

FOR LEASE



3-D Tour
Click Here 

+/- 1,520 - 20,660 SF OF PRIME OFFICE SPACES AVAILABLE!



**7750 COLLEGE TOWN DR,
SACRAMENTO, CA**

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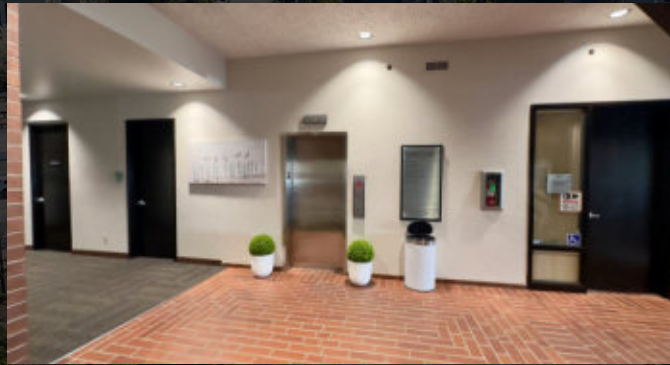


AVAILABLE SUITES

+/- 1,520 - 20,660 SF

TENANT IMPROVEMENTS

THE LANDLORD IS READY TO PROMPTLY EXECUTE TENANT IMPROVEMENTS.



- Prominent Highway 50 Frontage with Signage Visibility
- Convenient Howe Avenue Highway 50 On/Off Ramps
- Newly Renovated 3rd Floor Lobby & Restrooms
- Refreshed Common Area Finishes & Paint
- Proximity to Transit, Rio Del Oro Racquet Club, Shopping & Dining
 - Dennys
 - McDonald's
 - Taco Bell
 - Mountain Mikes and many more!
- Direct American River Parkway Trail Access
- Efficient Open Floor Plans Available
- Abundant Parking Ratio of 4.5/1,000 SF
- Fiber Internet Connectivity Available

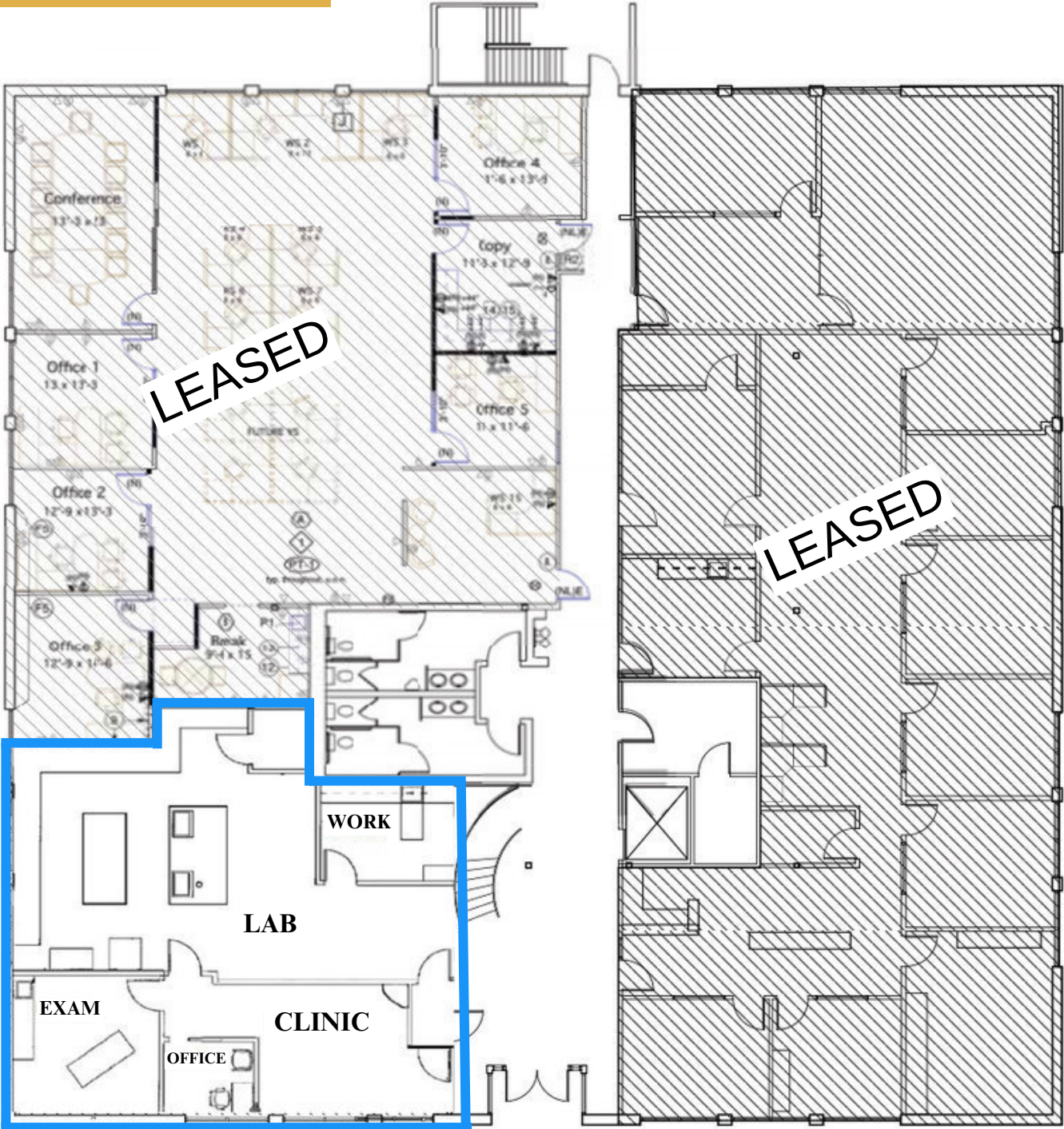
FLOOR PLAN - 1ST FLOOR

SUITE 100*:

+/- 1,802 SQ.FT

\$1.95 PSF, FSG

*Available with 30-day notice.



FLOOR PLAN - 2ND FLOOR

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Click Here 

ENTIRE FLOOR:
+/- 9,850 SQ.FT
\$1.75 PSF, FSG

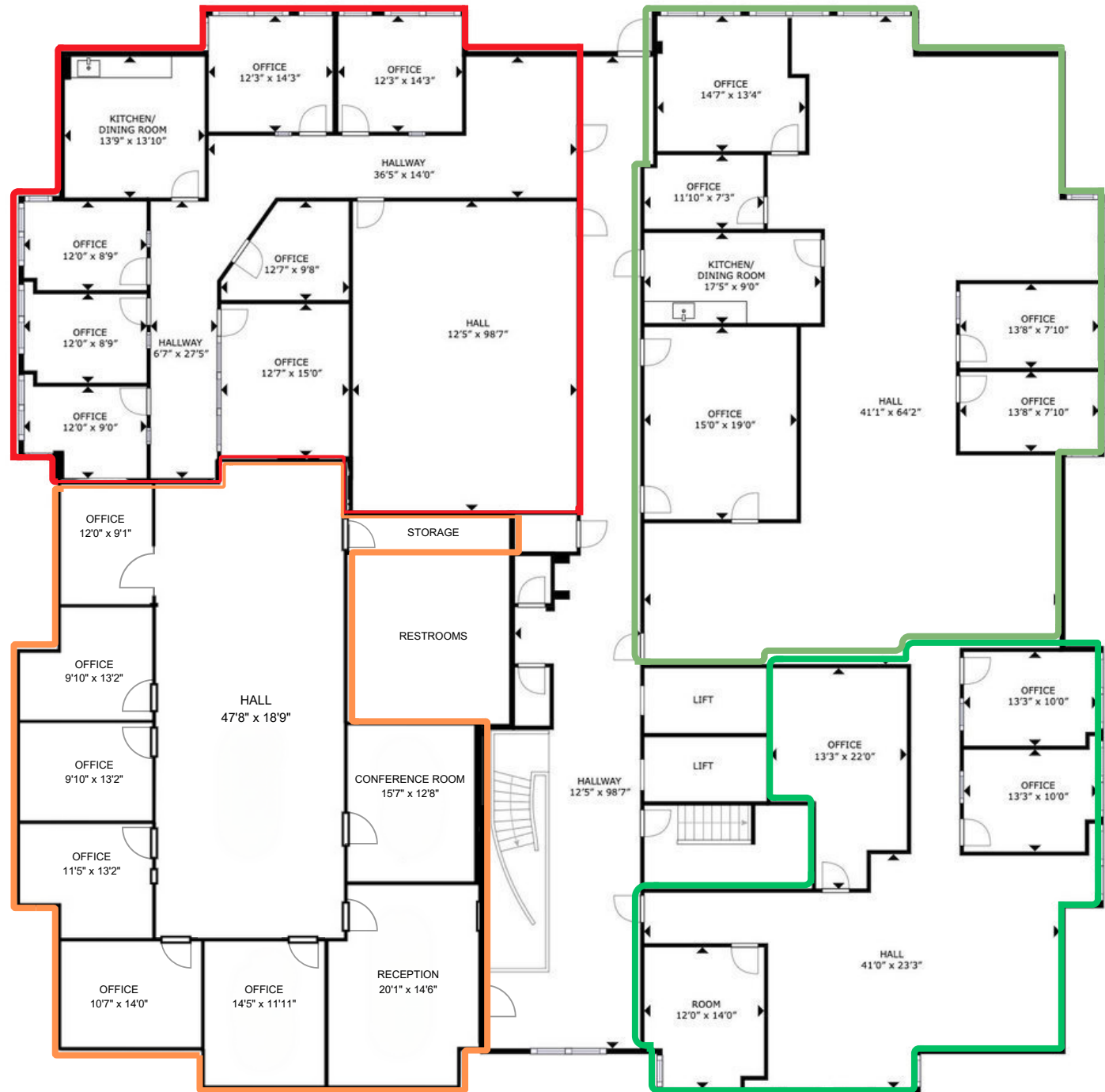
SUITE 200:
+/- 2,250 SQ.FT
\$1.75 PSF, FSG

SUITE 204:
+/- 2,810 SQ.FT
\$1.75 PSF, FSG

SUITE 208:
+/- 4,790 SQ.FT
\$1.75 PSF, FSG

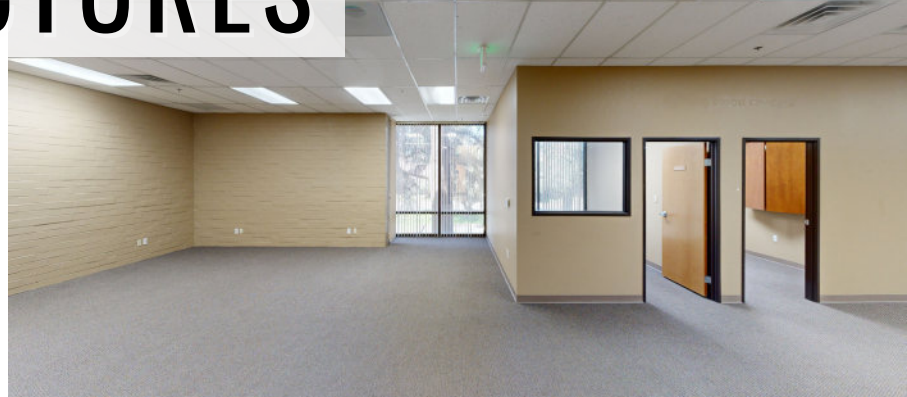
SUITE 208-A:
+/- 3,270 SQ.FT
\$1.75 PSF, FSG

SUITE 208-B:
+/- 1,520 SQ.FT
\$1.75 PSF, FSG



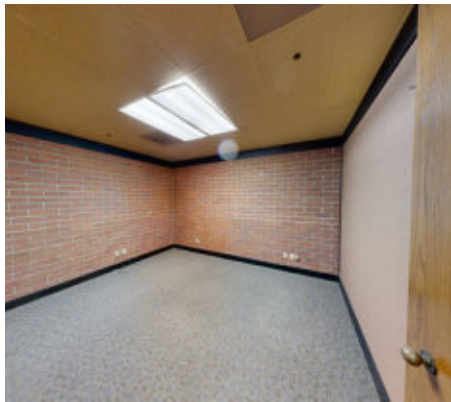


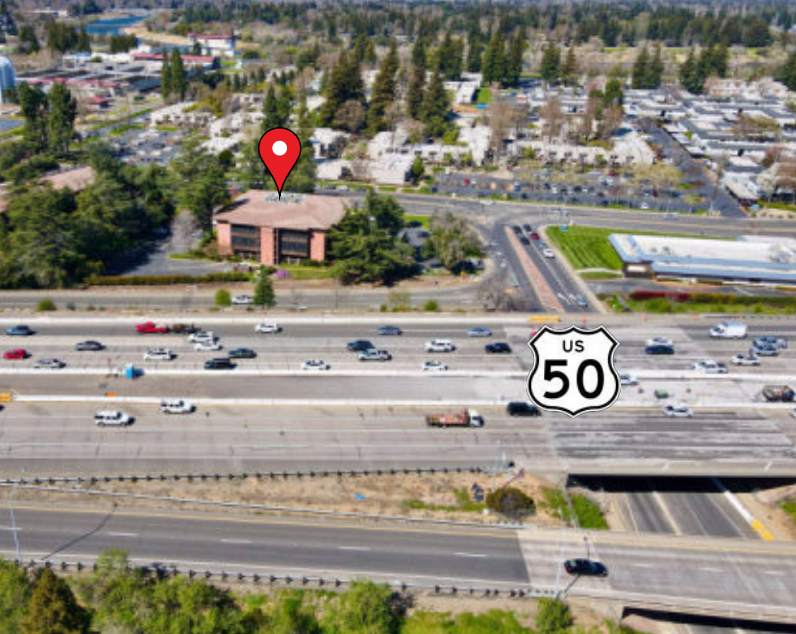
INTERIOR PICTURES



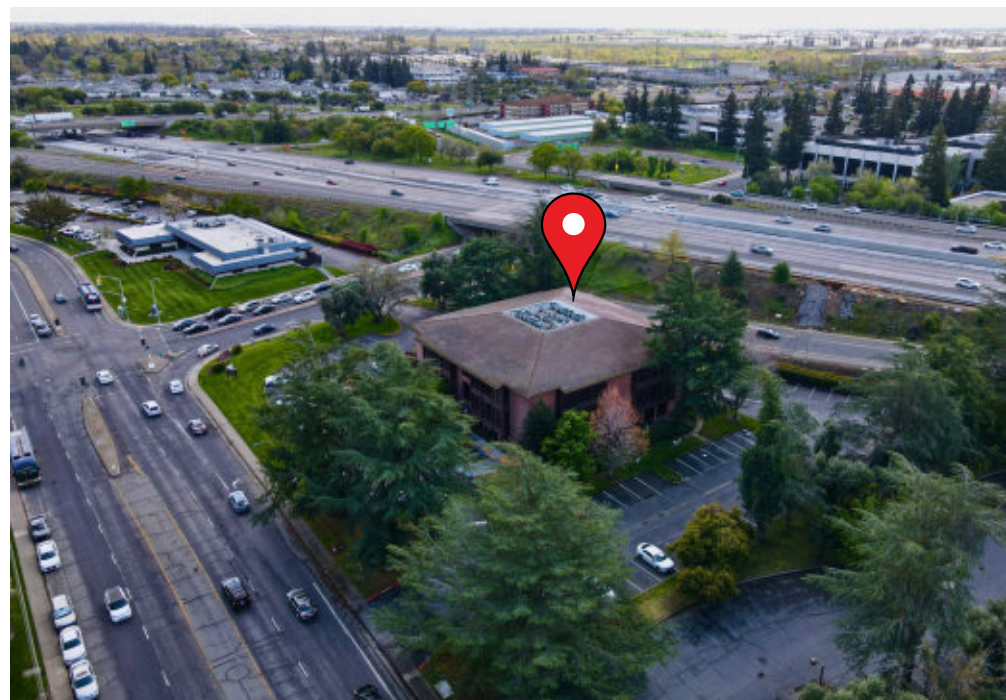


INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



CAL EXPO

arden fair MALL 150+ Retailers



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

HOWE AVE

American River



Chevron
MOUNTAIN MIKE'S PIZZA
TACO BELL
7-ELEVEN
McDonald's
NY Gyros & Philly's
Denny's

WATT AVE



PETERS engineering
Golden 1 Credit Union
HERLIN DYAL PROSTHODONTICS
THE ASHLEY LAW GROUP



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



FOLSOM BLVD



SACRAMENTO STATE

PROPERTY LOCATION



Jack in the box
Starbucks
Carl's Jr.
DELISH PIZZERIA
Raley's
99c ONLY STORES



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!

TO LEARN MORE ABOUT THESE OFFICE SUITES



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

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