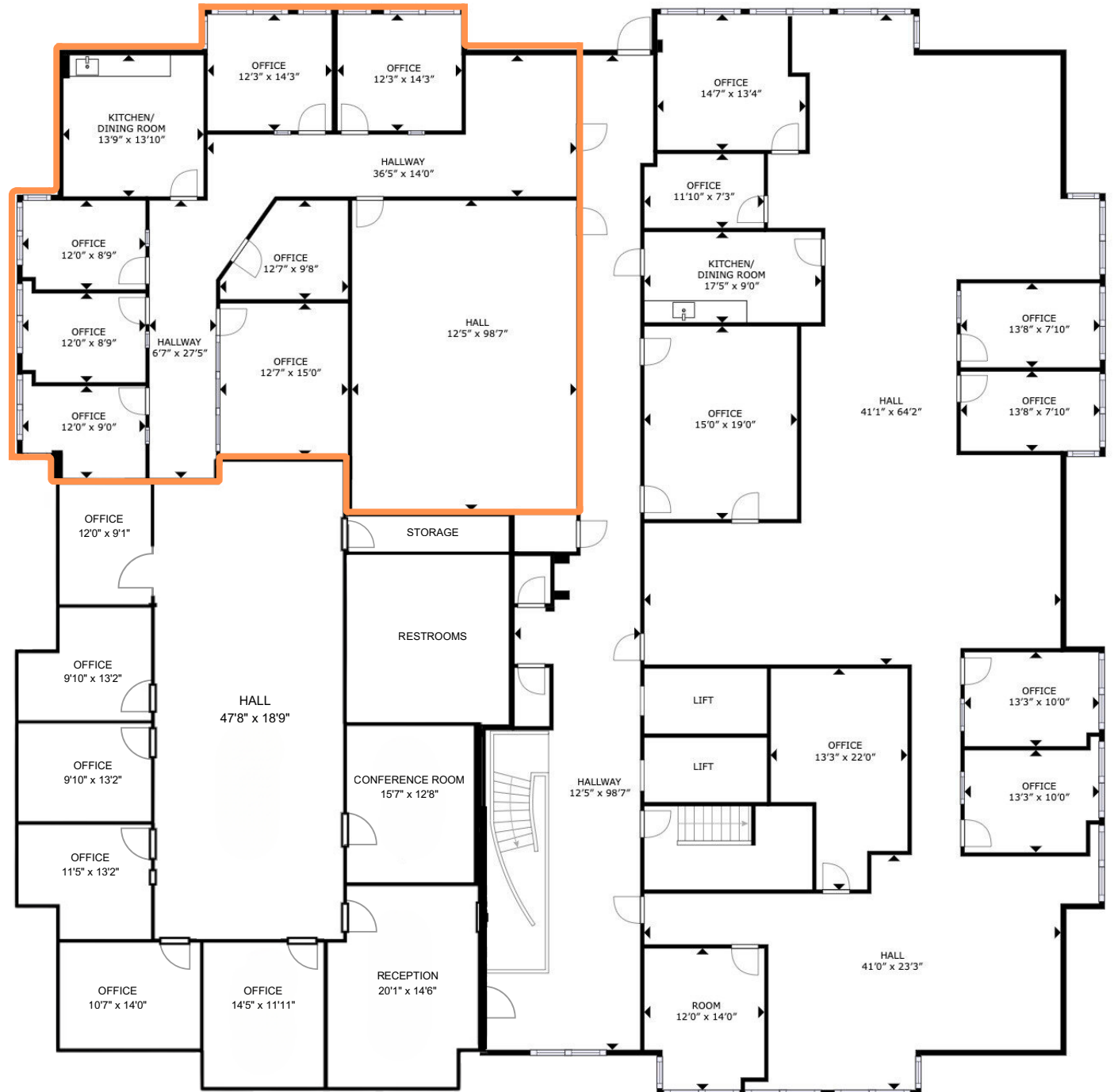
SUITE 204:

±2,810 SF

\$1.75 PSF, FSG

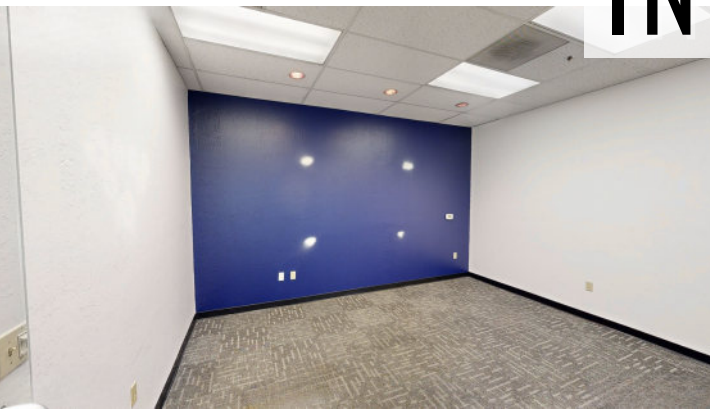
3D TOUR

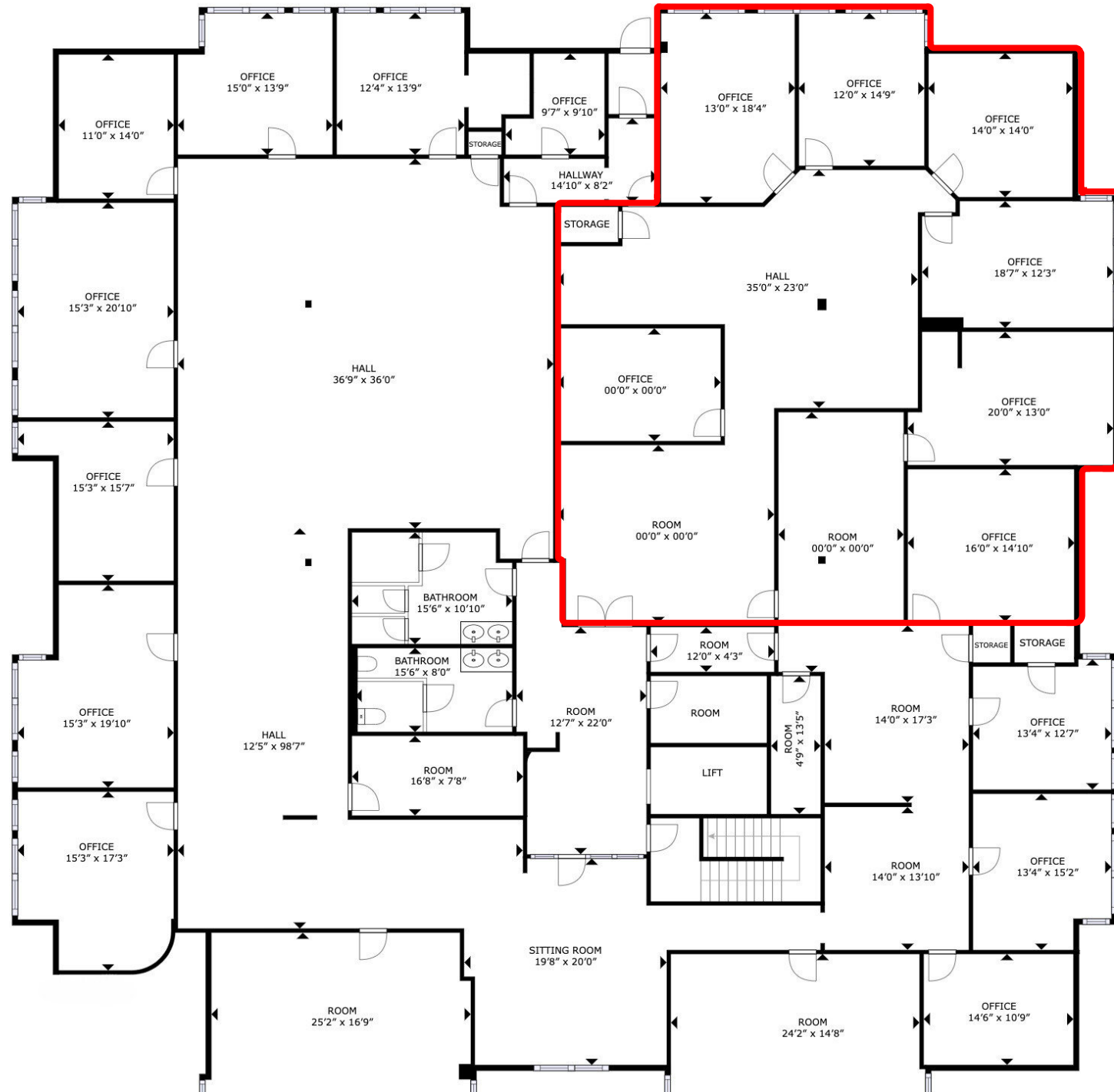
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INTERIOR PHOTOS





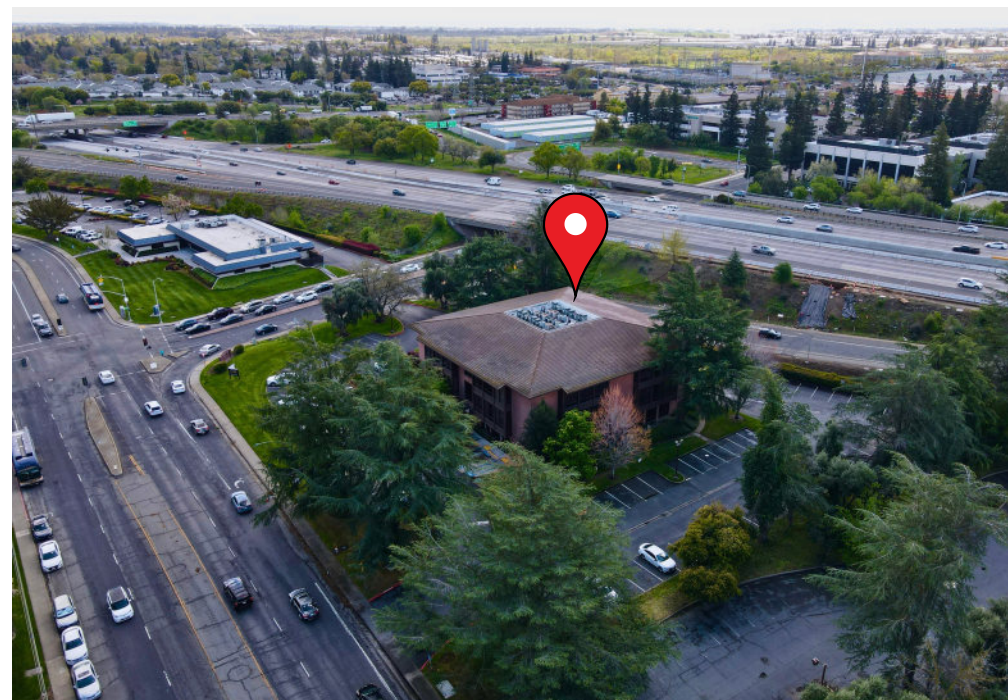


INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



CAL EXPO

**arden fair
MALL 150+ Retailers**



SAFeway **DOLLAR TREE** **CVS pharmacy** **CALIFORNIA Family Fitness** **Quick Quack CAR WASH** **McDonald's**

HOWE AVE

American River



WATT AVE



PETERS engineering **Golden1 Credit Union** **HERLIN DYAL PROSTHODONTICS** **THE ASHLEY LAW GROUP**



Chevron **Mountain Mike's PIZZA** **TACO BELL** **7-Eleven** **McDonald's** **NY Gyros & Philly's**



Quick Quack CAR WASH **Starbucks** **Sourdough & Co.**
Sandwiches • Soups • Salads



FOLSOM BLVD



SACRAMENTO STATE

PROPERTY
LOCATION



Jack in the box **Starbucks** **Carl's Jr.** **99¢ only STORES** **DELISH PIZZERIA** **Raley's**



Pizza Hut **76** **CVS pharmacy** **Starbucks** **target**



Pollo Loco **Falling Prices** **Wendy's** **Shell** **THE HOME DEPOT**

DEMOGRAPHIC SUMMARY REPORT

7750 COLLEGE TOWN DRIVE, SACRAMENTO, CA 95826



POPULATION 2023 ESTIMATE

1-MILE RADIUS 14,103
3-MILE RADIUS 144,295
5-MILE RADIUS 386,078

POPULATION 2028 PROJECTION

1-MILE RADIUS 14,674
3-MILE RADIUS 148,190
5-MILE RADIUS 396,613



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$79,964.00
3-MILE RADIUS \$92,512.00
5-MILE RADIUS \$86,785.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$57,568.00
3-MILE RADIUS \$66,901.00
5-MILE RADIUS \$61,806.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,195	95,113	245,428
BLACK	1,425	15,368	43,520
HISPANIC ORIGIN	3,065	39,657	114,964
AM.INDIAN & ALASKAN	228	2,784	8,132
ASIAN	2,134	19,734	58,092
HAWAIIAN/PACIFIC ISLAND	104	1,307	4,330
OTHER	1,016	9,990	26,576

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE AVAILABLE SUITES



Chase Burke

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