



# AVAILABLE PROPERTY SUMMARY ALL PROPERTIES | APRIL 2024

For further information, please contact us at (916) 381-8113  
or [jacksonprop.com](http://jacksonprop.com).

JACKSON PROPERTIES | 155 CADILLAC DR., SUITE 100 | SACRAMENTO, CA 95825





SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
<b>AMERICAN RIVER DRIVE</b>					
1,215	3620 American River Dr., Suite 235	\$2.80/SF	FS	2	Three-building, Class A professional office campus on American River Drive at Watt Avenue. Project amenities include common conference facilities, an onsite gym, and direct access to the American River bike trail. Suite includes reception, conference room, and 2 private offices with a coffee bar.
1,529	3600 American River Dr., Suite 204	\$4,360.00	FS	3	<b>Available 8/1/2024.</b> Nice small suite with 3 private offices, conference room and break area.
1,575	3620 American River Dr., Suite 100	\$2.80/SF	FS	3	Three-building, Class A professional office campus on American River Drive at Watt Avenue. Project amenities include common conference facilities, an onsite gym, and direct access to the American River bike trail. Suite includes double door entry, 3 private offices, conference room and open office area.
<b>CAMPUS COMMONS</b>					
567	333 University Avenue, Suite 245	\$1,985.00	FS	1	New small office suites offer private office and open area at University Office Park in Campus Commons. On-site amenities include a Common Break Room, Conference Room and Gym.
763	333 University Avenue, Suite 250	\$2,670.00	FS	1	New small office suites offer private office and open area at University Office Park in Campus Commons. On-site amenities include a Common Break Room, Conference Room and Gym.
1,153	1 Parkcenter Dr., Suite 115	\$3,750.00	NNN	2	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue. Suite includes 2 private offices, conference room, break room, and private restroom.
1,185	333 University Avenue, Suite 230	\$4,150.00	FS	2	New office suites with 2 private offices and open area at University Office Park in Campus Commons. On-site amenities include a Common Break Room, Conference Room and Gym.
1,201	333 University Avenue, Suite 235	\$4,200.00	FS	2	New office suites with 2 private offices and open area at University Office Park in Campus Commons. On-site amenities include a Common Break Room, Conference Room and Gym.
1,927	185 Cadillac Drive	\$1.85/SF	FS	3	Nice office on the corner of Fair Oaks Blvd. and Cadillac Drive in Campus Commons. Suite has a conference room, three private offices, break/storage room, open office and an excellent window line.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
2,098	300 University Avenue, Suite 220	\$6,505.00	FS	5	<b>Available 7/1/2024.</b> Nice suite with 5 private offices, Break Area, IT - excellent floor to ceiling window line in one of University Avenue's nicest office buildings.
2,182	333 University Ave., Suite 130	\$2.85/SF	FS	6	6 private offices and open office area for workstations at University Office Park in Campus Commons. On-site amenities include a Common Conference Room and Gym.
2,198	333 University Ave., Suite 160	\$2.85/SF	FS	6	6 private offices, conference room, copy room and reception area at University Office Park in Campus Commons. On-site amenities include a Common Conference Room and Gym.
2,878	1 Parkcenter Dr., Suite 110 & 115	\$3.25/SF	NNN	BTS	Ground floor retail/office space with excellent exposure at corner of Howe Avenue and University Avenue. Building and monument signage available. Interior to suit. Divisible to 1,153 SF.
4,952	5 Parkcenter Drive, Suite 100*	\$2.75/SF	FS	9	Prominent Frontage, Double Door Entry, Reception, Conference Room, Break Room, IT Closet, 9 private offices and open area for workstations.
<b>EL DORADO HILLS</b>					
1,575	5145 Golden Foothill Parkway, Suite 130*	\$1.15/SF	NNN	2	The office includes a reception area, 1 private office, breakroom, and an open area with double doors leading to a loading area. The space is located at the first entrance of the El Dorado Hills Business Park, close to Latrobe Road and Highway 50.
2,982	5151 Golden Foothill Parkway, Suite 110*	\$1.15/SF	NNN	2	Open office area with access to a common restroom located at the first entrance to the business park, close to Latrobe Road and Highway 50.
3,000	5145 Golden Foothill Parkway, Suite 100*	\$1.15/SF	NNN	6	Corner office suite with 6 private offices, large open office area and two restroom located at the first entrance to the business park, close to Latrobe Road and Highway 50.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
<b>ELK GROVE</b>					
654	9300 W. Stockton Blvd., Suite 111*	\$3.10/SF	FS	2	Nice small unit at Laguna East Business Park with 2 private offices and open area.
671	9300 West Stockton Blvd, Suite 104	\$2,080.00	FS	2	Nice small unit at Laguna East Business Park with 2 private offices and open area.
727	9290 W. Stockton Blvd, Suite 107	\$3.00/SF	FS	2	Office suite with 2 private offices near Elk Grove City Hall, Highway 99, food, services, and shopping. Monument Signage Available.
1,462	9280 W. Stockton Blvd, Suite 111*	\$2.75/SF	FS	3	Great Laguna endcap ground floor space in a Class A building in Laguna along the Highway 99 corridor! Space has 3 private offices, a Conference Room and open area adjacent to a side building entry and parking area. Available May 2024
1,482	9280 West Stockton Blvd, Suite 228	\$4,075.00	FS	2	Nice second floor space with great window line, 2 private offices, Conference Room and coffee bar.
1,815	9245 Laguna Springs Drive, Suite 135	\$5,895.00	FS	-	Ground floor double-door entry off of main building lobby. Reception, Conference Room, and Break Room, with open office concept.
3,050	9280 W. Stockton Blvd., Suite 230*	\$2.75/SF	FS	6	Reception area, 6 private offices, and break room located near Highway 99, food services and shopping. Monument Signage available.
4,420	9280 W. Stockton Blvd, Suite 110*	\$2.75/SF	FS	12	Prominent main lobby double door entry in a Class A building in Laguna along the Highway 99 corridor! This unit offers a reception area, Conference Room, 10 private offices, Break Room, Copy Room, and a great window line on the east side of the building. Monument Signage facing West Stockton Blvd is available with this space. Available May 2024.
5,882	9280 W. Stockton Blvd, Suites 110 & 111*	\$2.75/SF	FS	15	Prominent main lobby double door entry in a Class A building in Laguna along the Highway 99 corridor! This unit offers a reception area, Conference Room, 17 private offices, Break Room, Copy Room, and a great window line on the east and north sides. Top building signage and Monument Signage are both available with this space. Available May 2024.
72,200	9275 Laguna Springs Drive	Call for Pricing	FS	BTS	<b>Now pre-leasing!</b> New 3-story Office building located in Laguna Pointe at the Laguna/99 Interchange. Interiors to suit, varying sizes. Full 24,000 sq. ft. floor plates available. Call for details.
<b>FOLSOM</b>					
1,472	81 Blue Ravine Rd., Suite 120	\$2.15/SF	FS	2	Beautiful two-story office building in Lake Forest Tech Center. Functional suite with 2 private offices, reception area and break room. Access to a common gym.
2,614	80 Blue Ravine Rd., Suite 110	\$2.25/SF	FS	8	Functional office space with 8 private offices and access to a common conference room, gym, kitchen and showers.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
<b>HWY 50 - WEST</b>					
1,078	7801 Folsom Blvd, Suite 360	\$1.85/SF	FS	5	5 private offices, break room, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
1,100	7801 Folsom Blvd, Suite 315*	\$1.85/SF	FS	3	3 private offices, printer area, and reception area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
1,496	7801 Folsom Blvd., Suite 105*	\$1.85/SF	FS	4	4 private offices, break room, and open reception area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
1,771	7801 Folsom Blvd., Suite 370	\$1.85/SF	FS	3	3 private offices, wide open floor plan, exceptional window line, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
1,805	7801 Folsom Blvd., Suite 204	\$1.85/SF	FS	2	2 private offices, conference room, break room, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
2,377	7801 Folsom Blvd., Suite 215	\$1.85/SF	FS	6	Double door entry off the 2nd floor lobby, conference room, 6 built out offices, break room, exceptional window line, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse. Divisible.
3,223	7801 Folsom Blvd., Suite 101	\$1.85/SF	FS	7	<b>Double door entry off lobby.</b> 7 private offices, conference room, break room, and reception area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse. Newly renovated and ready for immediate occupancy.
3,716	7801 Folsom Blvd., Suite 375	\$1.85/SF	FS	10	10 private offices, conference room, break room, exceptional window line, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
4,512	7801 Folsom Blvd, Suite 325	\$1.85/SF	FS	9	9 private offices, private conference room, and an IT room with double doors off the lobby within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
5,488	7801 Folsom Blvd., Suites 370 & 375	\$1.85/SF	FS	13	13 private offices, conference room, open floor plan, break room, exceptional window line, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
<b>POINT WEST</b>					
3,348	1375 Exposition Blvd., Suite 109	\$2.15/SF	FS	9	Double door entry off the first floor lobby with 9 private offices! Prominent building in Point West. Common area Conference Room and Gym.
3,487	1375 Exposition Blvd., Suite 240	\$1.95/SF	FS	7	Double door entry with conference room, 7 private offices, copier room and kitchen! Prominent building in Point West. Common area Conference Room and Gym.
4,796	1375 Exposition Blvd., Suite 320	\$2.15/SF	FS	12	Double door entry on third floor, 12 private offices with great window line. Prominent building in Point West. Common Area Conference Room and Gym.
9,275	1375 Exposition Blvd., Suite 102	\$2.15/SF	FS	12	Double door entry off the first floor lobby with 12 private offices. Prominent building in Point West. Common area Conference Room and Gym.
<b>POWER INN &amp; HWY 50</b>					
919	3463 Ramona Avenue, Suite 16*	\$1,150.00	NNN	2	Office suite with 2 private offices located near Power Inn Road and Highway 50.
950	5665 Power Inn Road, Suite 102	\$1,140.00	NNN	1	Small office space with 1 private office and restroom located on corner of Power Inn and Fruitridge Road.
1,662	3463 Ramona Avenue, Suite 15*	\$2,075.00	NNN	6	Office suite with 6 private offices, break room, and access to a shared common area restroom located near Power Inn Road and Highway 50.
2,370	7273 14th Avenue, Suite 140*	\$2,965.00	NNN	1	1 private office, open office and two private restrooms located near Power Inn Road and Highway 50.
2,642	7273 14th Avenue, Suite 135*	\$3,300.00	NNN	3	3 private offices, break room, conference room, open office area and 2 private restrooms located near Power Inn Road and Highway 50.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
3,070	5301 Power Inn Rd., Suite 180	\$3,840.00	NNN	6	Office/Showroom with Power Inn Road frontage and high traffic counts next to Squeeze Inn, I Love Teriyaki, Sandwich Spot and other retailers. High daytime population area.
4,595	3651 Business Drive, Suite 100*	\$1.25	NNN	4	4 private offices, break room, conference room, open office area and 2 private restrooms located near Power Inn Road and Highway 50.
4,901	3700 Business Dr., Suite 150	\$2.00/SF	NNN	4	<b>Plug and Play Data Center.</b> Four private offices, two restrooms, open area for cubicles, conference room, and large rooms in the back of the unit that can be used as offices, tech, or storage located near Power Inn Road and Highway 50. The unit has existing systems in place including raised flooring, UPS system, Generator, FM 200 Fire Suppression System, and its own electrical room.
6,773	3700 Business Drive, Suite 130*	\$8,465.00	NNN	14	14 private offices, 4 restrooms, conference room, break room, and open office area located near Power Inn Road and Highway 50.
11,674	3700 Business Drive, Suites 130 & 150*	Call for Details	NNN	18	<b>Plug and Play Data Center.</b> Eighteen private offices, two restrooms, open area for cubicles, conference room, and large rooms in the back of the unit that can be used as offices, tech, or storage located near Power Inn Road and Highway 50. The unit has ex...
11,826	3700 Business Drive, Suites 100 & 130*	\$14,190.00	NNN	20	20 private offices, 6 restrooms, open office area, 2 break rooms, 2 conference rooms, large print area, and large open office areas located near Power Inn Road and Highway 50.
12,709	3630 Business Drive, Suite 100*	\$15,885.00	NNN	12	Large office space with 12 private offices, 2 training rooms, conference room, break room and open office area located along Business Drive neat Power Inn Road and Highway 50.
<b>RANCHO CORDOVA</b>					
1,000	11170 Sun Center Drive, Suite 300	\$1.25/SF	MG	2	2 private offices, conference room, reception room, and open office space for workstations.
1,820	10933 Trade Center Drive, Suite 106	\$1.20/SF	MG/FS	3	Open floor plan with large conference room, breakroom, and 1 private office in upgraded building with solar and new roof.
6,436	10969 Trade Center Drive, Suite 105	\$1.85/SF	MG/FS	12	Gorgeous large corner suite with double door access from main lobby, offices along perimeter window line, and kitchenette included. Divisible.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
<b>CAMPUS COMMONS</b>					
1,153	1 Parkcenter Dr., Suite 115	\$3,750.00	NNN	2	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue. Suite includes 2 private offices, conference room, break room, and private restroom.
1,725	1 Parkcenter Dr., Suite 110	\$5,605.00	NNN	BTS	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue.
4,725	7 Parkcenter Dr., Suite 100	\$2.75/SF	FS	15	Prominent Frontage, Double Door Entry, Reception Area, 10 Exam rooms, Break Room, IT Closet, and 5 private offices.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.



# INDUSTRIAL | AVAILABLE PROPERTY SUMMARY | APRIL 2024



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
<b>EL DORADO HILLS</b>							
2,016	625	5151 Golden Foothill Parkway, Suite 120	\$2,320.00	NNN	1	12x14, CD	Warehouse with open office area, one private restroom, access to a common dock, located at the first entrance to the business park, close to Latrobe Road and Highway 50.
2,623	616	5151 Golden Foothill Parkway, Suite 140	\$3,015.00	NNN	1	12x14, CD	Warehouse with open office area, one private restroom, access to a common dock, located at the first entrance to the business park, close to Latrobe Road and Highway 50.
4,639	1,241	5151 Golden Foothill Parkway, Suites 120 & 140	\$5,535.00	NNN	2	(3) 12x14, CD	Warehouse with open office area, two private restroom, access to a common dock, located at the first entrance to the business park, close to Latrobe Road and Highway 50.
7,621	4,223	5151 Golden Foothill Parkway, Suites 110, 120 & 140	\$8,765.00	NNN	3	(3) 12x14, CD	Warehouse with open office area, one private office, two private restroom, access to a common dock, located at the first entrance to the business park, close to Latrobe Road and Highway 50.
<b>ELK GROVE</b>							
1,035	None	9110 Union Park Way, Suite 107	\$1,295.00	NNN	0	10x12	Insulated warehouse area with private restroom located off of Highway 99.
1,342	253	10463 Grant Line Road, Suite 100*	\$1,610.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located on Grant Line Road adjacent to Highway 99.
1,360	325	9110 Union Park Way, Suite 103	\$1,630.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located off of Highway 99.
1,412	305	10463 Grant Line Road, Suite 107*	\$1,695.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located on Grant Line Road adjacent to Highway 99.
1,412	305	10463 Grant Line Road, Suite 104*	\$1,695.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located on Grant Line Road adjacent to Highway 99.
1,996	294	9766 Waterman Road, Suite A	\$2,395.00	NNN	1	10x12	Warehouse with open office and private restroom located near Highway 99. Suite offers building signage opportunity on Waterman Road.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

# INDUSTRIAL | AVAILABLE PROPERTY SUMMARY | APRIL 2024



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
2,824	610	10463 Grant Line Road, Suites 119 & 120	\$3,390.00	NNN	1	(2) 10x12	Insulated warehouses with two open office areas and two private restrooms located on Grant Line Road adjacent to Highway 99.
3,200	300	9168 Survey Road, Suite B	\$5,500.00	NNN	1	(2) 12x14	Insulated warehouse with open office and private restroom located near Highway 99. Space also includes 12,126 sq. ft. of attached, fences, and paved yard area.
9,710	1,937	9731 Dino Drive, Suite 100*	\$9,710.00	NNN	7	(2) 10x12, CD	Insulated warehouse with 7 private offices, 2 private restrooms, break room, and conference room located near Highway 99. Suite includes access to a common dock.
<b>POWER INN &amp; HWY 50</b>							
1,500	None	8161 Belvedere Avenue, Suite F	\$1,800.00	NNN	None	12x14	Insulated warehouse with storage room located near Power Inn Road and Highway 50.
1,500	None	8161 Belvedere Avenue, Suite E*	\$1,800.00	NNN	None	12x14, CD	Insulated warehouse with storage room located near Power Inn Road and Highway 50.
1,567	None	8166 14th Avenue, Suite H	\$1,880.00	NNN	0	10x12, CD	All warehouse unit with private restroom located near Power Inn Road and Highway 50.
1,576	None	3671 Business Drive, Suite 120*	\$1,735.00	NNN	None	Man Door	Insulated and conditioned warehouse space along Business Drive located near Power Inn Road and Highway 50.
1,620	375	7917 Fruitridge Road, Suite A2*	\$1,945.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 50.
1,920	440	5665 Power Inn Road, Suite 126	\$1,920.00	NNN	1	10x12	Insulated warehouse with reception area, one private office and a private restroom located on Power Inn Road. Suite also offers Building Signage along Power Inn Road.
2,060	405	5665 Power Inn Road, Suite 100*	\$2,475.00	NNN	1	10x12	Warehouse with open reception area and private restroom located on Power Inn Road. Suite also offers Building Signage along Fruitridge Road.
2,501	936	3453 Ramona Ave., Suite 12*	\$2,750.00	NNN	2	12x14	Insulated warehouse with open office area, 1 private office, and a private restroom located near Power Inn Road and Highway 50.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

# INDUSTRIAL | AVAILABLE PROPERTY SUMMARY | APRIL 2024



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
2,650	355	8185 Belvedere Avenue, Suite B*	\$2,915.00	NNN	1	12x14	Insulated warehouse with 3 private offices, reception area, and private restroom located near Power Inn Road and Highway 50.
2,765	443	5665 Power Inn Road, Suite 140	\$2,875.00	NNN	1	10x12	Newly Renovated Insulated warehouse with one private office, open office area and private restroom located near Power Inn Road and Highway 50.
3,000	430	8185 Belvedere Avenue, Suite F	\$3,300.00	NNN	2	12x14	Insulated warehouse with 2 private offices, open reception area, and private restroom located near Power Inn Road and Highway 50.
3,010	1,355	5665 Power Inn Road, Suites 100 & 102*	\$3,615.00	NNN	3	10x12	Warehouse with open reception area and private restroom located on Power Inn Road. Suite also offers Building Signage along Fruitridge Road.
5,053	3,023	3700 Business Dr., Suite 100*	\$5,810.00	NNN	6	12x14	Half office half warehouse space with break room, conference area, large print area, shower room, and two restrooms.
7,113	2,140	3651 Business Drive, Suite 120	\$7,825.00	NNN	4	12x14	Fully conditioned warehouse with open reception area, 4 private offices, conference room, and break room located near Power Inn Road and Highway 50.
7,580	1,150	8120 Berry Avenue, Suite B*	\$2,750.00	NNN	3	12x14, D	Insulated warehouse with open reception area, 3 private offices and 2 restrooms located near Power Inn Road and Highway 50. Space includes 1 grade level overhead door and a loading dock.
10,893	2,338	5685 Power Inn Road, Suite A	\$9,150.00	NNN	10	(4) 12x14	Insulated warehouse with 10 private offices, conference room, break room and 4 private restrooms located near Power Inn Road and Highway 50. Includes 2,900 SF of attached fenced & paved yard area.
11,826	9,796	3700 Business Drive, Suites 100 & 130*	\$14,190.00	NNN	20	12x14	20 private offices, 6 restrooms, open office area, 2 break rooms, 2 conference rooms, large print area, and large open office areas located near Power Inn Road and Highway 50.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

# INDUSTRIAL | AVAILABLE PROPERTY SUMMARY | APRIL 2024



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
13,300	705	8210 Berry Avenue, Suite 100*	\$10,640.00	NNN	1	(2) 12x14, 10x12 D	Insulated warehouse with open office area located near Power Inn Road. Space includes 2 grade level overhead doors and a loading dock.
<b>SUNRISE &amp; HWY 50</b>							
990	160	11440 Sunrise Gold Circle, Suite 15*	\$1,190.00	NNN	1	10x12	Warehouse with roll up door, open office area, and private restroom located in an industrial complex near Sunrise Blvd and Highway 50.
<b>YARD</b>							
71,175	None	8220 Berry Avenue, Yard 2	\$12,810.00	NNN	0	N/A	Fenced and paved yard area located off Power Inn Road.
<b>WEST SACRAMENTO</b>							
15,600	2,000	771 Northport Drive, Suites A-C*	\$12,480.00	NNN	5	(3) 12x14, CD	Insulated warehouse with open reception areas, 5 private offices, 3 private restrooms and access to a common dock located near Highway 80.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.

# STORAGE | AVAILABLE PROPERTY SUMMARY | APRIL 2024



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
<b>STORAGE</b>							
1,140	None	5665 Power Inn Road, Suite C	\$1,255.00	NNN	None	10x12	Storage unit conveniently located on Power Inn Road and Fruitridge Road.
1,184	None	7830 Cucamonga Ave., Suite 24B	\$1,300.00	NNN	None	10x12	Open storage unit with lights and pedestrian door. Unit also has access to a common area restroom.
1,300	None	5580 Power Inn Road, Suite C	\$1,430.00	NNN	None	10x12	All warehouse with conveniently located on Power Inn Road and Fruitridge Road.
1,415	None	3443 Ramona Ave., Suite 27B	\$1,560.00	NNN	None	10x12	All warehouse unit with access to a common area restroom located near Power Inn Road and Highway 50.

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.



# RETAIL | AVAILABLE PROPERTY SUMMARY | APRIL 2024



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
<b>CAMPUS COMMONS</b>						
1,153	1 Parkcenter Dr., Suite 115	\$3,750.00	NNN	2	-	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue. Suite includes 2 private offices, conference room, break room, and private restroom.
1,725	1 Parkcenter Dr., Suite 110	\$5,605.00	NNN	BTS	-	Ground floor retail/office space with incredible exposure at corner of Howe Avenue and University Avenue. Building and monument signage available.
2,864	1 Parkcenter Dr., Suite 110 & 115	\$3.25/SF	NNN	BTS	-	Ground floor retail/office space with incredible exposure at corner of Howe Avenue and University Avenue. Building and monument signage available.
<b>ELK GROVE</b>						
2,581	9267 Laguna Springs Drive, Suite 130	\$3.25/SF	NNN	5	-	Highly Visible location with Laguna Pointe (Laguna Blvd.@ Highway 99 Interchange) Ideal for Title, Mortgage, Investment, Medical/Dental or Insurance uses.
2,600	9257 Laguna Springs Drive, Suite 100*	\$8,450.00	NNN	6	-	Rare street frontage radius end cap space at Laguna Pointe. Existing Tenants include 4 restaurants, personal services, financial and medical. Monument and Freeway Pylon signage available.
<b>POWER INN &amp; HWY 50</b>						
840	5301 Power Inn Road, Suite 105*	\$1,090.00	NNN	None	-	Well located near the high traffic intersection of Power Inn Road and Fruitridge, this small retail unit offers storefront opportunity in a busy center.
1,840	5301 Power Inn Rd., Suite 100	\$4,600.00	NNN	None	N/A	<b>Second Generation Restaurant.</b> Well located near the high traffic intersection of Power Inn Road and Fruitridge, this restaurant space has a functional floor plan with a large patio.
3,070	5301 Power Inn Rd., Suite 180	\$3,840.00	NNN	6	10x12	Office/Showroom with Power Inn Road frontage and high traffic counts next to Squeeze Inn, I Love Teriyaki, Sandwich Spot and other retailers. High daytime population area.

FOR ADDITIONAL INFORMATION REGARDING AN AVAILABLE PROPERTY, PLEASE CONTACT:

**NIKO ARELLANES**  
narellanes@jacksonprop.com  
DRE # 02089240

**RYAN GAUGHAN**  
rgaughan@jacksonprop.com  
DRE # 01871854

**GREGG MASON**  
gmason@jacksonprop.com  
DRE # 02179673

**JOHN BARNEY**  
jbarney@jacksonprop.com  
DRE # 0089312

**Jackson Properties**  
155 Cadillac Dr., Suite 100  
Sacramento, CA 95825  
(916) 381-8113  
www.jacksonprop.com

Rates are subject to change without notice. These lease rates quoted herein assume a minimum three (3) year lease term. Lease terms of less than three (3) years are subject to higher rates. Jackson Properties, Inc. assumes no liability for the accuracy of the information contained herein. Each broker or user should confirm the accuracy of the information themselves.