

Under New Ownership  
**For Lease**  
**Class A Medical Office**

1201 Alhambra Blvd, Sacramento, CA

**±13,000 SF (Divisible)**

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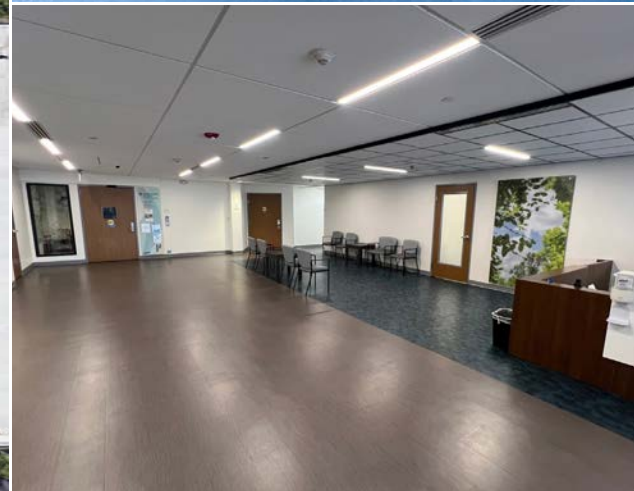
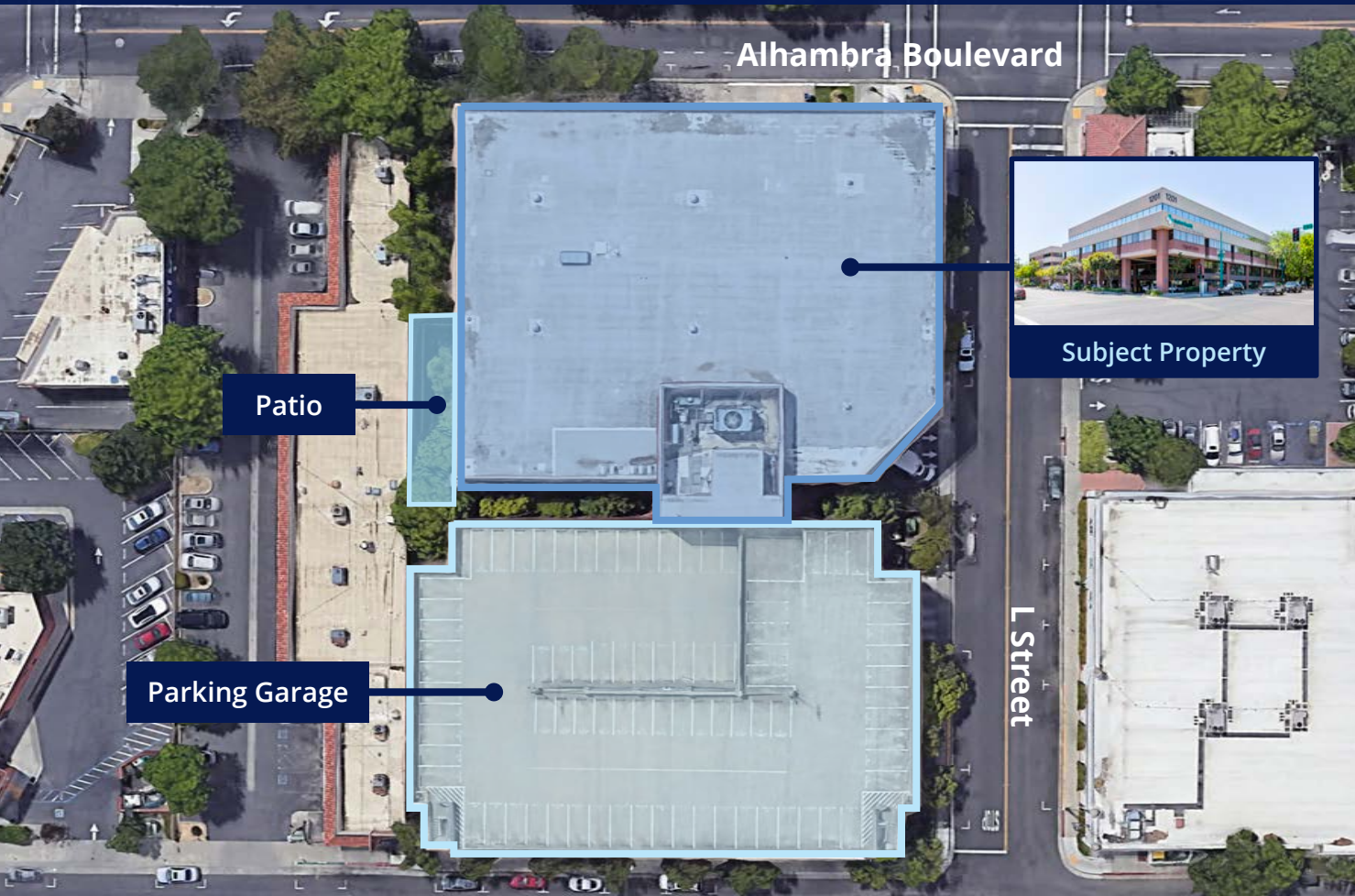
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# Property Details

Located in the heart of the medical district on the corner of L Street and Alhambra Boulevard. Neighboring Midtown and Downtown Sacramento and key employment centers. Premiere opportunity at the epicenter for sporting events, restaurants, retail and office space, and entertainment.

- » Onsite garage with 5 per 1,000 parking ratio
- » Covered patient drop off
- » TI Allowance available
- » Freeway visibility
- » Institutionally owned and professionally managed
- » Surgery center and urgent care onsite
- » Onsite building security
- » Contact broker for lease rate



400

## Recent Building Renovations

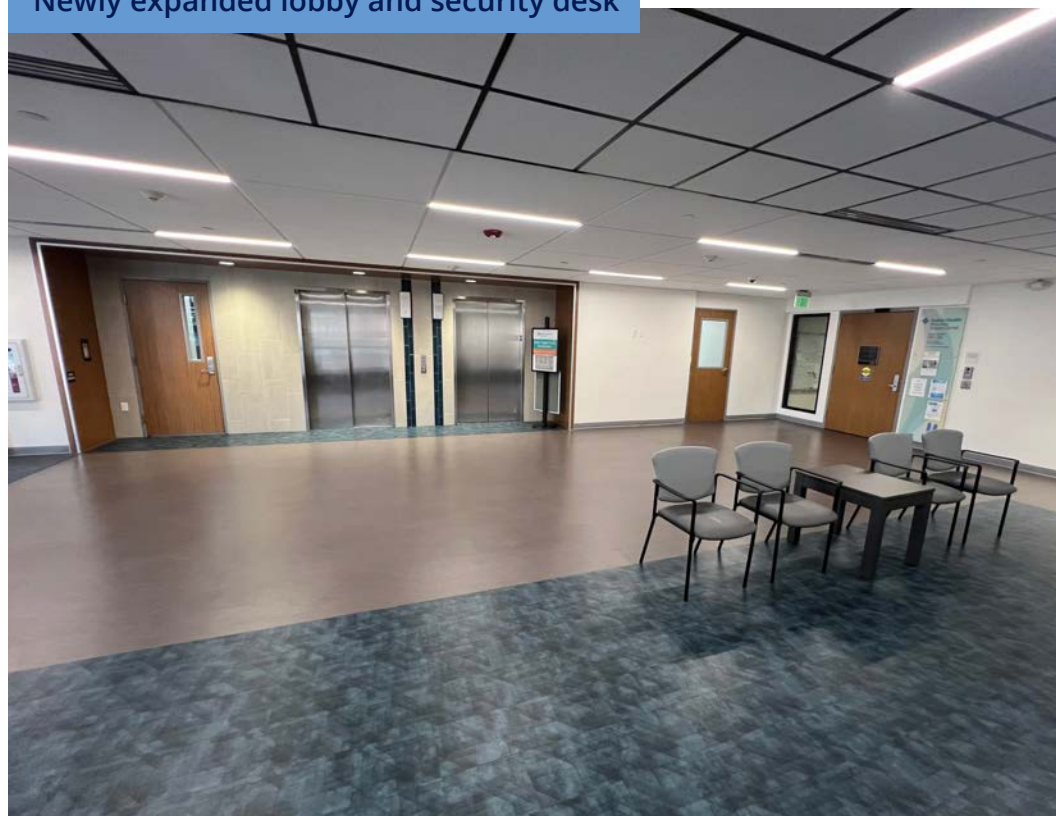
Property has undergone recent lobby renovation and common area and corridor upgrades



Corridor and elevator upgrades



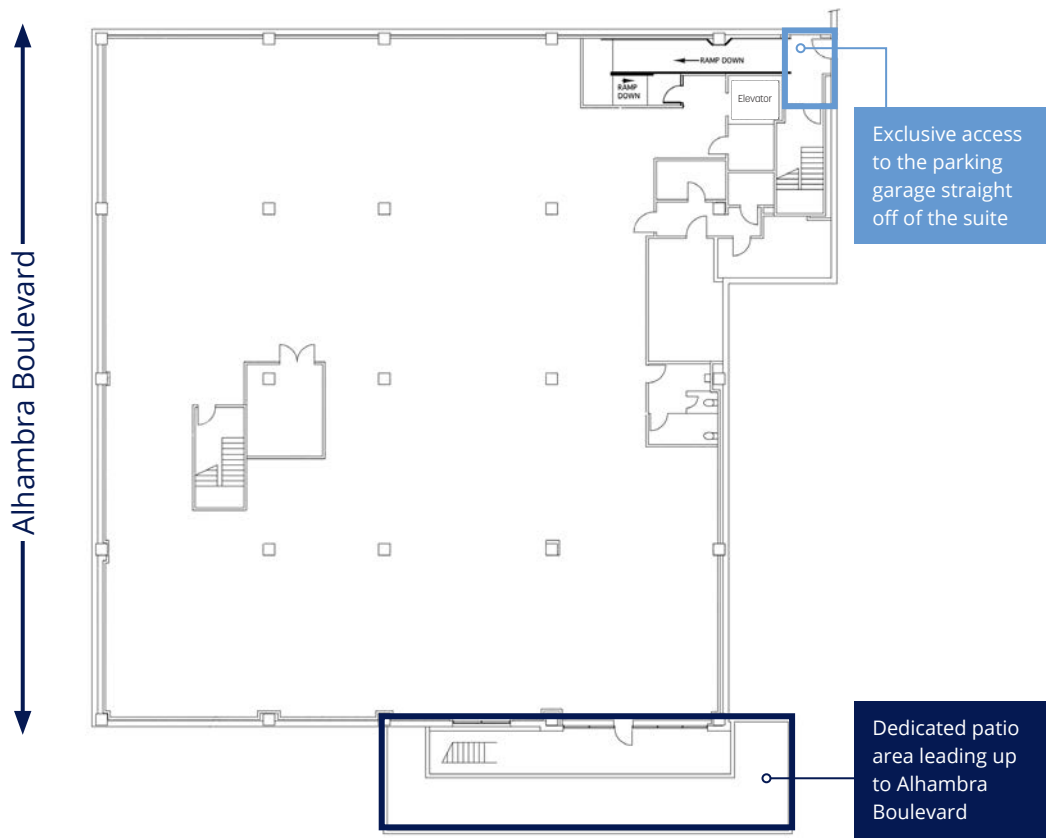
Newly expanded lobby and security desk



# Floor Plan Availability

## Current Shell Plan

- ±13,000 SF (Divisible)
- Can be demised down to 3,000 SF

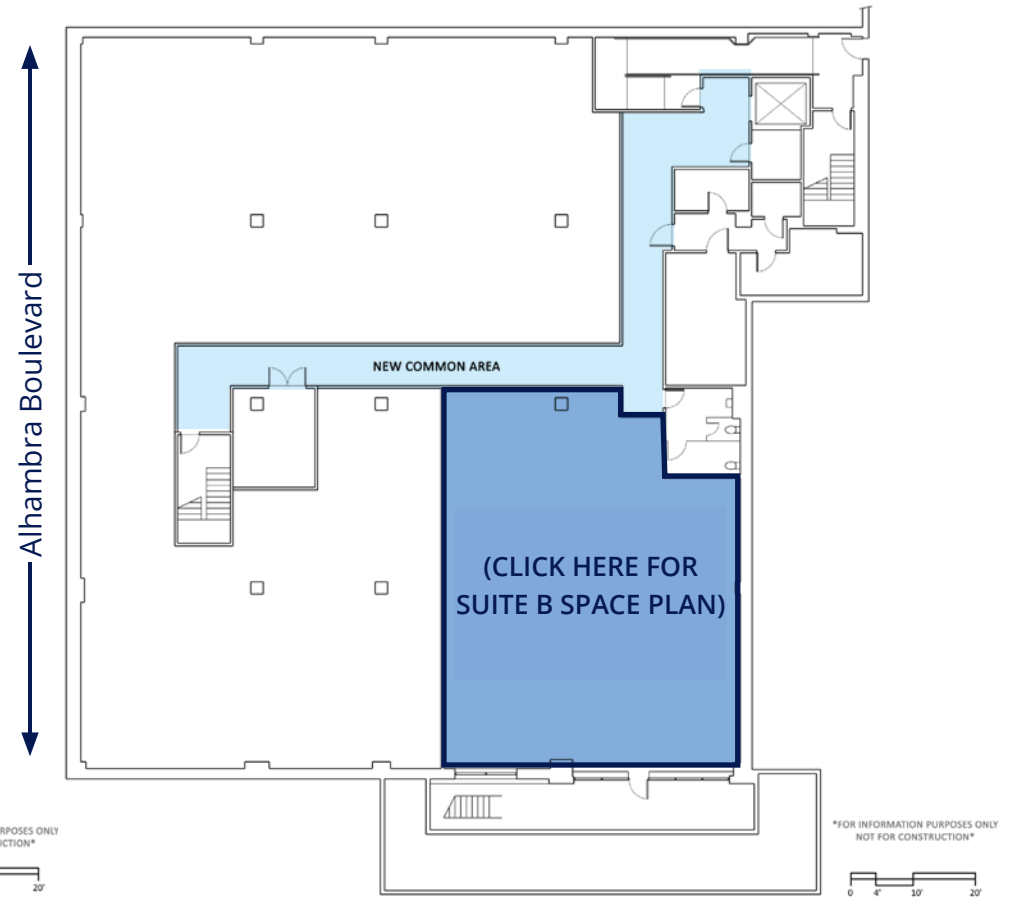
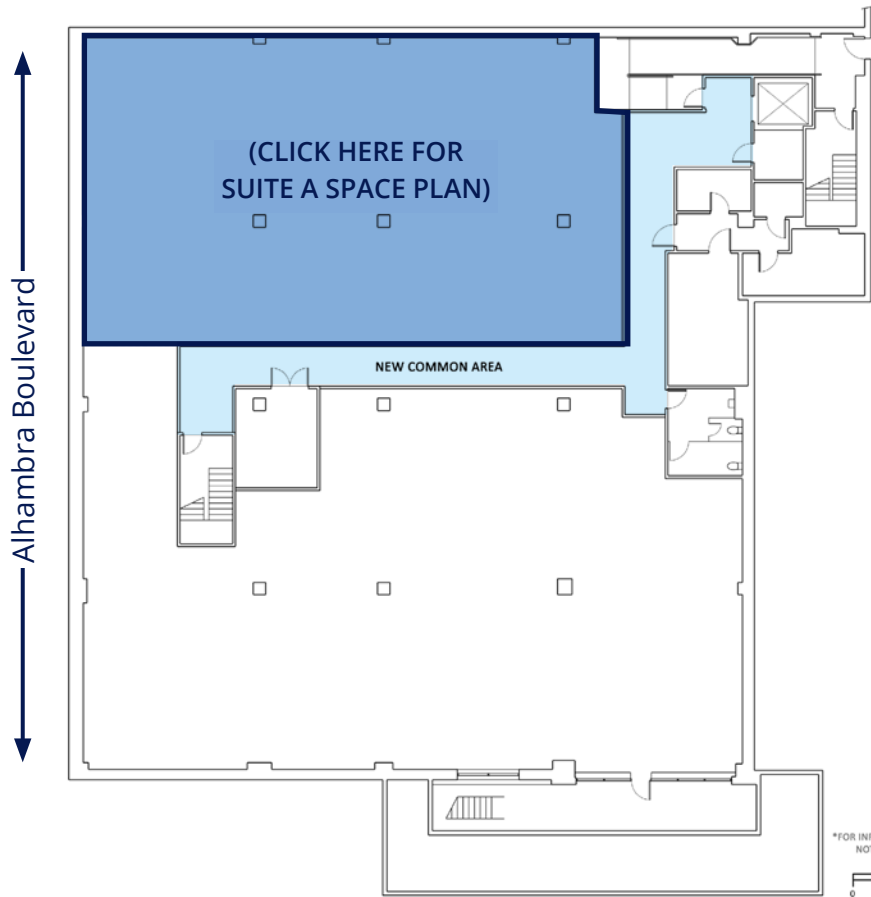


Vacant Space Shell



# Floor Plan Availability

## Suite 50 - Proposed Subdivision



# Location Map



1.7 Miles to Alhambra Boulevard

## UC Davis Medical Center

1,425,616 SF Short Term Acute Care Hospital  
646 Licensed Beds  
598 Staffed Beds  
6.7 Days Average Stay  
1,723 Affiliated Physicians  
8,754 Employees

0.4 Miles to Alhambra Boulevard

## Sutter Medical Center

903,841 SF Short Term Acute Care Hospital  
523 Licensed Beds  
501 Staffed Beds  
5.1 Days Average Stay  
904 Affiliated Physicians  
3,085 Employees

0.8 Miles to Alhambra Boulevard

## Mercy General Hospital

595,572 SF Short Term Acute Care Hospital  
419 Licensed Beds  
342 Staffed Beds  
4.1 Days Average Stay  
583 Affiliated Physicians  
1,463 Employees

## Nearby Amenities



1. Temple Coffee Roasters
2. Tres Hermanas
3. Rick's Dessert Diner
4. The Jungle Bird
5. Tea Bar & Fusion Cafe
6. Ink Eats & Drinks
7. Suzie Burger
8. Sacramento Natural Co-Op

9. Dim Sum House
10. Taco Bell
11. Cafe Dantorels
12. Gunther's Ice Cream
13. Fixins Soul Kitchen
14. Oak Park Brewing Co.
15. SacYard Community Tap House

16. Hawks Public House
17. Starbucks
18. OBO' Italian Table & Bar
19. Nitty's Cider
20. McDonald's
21. The Original Mel's Diner
22. Safeway
23. Temple Coffee Roasters

24. Celestin's
25. Orphan Breakfast

# Demographics



Median Age	36.7	White Collar Employment	83.9%
Median Home Value	\$754,820	Population with a Degree or Higher	68.5%
Median Household Income	\$90,145	Wealth Index*	95
5-Year Projected Household Income	\$99,856	Annual Healthcare Expenditures per Household	\$7,855.92



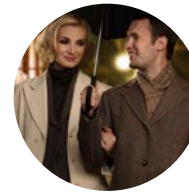
## In Style (42.7%) - [Full PDF Report](#)

In Style denizens embrace an urbane lifestyle that includes support for the arts, travel, and extensive reading. They are connected and make full use of advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.



## Emerald City (33.2%) - [Full PDF Report](#)

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym.









## Urban Chic (13.4%) - [Full PDF Report](#)

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers - avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.

## Area Overview

Midtown Sacramento, a 2-square-mile district east of downtown, is the cultural hub of the city, home to a diverse array of businesses that share real estate with an eclectic mix of housing.

Compact and walkable, this vibrant neighborhood within a neighborhood is one of the most desirable places in the city to live, work and play, especially for millennials. Midtown restaurants draw rave reviews in national publications, sidewalk tables and bicycles are everywhere.

 <b>WALK SCORE</b> <b>88</b> <i>Very Walkable</i>	 <b>BIKE SCORE</b> <b>98</b> <i>Cyclist's Paradise</i>	 <b>TRANSIT SCORE</b> <b>53</b> <i>Very Walkable</i>
 <b>BLOCKS</b> <b>104</b>	 <b>AVERAGE AGE</b> <b>36.7</b>	 <b>BUSINESSES</b> <b>1,710</b>



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