

LOTZ PARKWAY

HEALTHCARE & COMMERCIAL DEVELOPMENT OPPORTUNITY

Two Commercial Land Parcels Available Individually or Together
Elk Grove, California | Sacramento County



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LOTZ PARKWAY

ELK GROVE, CALIFORNIA |
SACRAMENTO COUNTY



Executive Summary

Lotz Parkway presents a strategic healthcare and commercial development opportunity located in Elk Grove, California. The offering includes two commercially zoned parcels consisting of an approximately ± 1.00 -acre parcel and an approximately ± 4.266 net-acre parcel that may be acquired individually or together.

A separate parcel positioned between the two subject parcels is currently being developed as the new Advanced Healthcare of Elk Grove post-acute transitional care facility, anticipated to be completed by the end of 2026. This future healthcare anchor is expected to support long-term demand for complementary rehabilitation, wellness, pharmacy, outpatient services, professional office, and healthcare-support commercial uses.

The property benefits from Business & Professional (BP) zoning, completed roadway improvements, and immediate proximity to Highway 99, Whitelock Parkway, and the Elk Grove Auto Mall.

The surrounding corridor is served by existing utility infrastructure associated with adjacent healthcare and residential development. Buyer to independently verify utility availability, capacity, and extension requirements to the subject parcels.

Approximately 3 acres were previously dedicated to the City of Elk Grove for the Whitelock Interchange Project, a major regional infrastructure improvement designed to enhance long-term access, circulation, and connectivity throughout Elk Grove's expanding southern growth corridor. The remaining parcels are positioned to benefit from the long-term infrastructure investment and improved regional accessibility associated with the project.

According to the California Department of Finance, Elk Grove ranked as the #3 fastest-growing city in California among cities under 300,000 population between January 1, 2025 and January 1, 2026.

OFFERING SUMMARY

Property	APN	Approximate Size
Parcel 1	132-0280-089-0000	±1.00 Acre
Parcel 2	132-0280-091-0000	±4.266 Net Acres
Combined	-	±5.266 Acres

The parcels may be sold separately or together. Buyer to independently verify acreage, zoning, utilities, permitted uses, development requirements, and all governmental approvals.



INVESTMENT HIGHLIGHTS



Adjacent to the new Advanced Healthcare of Elk Grove post-acute transitional care facility anticipated to open by end of 2026



Business & Professional (BP) zoning already established



Approximately ±5.266 combined acres available



Completed roadway and frontage improvements



Immediate Highway 99 accessibility



Proximity to Elk Grove Auto Mall and surrounding commercial services



Existing utility infrastructure within surrounding development corridor



Flexible acquisition structure – parcels available individually or together



Strategic position within Elk Grove's expanding healthcare and commercial corridor



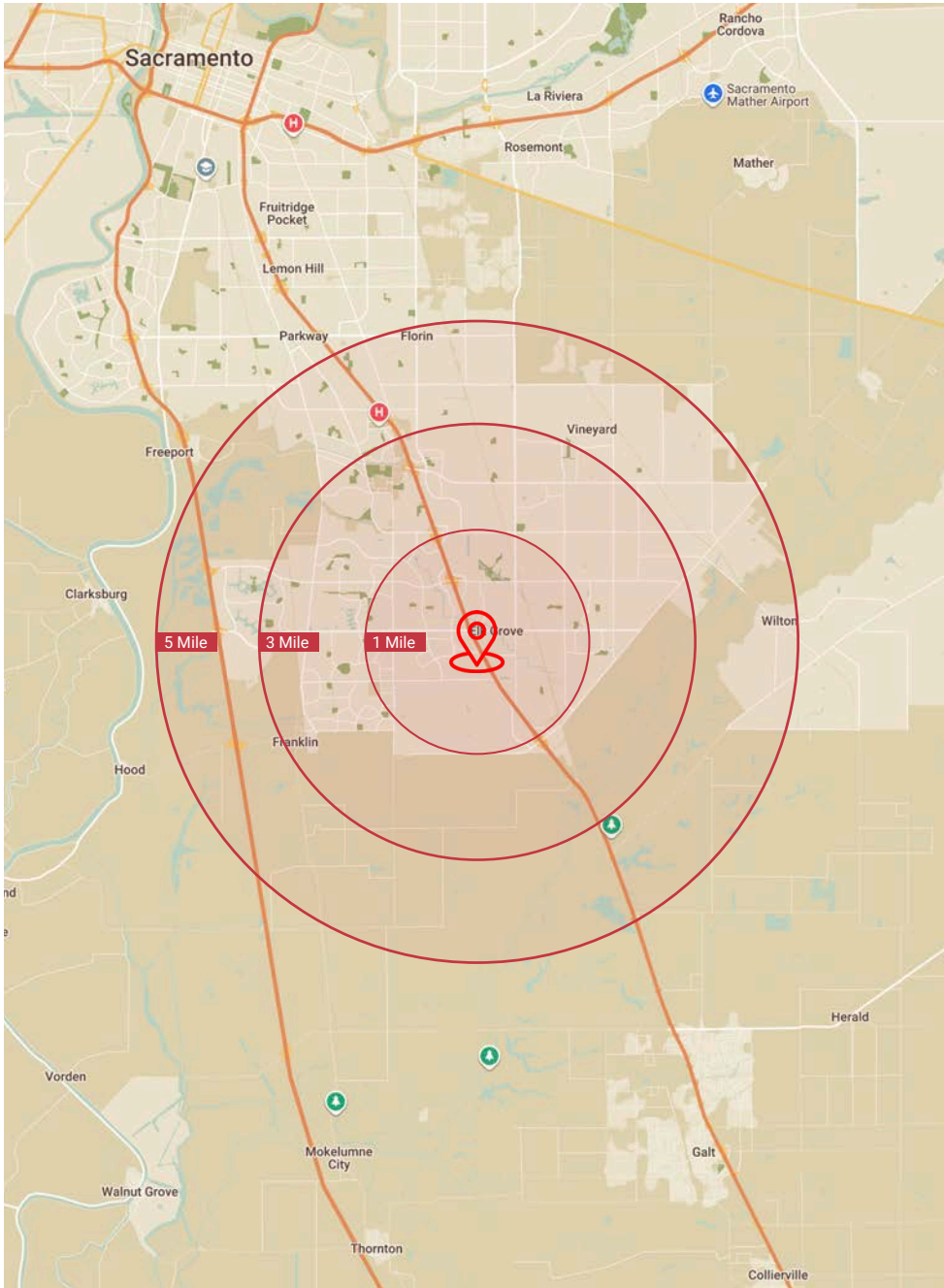
LOCATION OVERVIEW

Lotz Parkway is positioned within Elk Grove’s expanding southern growth corridor, benefiting from continued residential growth, infrastructure investment, and strong regional accessibility. The site provides convenient access to Highway 99, Whitelock Parkway, and established commercial services.

The surrounding 5-mile radius includes major demand drivers such as Sky River Casino, Elk Grove Auto Mall, Kaiser Promenade Medical, Dignity Health Plaza, UC Davis Medical Group, Sutter Medical Plaza, and additional healthcare and commercial services.

The property’s location adjacent to a significant new healthcare facility and within close proximity to established commercial services supports a broad range of healthcare-oriented, professional office, wellness, and neighborhood-serving commercial uses.

METRIC	1 MILE	3 MILE	5 MILE
Population	17,598	68,447	200,051
Households	5,430	21,683	61,599
Average Household Income	\$194,910	\$175,808	\$155,018



POTENTIAL DEVELOPMENT USES



Medical Office



Professional Office



Outpatient Medical Services



Urgent Care



Rehabilitation Services



Pharmacy



Health & Wellness Uses



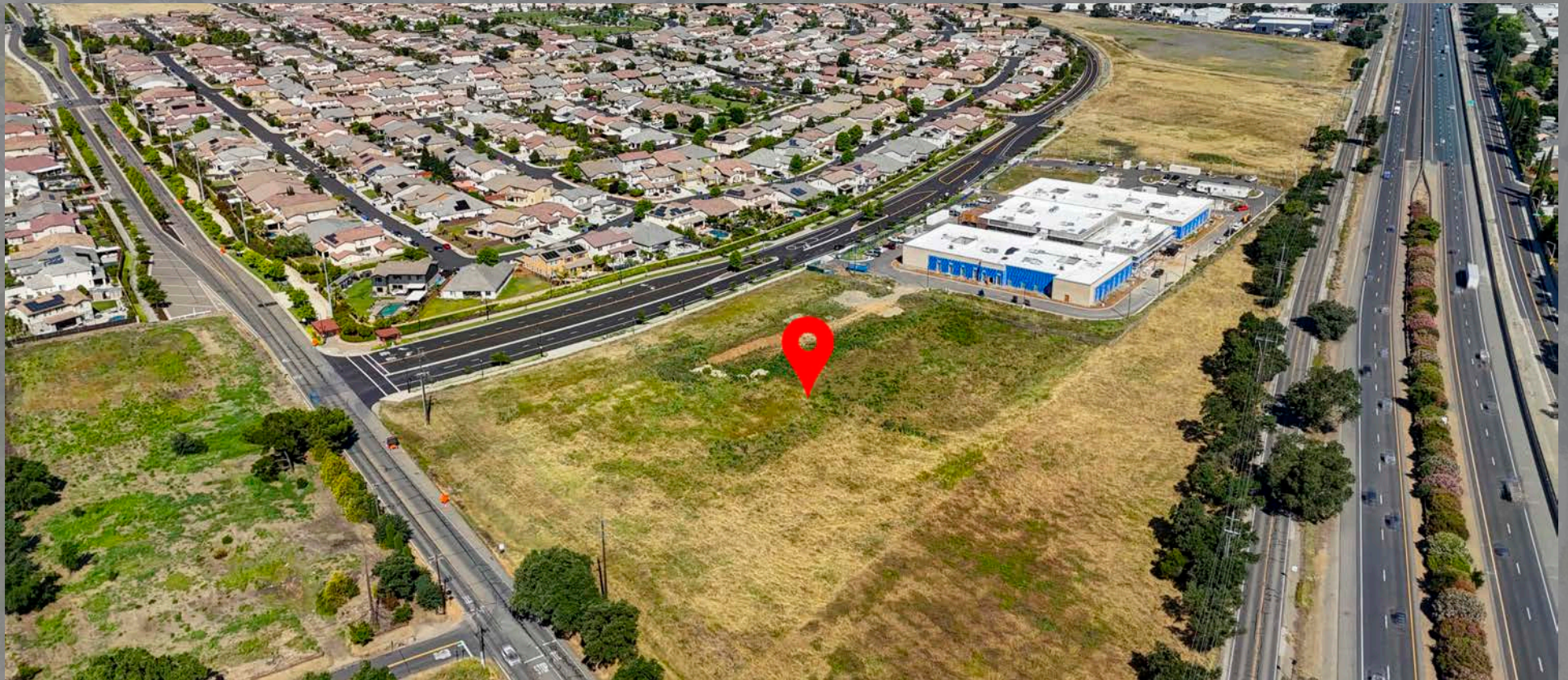
Senior Care Support Services



Hospitality



Neighborhood Commercial
Services



AERIAL VIEW



AERIAL MAP



DEVELOPMENT STATUS & INFRASTRUCTURE

Lotz Parkway has several key development fundamentals already in place supporting future healthcare-oriented and professional commercial development within Elk Grove's expanding growth corridor.

Business & Professional zoning is already established, roadway and frontage improvements have been completed, and the surrounding corridor is served by existing utility infrastructure associated with adjacent healthcare and residential development.

Approximately 3 acres were previously dedicated to the City of Elk Grove for the Whitelock Interchange Project, a major regional infrastructure improvement designed to enhance long-term access, circulation, and connectivity throughout Elk Grove's expanding southern growth corridor. The remaining parcels are positioned to benefit from the long-term infrastructure investment and improved regional accessibility associated with the project.

Buyer to independently verify utility availability, capacity, and extension requirements to the subject parcels.

The property benefits from strong regional access through nearby Highway 99 and proximity to the Whitelock Parkway corridor



TARGET BUYER PROFILES

- Healthcare-Oriented Developers
- Medical Office Developers
- Professional Office Developers
- Rehabilitation & Wellness Operators
- Outpatient Medical Providers
- Pharmacy Operators
- Commercial Developers
- Hospitality Developers
- Healthcare Support Service Providers



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Prospective purchasers are advised that all information, including but not limited to acreage, square footage, dimensions, zoning, permitted uses, utility availability, development potential, environmental conditions, governmental approvals, infrastructure status, traffic counts, demographic information, healthcare facility construction timelines, interchange improvements, maps, conceptual renderings, projections, financial assumptions, and all other property-related information must be independently verified by Buyer and Buyer’s consultants.

Any references to future development, infrastructure improvements, healthcare facility operations, interchange construction, governmental projects, population growth, market conditions, or future economic activity are based upon information believed reliable at the time of preparation but are inherently subject to change without notice. No guarantee is made regarding the completion, timing, or impact of any proposed or ongoing public or private improvements.

Statements regarding utility availability, development feasibility, zoning compliance, or potential uses are preliminary in nature and subject to independent investigation and confirmation by Buyer through the appropriate governmental agencies, utility providers, engineers, architects, consultants, and other professionals.

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Whitelock Pkwy

±4.266 NET ACRES

W Stockton Blvd

Lotz Pkwy

±1.00 ACRE

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