



95

SCRIPPS DRIVE
SACRAMENTO, CA

FOR SALE

TURNKEY, AAAASF RATED SURGERY CENTER IN SACRAMENTO'S PREMIER MEDICAL CORRIDOR

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NEWMARK

THE OFFERING

95 Scripps Drive represents a rare opportunity to acquire a fully operational, AAAASF rated surgery center in one of Sacramento's most sought-after medical submarkets. Extensively renovated in 2023, this 12,576 SF facility is move-in ready and purpose-built for an owner-operator or investor seeking an established clinical platform. Situated just one block off the Howe Avenue corridor, it provides easy access to Highway 50 and I-80, serving patients across Sacramento and Placer counties. Positioned within a 3-mile radius of Sutter, Dignity Health, and UC Davis Medical Center, and surrounded by one of the region's most affluent patient populations, 95 Scripps Drive offers the infrastructure, location, and credentials to support a thriving surgical practice from day one.

OFFERING SUMMARY

Price:	\$6,975,000
Size:	+/- 12,576 sf
Built:	1976 (Interior Remodel in 2023)
APN:	295-0370-007-0000 (.31 acres), 295-0370-019-0000 (.62 acres)
Zoning:	OB-PUD

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2025 Population	68,860	408,291	1,220,491
2030 Population (Est)	69,910	414,658	1,237,748
Avg Household Income	\$107,895	\$102,318	\$107,112



PROJECT HIGHLIGHTS

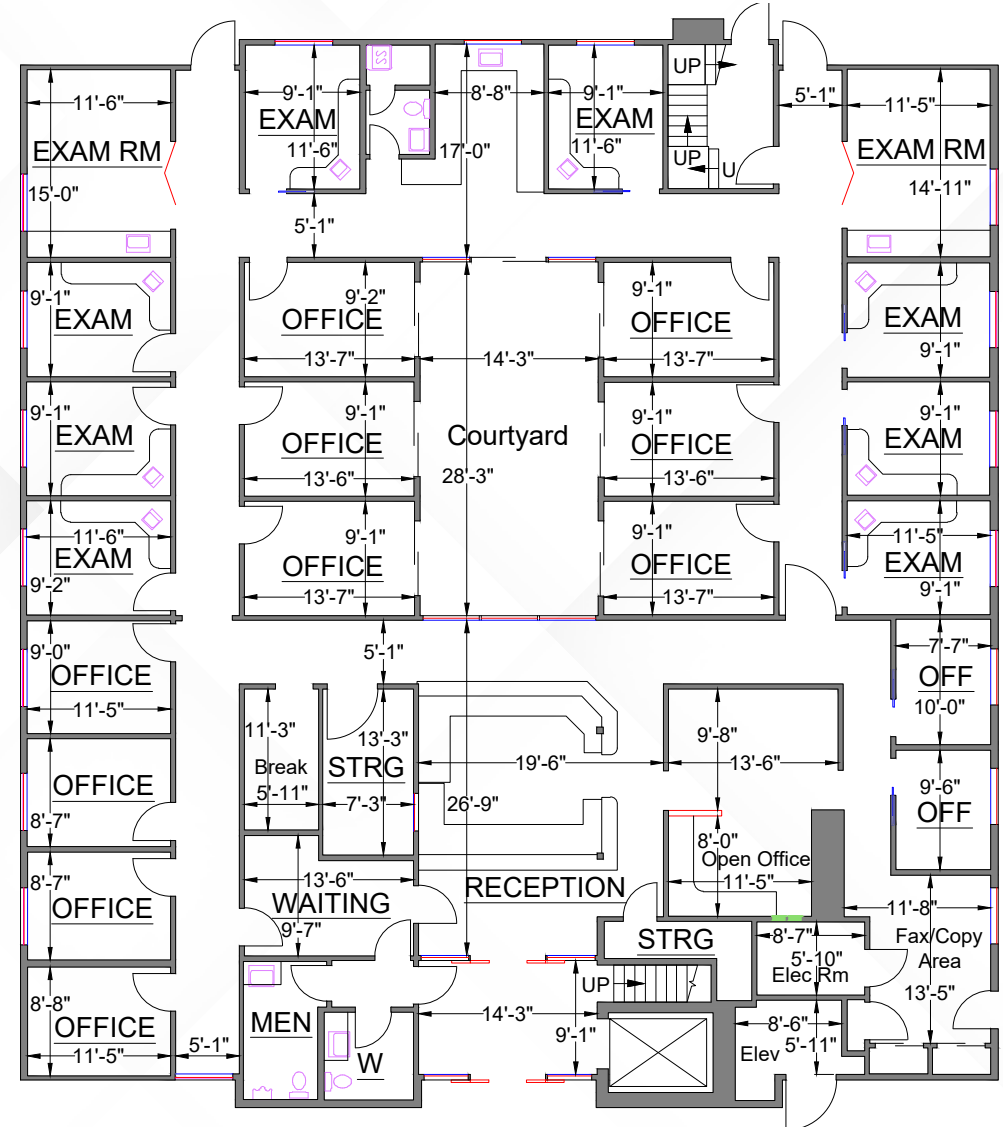
- ▶ **AAAASF Accredited** – *Meets the highest standards for ambulatory surgical care*
- ▶ **Fully Renovated Interior (2023)** – *Move-in ready with modern finishes throughout*
- ▶ **5 Operating Rooms** – *Fully equipped surgical suites ready for immediate use*
- ▶ **16 Exam Rooms & 14 Private Offices** – *Flexible layout supporting high patient volume*
- ▶ **Signature Atrium with Water Features & Lush Landscaping** – *A distinctive, calming environment that elevates the patient and staff experience*
- ▶ **8 Restrooms & Dedicated Break Room**
- ▶ **IT/Supply Storage**
- ▶ **Ample Surface Parking**
- ▶ **Furniture, Fixtures & Equipment (FF&E) Negotiable**



FLOOR PLAN



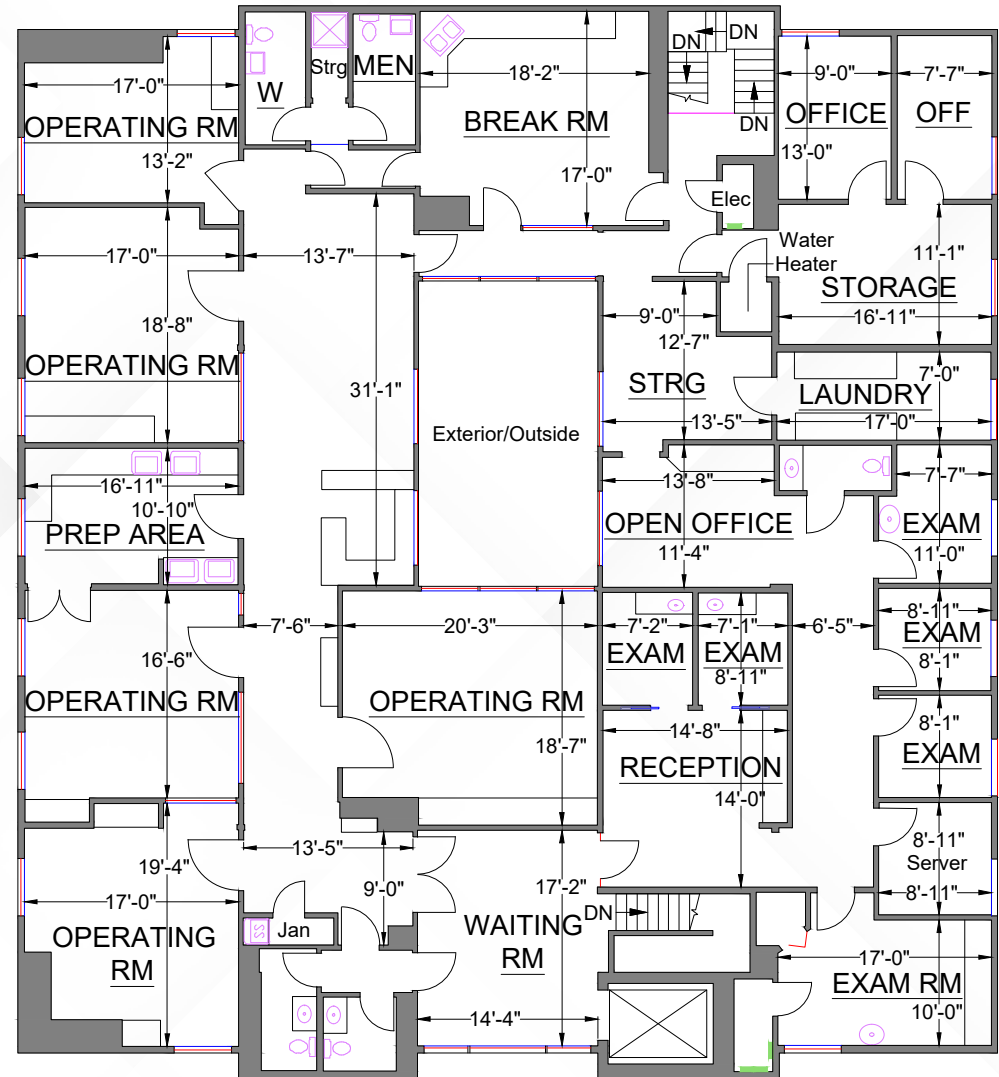
FIRST FLOOR



FLOOR PLAN



SECOND FLOOR



95
SCRIPPS
DRIVE

NEARBY MEDICAL

 Dignity Health.
Mercy Medical Plaza

California Sutter
Medical Building

 Sutter Health
Sutter Medical Center

 Sutter Health
Fort Sutter
Surgery Center

 Dignity Health.
Mercy General Hospital

SACRAMENTO HEART
& Vascular Medical Associates

Multi Tenant Medical



NEARBY AMENITIES

ZÓCALO SAFEWAY
BUCKHORN BBQ + GRILL BENNETT'S AMERICAN COOKING CAP TAP
Starbucks POKE NOKE menchie's

Wildwood KITCHEN & BAR PIATTI CAFE BERNARDO
RUTH'S CHRIS STEAK HOUSE Mendocino Farms MIKUNI

Save Mart CHEZ LUC'S FRENCH CAFE
CHIPOTLE MEXICAN GRILL BOUDIN SOURDOUGH NOAH'S NY BAGELS
NOTHING BUTT CAKES JACKS URBAN EATS
BEACH HUT Jamba SMASH BURGER

Raley's

CVS/pharmacy

the MELT



URBAN PLATES

sweetgreen



EUROPEAN BAKERY RESTAURANT
ETTORE'S

ZINFANDEL GRILLE
SACRAMENTO



spare time sports clubs RIO DEL ORO SPORTS CLUB



95 SCRIPPS DRIVE

CAMPUS COMMONS SUBMARKET

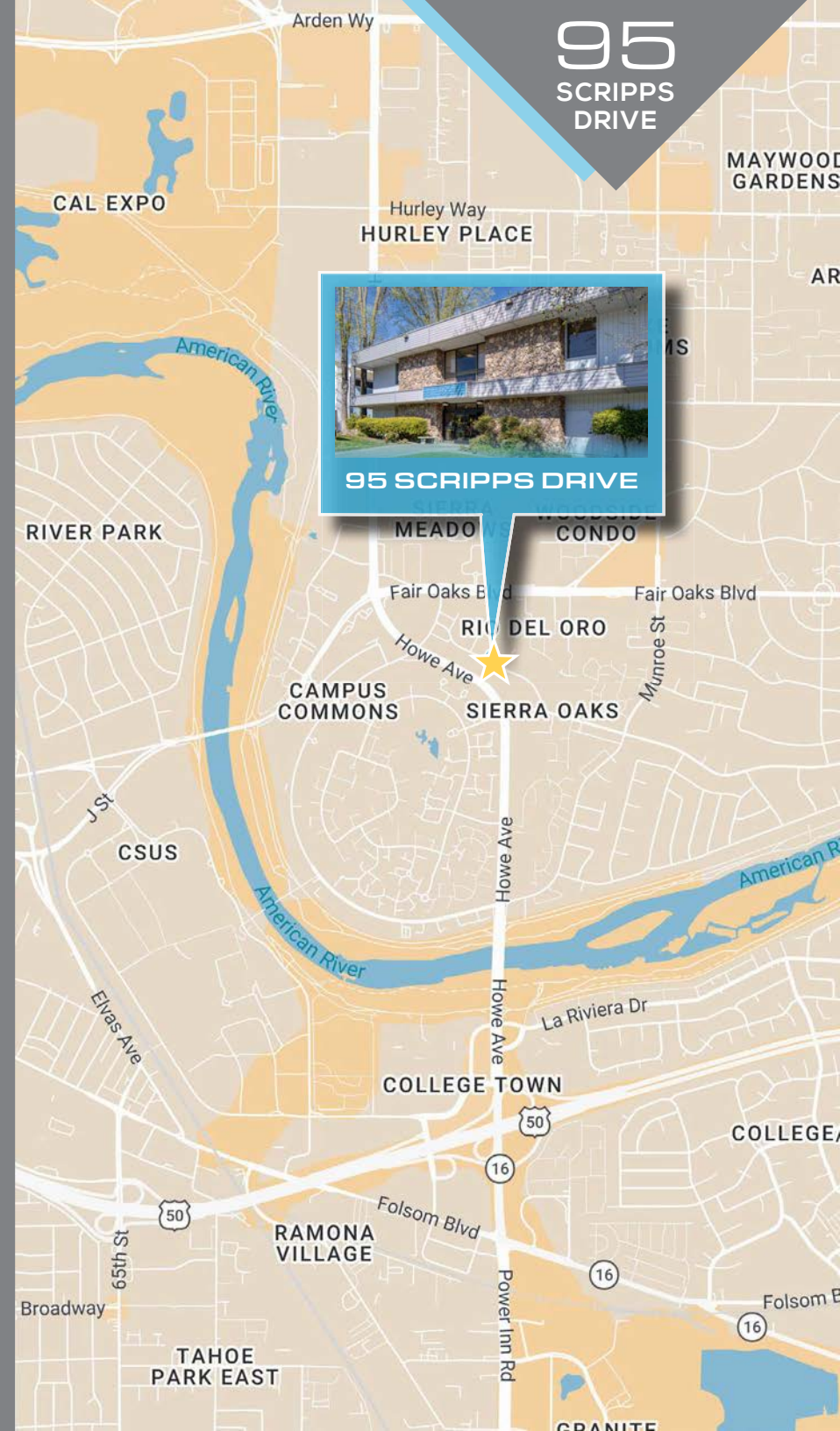
Campus Commons stands as one of Sacramento's most mature and prestigious office environments. A tree-lined, park-like setting that has long attracted professional services tenants seeking a premier address outside of the urban core. Situated on the east and west sides of University Avenue, the submarket is ideally positioned between Fair Oaks Boulevard, Howe Avenue, Highway 50, and the American River offering exceptional connectivity with a distinctly suburban character.

The submarket's appeal is rooted in its rare combination of accessibility and environment. Tenants benefit from proximity to University Village, convenient access to major freeways, public transportation, and the American River Bike Trail – a lifestyle amenity that is increasingly valued in today's talent-driven workplace. Walking distance to popular restaurants, professional services, and retail centers, Campus Commons provides businesses with direct access to one of the most affluent and established communities in Sacramento.

Close proximity to California State University, Sacramento paired with some of the region's most sought-after shopping and dining destinations, has prompted a deep concentration of professional-services firms to establish operations here. The tenant base reflects medical, legal, financial services, media, and real estate firms amongst the submarket's professional mix.

Many hotels are all within reach, supporting clients and out-of-town visitors with ease. The submarket's residential fabric further reinforces its stature. Campus Commons is surrounded by some of Sacramento's most desirable executive housing, making it a natural home for businesses whose leadership and workforce demand a high-quality, walkable environment close to where they live.

As Sacramento's broader office market navigates a flight-to-quality dynamic, tenant demand remains concentrated in higher-quality, amenity-rich buildings – a trend that directly benefits well-positioned Campus Commons assets. With limited new supply and a stable, established tenant community, the submarket continues to outperform the broader market on occupancy and tenant retention.





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