

**FOR
LEASE**

**8110 TIMBERLAKE WAY,
SACRAMENTO, CA**

**±2,207–10,130 SF OF 2ND GENERATION
MEDICAL OFFICE SPACE AVAILABLE**

**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

8110 TIMBERLAKE WAY

SUITE	SIZE	LEASE RATE	AVAILABILITY	SPACE NOTES
ENTIRE BUILDING	±10,130 RSF	\$2.10 PSF, FSG*	■ OCTOBER 1, 2026	Full two-story medical office building
Suite 101 (First Floor)	±2,207 RSF	\$2.10 PSF, FSG*	■ AVAILABLE NOW	Medical office with new flooring, paint, lights & ceilings
Suites 102 & 103 (First Floor)	±2,610 RSF	\$2.10 PSF, FSG*	■ OCTOBER 1, 2026	Medical office with private offices, reception, waiting area, kitchen & break room
Suite 201 (Second Floor)	±2,327 RSF	\$2.10 PSF, FSG*	■ AVAILABLE NOW	Medical office with new flooring, paint, lights & ceilings
Suite 202 (Second Floor)	±2,987 RSF	\$2.10 PSF, FSG*	■ OCTOBER 1, 2026	Medical office with exam rooms, open office & lab

*FSG Rent quoted above does not include janitorial services

PROPERTY HIGHLIGHTS:

- **Adjacent to Methodist Hospital:** Steps away from Dignity Health's 281-bed Methodist Hospital.
- **South Sacramento's Medical District:** Less than 1 mile from Kaiser Permanente and Sierra Vista Hospital, in the midst of the region's most concentrated healthcare corridor.
- **Entire Building Available October 1, 2026:** Suites 101 & 201 are move-in ready today, and the balance of the ±10,130 RSF two-story building becomes available October 1, 2026 — a full-building lease opportunity. Suites 101 & 201 include new vinyl plank flooring, paint, ceilings, LED lighting and neutral color scheme. TIs are negotiable on other suites.
- **Highway 99 Visibility & Access:** Frontage exposure on one of Sacramento's busiest corridors (±165,567 vehicles/day) with convenient access via Mack Road and Cosumnes River Boulevard.
- **80,000+ Resident Patient Base:** Zip code 95823 has a median age of 32.5 years — a younger demographic driving strong demand for family medicine, pediatrics, and preventive care.
- **Signage Available:** Prominent monument signage at the 8100–8110 complex enhances brand visibility and wayfinding for patients. Building signage is available for full building tenant.



STRONG TRAFFIC COUNTS

HIGHWAY 99:
165,567 ADT



65 SPACES
PARKING



\$89,651.00

MEDIAN HOUSEHOLD INCOME
WITHIN 3 MILES



OB-R-PUD
SACRAMENTO COUNTY

FLOOR PLAN

8110 TIMBERLAKE WAY, SACRAMENTO, CA

First Floor - Suites 101, 102 & 103

FLOOR TOTAL
±4,817 RSF

LEASE RATE
\$2.10 PSF, FSG*
*PLUS JANITORIAL

ENTIRE BUILDING
±10,130 RSF

SUITES 102 & 103

±2,610 RSF

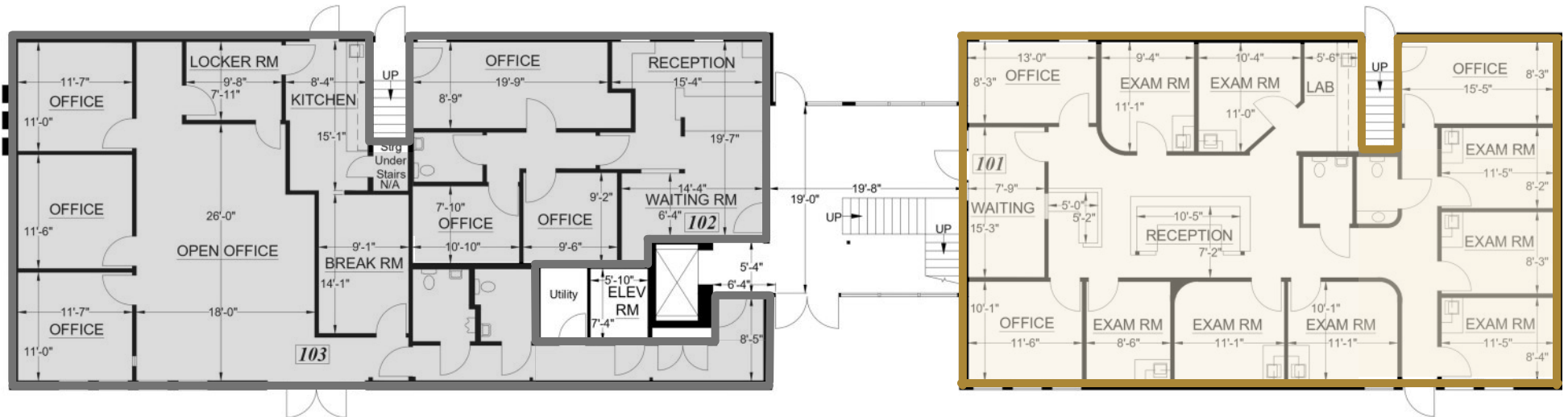
OCT 1, 2026

SUITE 101

±2,207 RSF

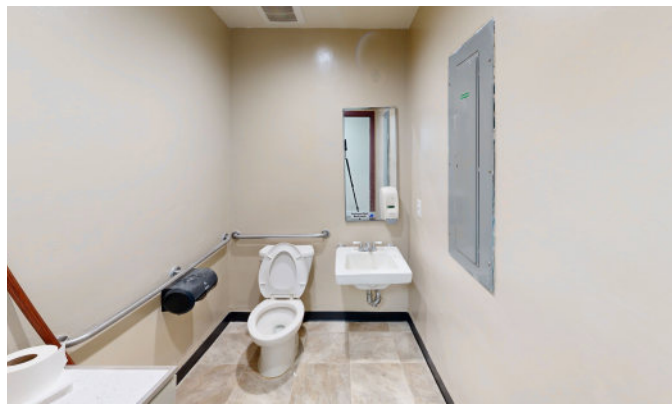
AVAILABLE NOW

[VIEW 3D TOUR](#)





SUITE 101 INTERIOR PHOTOS



FLOOR PLAN

8110 TIMBERLAKE WAY, SACRAMENTO, CA

Second Floor - Suites 201 & 202

FLOOR TOTAL
±5,313 RSF

LEASE RATE
\$2.10 PSF, FSG*
*PLUS JANITORIAL

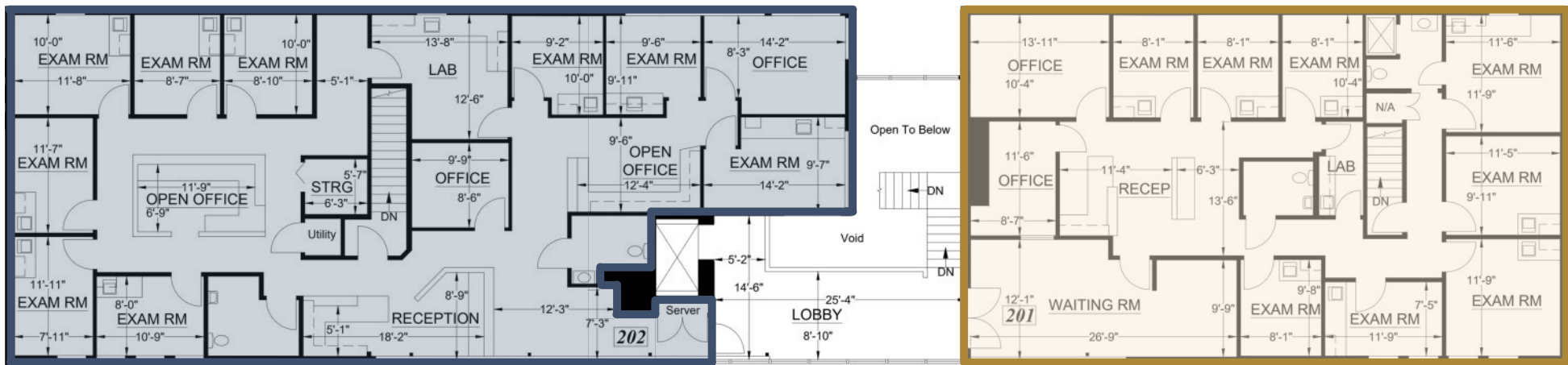
ENTIRE BUILDING
±10,130 RSF

SUITE 202
±2,987 RSF

OCT 1, 2026

SUITE 201
±2,327 RSF

AVAILABLE NOW





EXTERIOR PHOTOS





Starbucks Save Mart Foods Co. TACO BELL
SUBWAY O'Reilly AUTO PARTS
ARCO Domino's McDonald's

Starbucks dd's DISCOUNTS McDonald's
ARCO ampm
CVS SUBWAY DOLLAR TREE SEAFOOD CITY

Sierra Vista
HOSPITAL

COSTCO WHOLESALE
GROCERY OUTLET bargain market
AMERICAN FURNITURE GALLERIES

KAISER PERMANENTE®

Methodist Hospital of Sacramento

Sacramento Community Health

PROPERTY LOCATION

TARGET CVS Golden1 Credit Union
Starbucks PANDA EXPRESS Quest Diagnostics

Sam's CLUB T-Mobile
Public Storage
CARmax

Foods Co. TACO BELL goodwill
DUNKIN'

ExtraSpace Storage Chevron DUTCH BROS
BURGER KING LOWE'S 7 ELEVEN
ARCO TEXAS ROADHOUSE

DEMOGRAPHIC SUMMARY REPORT

8110 TIMBERLAKE WAY, SACRAMENTO, CA 95823



POPULATION 2024 ESTIMATE

1-MILE RADIUS	18,839
3-MILE RADIUS	182,586
5-MILE RADIUS	377,952



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$78,182.00
3-MILE RADIUS	\$89,651.00
5-MILE RADIUS	\$95,810.00

POPULATION 2029 PROJECTION

1-MILE RADIUS	18,893
3-MILE RADIUS	183,275
5-MILE RADIUS	379,909

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$61,824.00
3-MILE RADIUS	\$72,998.00
5-MILE RADIUS	\$76,598.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	2,987	33,970	84,887
BLACK	3,226	27,269	49,221
HISPANIC ORIGIN	5,097	50,810	109,222
AM. INDIAN & ALASKAN	223	2,226	4,911
ASIAN	6,523	61,053	116,605
HAWAIIAN & PACIFIC ISLAND	526	4,521	8,450
OTHER	5,356	53,546	113,879

CONTACT US

FOR MORE INFORMATION ABOUT
THIS MEDICAL OFFICE BUILDING



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