



# AVAILABLE PROPERTY SUMMARY ALL PROPERTIES | AUGUST 2025

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



**Jackson**  
PROPERTIES

SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
<b>CAMPUS COMMONS</b>					
763	333 University Avenue, Suite 230	\$2,670.00	FS	2	New small office suite offers 1 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 Drive, 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.
1,201	333 University Avenue, Suite 245	\$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.
1,339	5 Parkcenter Drive, Suite 110	\$4,350.00	FS	3	3 private offices, break room, and open office area at University Office Park in Campus Commons. On-site amenities include a Common Conference Room and Gym.
1,725	1 Parkcenter Drive, Suite 110	\$5,605.00	NNN	BTS	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue.
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.
2,322	155 Cadillac Drive, Suite 110	\$6,385.00	FS	7	Prominent Glass Entry at lobby entrance of a single story brick building in Campus Commons at the corner of Fair Oaks and Cadillac Drive. Suite includes 6 private offices, break room, and conference room.
2,864	1 Parkcenter Dr., Suite 110	\$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.
4,725	7 Parkcenter Drive, Suite 100	\$2.75/SF	FS	15	Prominent Frontage at University Office Park, Double Door Entry, Reception Area, 10 Exam rooms, Break Room, IT Closet, and 5 private offices.
4,952	5 Parkcenter Drive, Suite 100	\$2.75/SF	FS	9	Prominent Frontage at University Office Park, Double Door Entry, Reception, Conference Room, Break Room, IT Closet, 9 private offices and open area for workstations.
6,291	5 Parkcenter Drive, Suites 100 & 110	\$2.75/SF	FS	12	Full Building at University Office Park Center. Double Door Entry, Reception, Conference Room, 2 Break Rooms, IT Closet, 12 private offices and open area for workstations.
<b>ELK GROVE</b>					
272	9281 Office Park Circle, Suite 140	\$1,060.00	FS	1	Prominent executive suite in Laguna East Business Park. Close to Highway 99, City of Elk Grove Complex, services, and restaurants. Use of a Common Conference Room and Coffee Bar are included in the monthly rent.

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.

# OFFICE | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
288	9281 Office Park Circle, Suite 144*	\$1,125.00	FS	1	Small executive suite in Laguna East Business Park. Close to Highway 99, services, and restaurants. Use of a Common Conference Room and Coffee Bar are included in the monthly rent.
309	9281 Office Park Circle, Suite 150*	\$1,205.00	FS	1	Small executive suite in Laguna East Business Park. Close to Highway 99, City of Elk Grove Complex, services, and restaurants. Use of a Common Conference Room and Coffee Bar are included in the monthly rent.
326	9766 Waterman Road, Suite L3	\$490.00	NNN	1	Open office unit suite available along Waterman Road. Suite has access to a common area bathroom.
654	9300 W. Stockton Blvd., Suite 111	\$2,030.00	FS	2	Nice small unit at Laguna East Business Park with 2 private offices and open area.
756	9766 Waterman Road, Suite L2	\$1,135.00	NNN	1	Open office unit suite with building signage available along Waterman Road. Suite has access to a common area bathroom.
781	9300 W. Stockton Blvd, Suite 110*	\$2,420.00	FS	2	Nice small unit at Laguna East Business Park with 2 private offices and open area.
784	9290 W. Stockton Blvd., Suite 106	\$2,550.00	FS	2	End unit with great window line. Suite includes 2 private offices and open area. Monument Signage available. Close to services and Highway 99.
1,084	9766 Waterman Road, Suite L4*	\$1,135.00	NNN	1	Open office unit suite with building signage available along Waterman Road. Suite has access to a common area bathroom.
1,114	9245 Laguna Springs Dr., Suite 130	\$3,620.00	FS	2	Small unit on Ground Floor of a Class A Office Building at Laguna Blvd & Highway 99. Suite has reception, open area, conference room, and 2 private offices.
1,435	9300 W. Stockton Blvd, Suites 110 & 111*	\$4,450.00	FS	4	Great Unit with excellent window line, 4 private offices and open area located within Laguna East Business Park.
1,574	9280 W. Stockton Blvd., Suite 224	\$4,330.00	FS	2	Reception area, 2 private offices, conference room, and break area located near Highway 99, food services and shopping. Monument Signage available. Perfect for medical/professional uses.
2,010	9290 W. Stockton Blvd., Suites 101 & 103*	\$6,230.00	FS	4	Reception area, 4 private offices, conference room, copy room, and break area located near Highway 99, food services and shopping. Monument Signage available.
2,063	9245 Laguna Springs Dr., Suite 140*	\$3.25/SF	FS	5	1st Floor Space with 5 private offices, break room, conference room, storage room, and reception area.
2,835	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.

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.

# OFFICE | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
3,050	9280 W. Stockton Blvd, Suite 230	\$2.75/SF	FS	6	Turn Key Counseling/Medical space, Reception area, 6 private offices, and break room located near Highway 99, food services and shopping. Monument Signage available.
3,053	9280 W. Stockton Blvd, Suite 110	\$2.75/SF	FS	5	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, 5 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.
3,223	9245 Laguna Springs Dr., Suite 210	\$3.25/SF	FS	5	2nd Floor Space in a Class A Office Building at Laguna Blvd and Highway 99. Suite has 5 private offices, break room, training/conference room, mail room, and private restroom.
3,426	9300 W. Stockton Blvd., Suite 200*	\$3.00/SF	FS	8	8 private offices, open office areas, break room, copy area, and reception area. Close to services and Highway 99. Double door entry off of Lobby. Building and Monument Signage available.
5,888	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. <b>Top building signage and Monument Signage are both available in this space.</b>
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>					
1,769	80 Blue Ravine Rd., Suite 106	\$2.25/SF	FS	1	Functional office space with 1 private office and access to a common conference room, gym, kitchen and showers.
2,232	75 Iron Point Circle, Suite 110	\$2.50/SF	FS	4	Functional office space with 4 private offices and open office area located near Highway 50.
4,422	75 Iron Point Circle, Suite 175	\$2.50/SF	FS	8	Functional office space with 8 private offices, break room, and open office areas located near Highway 50.
<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.

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.

# OFFICE | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
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.
1,880	7801 Folsom Blvd, Suite 365	\$1.85/SF	FS	3	3 private offices, break room, storage room, and reception area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
2,661	7801 Folsom Blvd, Suite 320	\$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.
3,409	7801 Folsom Blvd., Suite 200	\$1.85/SF	FS	4	4 private offices, reception area, file area, break room, and open area within a Class A building near Highway 50, Sacramento State and William Ridgeway Courthouse.
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.
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>					
1,186	1375 Exposition Blvd., Suite 102	\$2.15/SF	FS	2	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes double door entry off the lobby, 2 private offices, break area with coffee bar, and reception area.
1,386	1375 Exposition Blvd., Suite 111	\$2.15/SF	FS	4	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes 4 private offices, conference room, break area with coffee bar, and reception area.
1,554	1375 Exposition Blvd., Suite 250A	\$2.15/SF	FS	2	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes 2 private offices, break area with coffee bar, and open office area.
1,778	1375 Exposition Blvd., Suite 220*	\$2.15/SF	FS	3	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes 3 private offices, conference room, break room, and open office area.
1,808	1375 Exposition Blvd, Suite 250B	\$2.15/SF	FS	4	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes 4 private offices, break room, and reception area.
2,228	1375 Exposition Blvd, Suite 250C	\$2.15/SF	FS	4	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes 4 private offices, break room, and open office area.

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.

# OFFICE | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
3,487	1375 Exposition Blvd., Suite 240	\$1.95/SF	FS	7	<b>Immediate Move In!</b> 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.
5,265	1375 Exposition Blvd., Suites 220 & 240*	\$2.15/SF	FS	10	Prominent building in Point West with access to Common Area Conference Room and Gym. Suite includes 10 private offices, break rooms, conference room, open office area, and reception area.
5,567	1375 Exposition Blvd., Suite 250	\$2.15/SF	FS	9	Prominent building in Point West with access to Common Area Conference Room and Gym. Suites includes 9 private offices, break room, and conference/training room.
<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.
1,920	7273 14th Avenue, Suite 130	\$2,400.00	NNN	0	Open office area with 2 private restrooms located near Power Inn Road and Highway 50.
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.
3,245	3560 Business Drive, Suite 130	\$4,055.00	NNN	2	Office space with 2 private offices, open office area, break room, and access to a common area restroom located near Power Inn Road and Highway 50.
3,360	7917 Fruitridge Road, Suite A*	\$3,695.00	NNN	6	Endcap office suite with 6 private offices, open office area, and 2 private restrooms located along Fruitridge Road.
4,595	3651 Business Drive, Suite 100	\$5,745.00	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 Drive, Suite 150	\$7,350.00	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.
5,132	3560 Business Drive, Suite 132*	\$6,415.00	NNN	2	Office space with 2 private offices, open office area, receiving area, and 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.

# OFFICE | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	DESCRIPTION
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.
8,377	3560 Business Drive, Suites 130 & 132	\$8,375.00	NNN	4	Office space with 2 private offices, open office area, break room, receiving area, and access to a common area restroom 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 existing systems in place including raised flooring, UPS system, Generator, FM 200 Fire Suppression System, and its own electrical room.
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 near Power Inn Road and Highway 50.
<b>RANCHO CORDOVA</b>					
240	11170 Sun Center Drive, Suite 550	\$1.25/SF	MG	1	Open office area located near Highway 50. Suite has access to shared common area kitchen and restrooms.
1,200	11170 Sun Center Drive, Suite 400	\$1.25/SF	MG	1	Functional office suite with 3 private offices, reception area, and conference room located near Highway 50. Suite has access to shared common area kitchen and restrooms.
1,820	10933 Trade Center Drive, Suite 106	\$1.20/SF	FS	3	Open floor plan with large conference room, breakroom, and 1 private office in upgraded building with solar and a new roof.
2,481	10969 Trade Center Drive, Suite 100*	\$1.65/SF	FS	5	Suite includes 5 private offices, conference room and open office area located near Highway 50.
5,247	10969 Trade Center Drive, Suite 105	\$8,660.00	FS	8	Double door entry off of the first-floor main lobby. This suite has a great window line, with 8 private offices, conference room, large work room and break area, plus ample open office to accommodate workstations and gathering/collaboration areas.
<b>EL DORADO HILLS</b>					
2,807	5151 Golden Foothill Parkway, Suite 150	\$3,790.00	NNN	3	Office suite with 3 private offices, conference room, break room, and 2 private restrooms 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.

# MEDICAL OFFICE | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



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.
2,063	9245 Laguna Springs Dr., Suite 140*	\$3.25/SF	FS	5	1st Floor Space with 5 private offices, break room, conference room, storage room, and reception area.
2,864	1 Parkcenter Dr., Suites 110 & 115	\$9,310.00	NNN	BTS	Ground floor retail/office space with incredible exposure at corner of Howe Avenue and University Avenue. Building and monument signage available.
3,050	9280 W. Stockton Blvd., Suite 230	\$2.75/SF	FS	6	Counseling/Medical space, Reception area, 6 private offices, and break room located near Highway 99, food services and shopping. Monument Signage available.
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 | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
<b>ELK GROVE</b>							
1,360	325	9090 Union Park Way, Suite 111	\$1,630.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located off of Highway 99.
1,360	325	9110 Union Park Way, Suite 102	\$1,630.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located off of Highway 99.
1,360	325	9110 Union Park Way, Suite 106	\$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 114*	\$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 115*	\$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 122	\$1,695.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located on Grant Line Road adjacent to Highway 99.
2,480	670	9110 Union Park Way, Suite 114*	\$2,975.00	NNN	2	10x12	Insulated warehouse with 2 private offices, open office area and private restroom located off of Highway 99.
2,715	670	9110 Union Park Way, Suite 100*	\$3,260.00	NNN	2	10x12	Insulated warehouse with 2 private offices, open office area and private restroom located off of Highway 99.
2,824	610	10463 Grant Line Road, Suites 114 & 115*	\$3,390.00	NNN	2	(2) 10x12	Insulated warehouse with open office areas and 2 private restrooms located on Grant Line Road adjacent to Highway 99.
3,040	995	9110 Union Park Way, Suite 108*	\$3,650.00	NNN	2	10x12	Insulated warehouse with 2 private offices, open office area and private restroom located off of Highway 99.
<b>POWER INN &amp; HWY 50</b>							
1,240	320	7917 Fruitridge Road, Suite F*	\$1,490.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 50.
1,480	285	3351 Business Drive, Suite 106	\$1,775.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 99.
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.

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 | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
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.
1,600	540	8001 Fruitridge Road, Suite C*	\$1,920.00	NNN	1	10x12	Insulated warehouse with private office and open office area located near Power Inn Road and Highway 50. Suite includes access to a common area restroom.
1,665	180	7850 Cucamonga Ave., Suite 36*	\$2,000.00	NNN	1	12x14	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 50.
1,665	180	7850 Cucamonga Ave., Suite 37	\$2,000.00	NNN	1	12x14	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 50.
1,897	700	5675 Power Inn Road, Suite C	\$2,090.00	NNN	2	10x12	Insulated warehouse with 2 private offices, open office area, and private restroom located near Power Inn Road and Highway 50. Suite offers Building Signage opportunity along Power Inn Road.
1,944	361	3453 Ramona Avenue, Suite 4	\$2,140.00	NNN	1	12x14	Insulated Insulated warehouse with private office and open office area located near Power Inn Road and Highway 50. Suite includes access to a common area restroom.0.
1,956	361	3453 Ramona Avenue, Suite 3	\$2,150.00	NNN	2	12x14	Insulated warehouse with 2 private offices, receptio area, and private restroom located on Power Inn Road and near Highway 50..
1,980	915	5665 Power Inn Road, Suite 148	\$2,180.00	NNN	2	10x12	Insulated warehouse with 2 private offices, reception area, and private restroom located on Power Inn Road and near Highway 50..
2,000	120	8161 Belvedere Avenue, Suite D	\$2,200.00	NNN	1	12x14, CD	Insulated warehouse with open office and private restroom located near Power Inn Road and Highway 50.
2,000	284	8179 Belvedere Avenue, Suite A	\$2,200.00	NNN	1	12x14, CD	Insulated warehouse with open office and private restroom located near Power Inn Road and Highway 50.
2,060	405	5665 Power Inn Road, Suite 100	\$2,475.00	NNN	1	10x12	Warehouse with open reception area and private restroom located at the corner of Power Inn Road and Fruitridge Road. Suite also offers Building Signage along Fruitridge Road.
2,090	646	3453 Ramona Avenue, Suite 2	\$2,300.00	NNN	2	10x12	Insulated warehouse with open office area, 2 private offices, and 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 | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
2,150	None	8185 Belvedere Avenue, Suite C*	\$2,365.00	NNN	None	12x14, CD	Insulated warehouse with private restroom located near Power Inn Road and Highway 50.
2,264	300	7830 Cucamonga Ave., Suite 23*	\$2,490.00	NNN	1	12x14	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 50.
2,264	540	5450 Power Inn Road, Suite B*	\$2,715.00	NNN	1	10x12	Insulated warehouse with open office area, 1 private office, and private restroom located near Power Inn Road and Highway 50.
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.
2,612	1,561	3453 Ramona Avenue, Suite 1	\$2,745.00	NNN	3	12x14	Insulated warehouse with 2 private offices, conference room, reception area, and private restroom located near Power Inn Road and Highway 50.
2,952	395	8270 Belvedere Ave., Suite 110	\$3,270.00	NNN	1	12x14	Insulated warehouse with 1 private office, reception area, and private restroom located near Highway 50 and Power Inn Road. <b>Includes 2,125 sq. ft. of attached, fenced, and paved yard area.</b>
3,000	None	8167 Belvedere Avenue, Suite D	\$3,000.00	NNN	3	12x14, CD	Insulated warehouse with private restroom located near Power Inn Road and Highway 50.
3,000	None	4111 Power Inn Road, Suite C*	\$3,000.00	NNN	None	(2) 12x14	Insulated warehouse with private restroom located near Power Inn Road and Highway 50.
3,000	720	8185 Belvedere Ave., Suite E*	\$3,000.00	NNN	3	12x14, CD	Insulated warehouse with 3 private offices, 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.
3,300	360	7850 Cucamonga Ave., Suites 36 & 37*	\$3,665.00	NNN	2	(2) 12x14	Insulated warehouse with open office areas and 2 private restroom located near Power Inn Road and Highway 50.
3,600	1,005	4141 Power Inn Road, Suite D	\$3,600.00	NNN	2	12x14	Insulated warehouse with open office areas and 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 | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
4,000	360	8191 Belvedere Ave., Suite C*	\$4,400.00	NNN	1	12x14, CD	Insulated warehouse with reception area, 1 private office, and private restroom located near Power Inn Road and Highway 50. Suite offers building signage along Belvedere Avenue.
4,046	1,007	3453 Ramona Ave., Suites 2 & 3*	\$4,450.00	NNN	5	(2) 12x14	Insulated warehouses with 4 private offices, reception areas, and 2 private restrooms located near Power Inn Road and Highway 50.
4,137	1,640	3463 Ramona Ave., Suite 20*	\$4,140.00	NNN	2	12x14	Insulated warehouse with 3 private offices, open office area, and 2 private restrooms located near Power Inn Road and Highway 50.
4,675	912	7917 Fruitridge Road, Suite E*	\$4,675.00	NNN	2	(2) 10x12	Insulated warehouse with 2 private offices, open office area, and 2 private restrooms located near Power Inn Road and Highway 50.
5,160	1,620	4181 Power Inn Road, Suite C*	\$4,645.00	NNN	3	12x14	Insulated warehouse with 2 private offices, open office area, conference room, and 2 private restrooms located near Power Inn Road and Highway 50.
5,283	750	3443 Ramona Ave., Suite 21*	\$7,205.00	NNN	3	(2) 12x14, 10x12	Insulated warehouse with private office, open office areas, and private restroom located near Power Inn Road and Highway 50. <b>Includes 10,680 sq. ft. of attached, fenced, and paved yard area.</b>
5,530	912	7917 Fruitridge Road, Suites E & H*	\$4,755.00	NNN	2	(2) 10x12	Insulated warehouse with 2 private offices, open office area, and 2 private restrooms located near Power Inn Road and Highway 50.
5,904	1,625	8270 Belvedere Ave., Suite 140*	\$6,745.00	NNN	7	(2) 12x14	Insulated warehouse with 7 private offices, reception area, and 2 private restrooms located near Power Inn Road and Highway 50. <b>Includes 9,550 sq. ft. of attached, fenced, and paved yard area.</b>
6,300	730	8200 Berry Avenue, Suite 150*	\$6,930.00	NNN	2	12x14, 10x10 D	Refrigerated warehouse with small office located near Power Inn Road and Highway 50. Suite includes 1 loading dock and 1 grade level door.
6,667	182	8160 14th Ave., Suite D*	\$5,670.00	NNN	1	(2) 12x14, CD	Insulated warehouse with open office area and private restroom located near Power Inn Road and Highway 50.
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.

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 | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
8,748	400	8200 Berry Avenue, Suite 120*	\$7,000.00	NNN	1	12x14, 10x10 D	Insulated warehouse with open office area, private office, and private restroom located near Power Inn Road and Highway 50.
11,708	6,735	3651 Business Drive, Suites 100 & 120	\$11,708.00	NNN	8	12x14	Fully conditioned warehouse with open reception areas, 8 private offices, 2 conference rooms, and 2 break rooms located near Power Inn Road and Highway 50.
18,190	1,360	8120 Berry Avenue, Suite D*	\$13,645.00	NNN	5	(3) 12x14, (2) 10x12 D	Insulated warehouse with 4 private offices, conference room, and 2 private restrooms located near Power Inn Road and Highway 50. Space includes 3 grade level overhead doors and 2 loading docks.
<b>RANCHO CORDOVA</b>							
972	804	11430 Sunrise Gold Circle, Suite 1*	\$1,215.00	NNN	3	10x12	Insulated warehouse with 3 private offices, open office area and private restroom located near Sunrise Boulevard and Highway 50.
990	160	11440 Sunrise Gold Circle, Suite 5*	\$1,240.00	NNN	1	10x12	Insulated warehouse with open office area and private restroom located near Sunrise Boulevard and Highway 50.
990	698	11440 Sunrise Gold Circle, Suite 12	\$1,190.00	NNN	2	10x12	Insulated warehouse with 3 private offices, open office area and private restroom located near Sunrise Boulevard and Highway 50.
3,150	320	11336 Sunco Drive, Suite D	\$3,150.00	NNN	1	12x14	Warehouse with open office area and private restroom located near Sunrise Boulevard and Highway 50.
<b>WEST SACRAMENTO</b>							
3,850	640	771 Northport Drive, Suite D*	\$3,275.00	NNN	1	(2) 12x14, CD	Warehouse with open office area, private restroom 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 | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
<b>STORAGE</b>							
855	None	7917 Fruitridge Road, Suite H*	\$1,025.00	NNN	None	12x12	All warehouse unit conveniently located on Power Inn Road and Fruitridge Road.
1,300	None	5580 Power Inn Road, Suite C	\$1,430.00	NNN	None	10x12	All warehouse unit 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.
1,455	None	5665 Power Inn Road, Suite D	\$1,600.00	NNN	None	10x12	Storage unit conveniently located on Power Inn Road and Fruitridge 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.

# YARD | AVAILABLE PROPERTY SUMMARY | AUGUST 2025



SQUARE FOOTAGE	OFFICE SQUARE FOOTAGE	ADDRESS/LOCATION	LEASE RATE	LEASE TYPE	# OFFICE	OHD D=Dock CD=Common Dock	DESCRIPTION
<b>YARD</b>							
600	None	11336 Sunco Drive, Yard 1	\$300.00	MG	0	N/A	Fenced and paved yard area. Close to Sunrise Blvd and Highway 50.
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.

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 | AUGUST 2025



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>POWER INN &amp; HWY 50</b>						
910	5301 Power Inn Rd., Suite 110	\$1,365.00	NNN	None	N/A	Well located near the high traffic intersection of Power Inn Road and Fruitridge Road, this small retail unit offers storefront opportunity in a busy center.
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

**RACHEL MCEL RATH**  
rmcelrath@jacksonprop.com  
DRE # 02234940

**Jackson Properties**  
155 Cadillac Dr., Suite 100  
Sacramento, CA 95825  
(916) 381-8113  
DRE # 01176524

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.