



University Office Park

7 Park Center Drive, Sacramento, California



A DEVELOPMENT OF
JACKSON
PROPERTIES

For Office Leasing >

Tom Walcott, CCIM, SIOR
Executive Vice President
+1 916 563 3002
thomas.walcott@colliers.com
CA Lic. 01121178

Jason Rutherford
Executive Vice President
+1 916 563 3059
jason.rutherford@colliers.com
CA Lic. 01260682

Building Highlights

- > From $\pm 1,430$ SF up to $\pm 2,950$ SF
- > Second generation medical office space
- > Single Story Walk-up Brick Building
- > Monument and Building Signage Opportunity
- > Parking 4 spaces per 1,000 SF
- > Zoned C-1 for General Office and Medical Use
- > Adjacent to upscale retail center
- > Walking Distance to Retail Amenities and American River Parkway



University Office Park

7 Park Center Drive, Sacramento, California

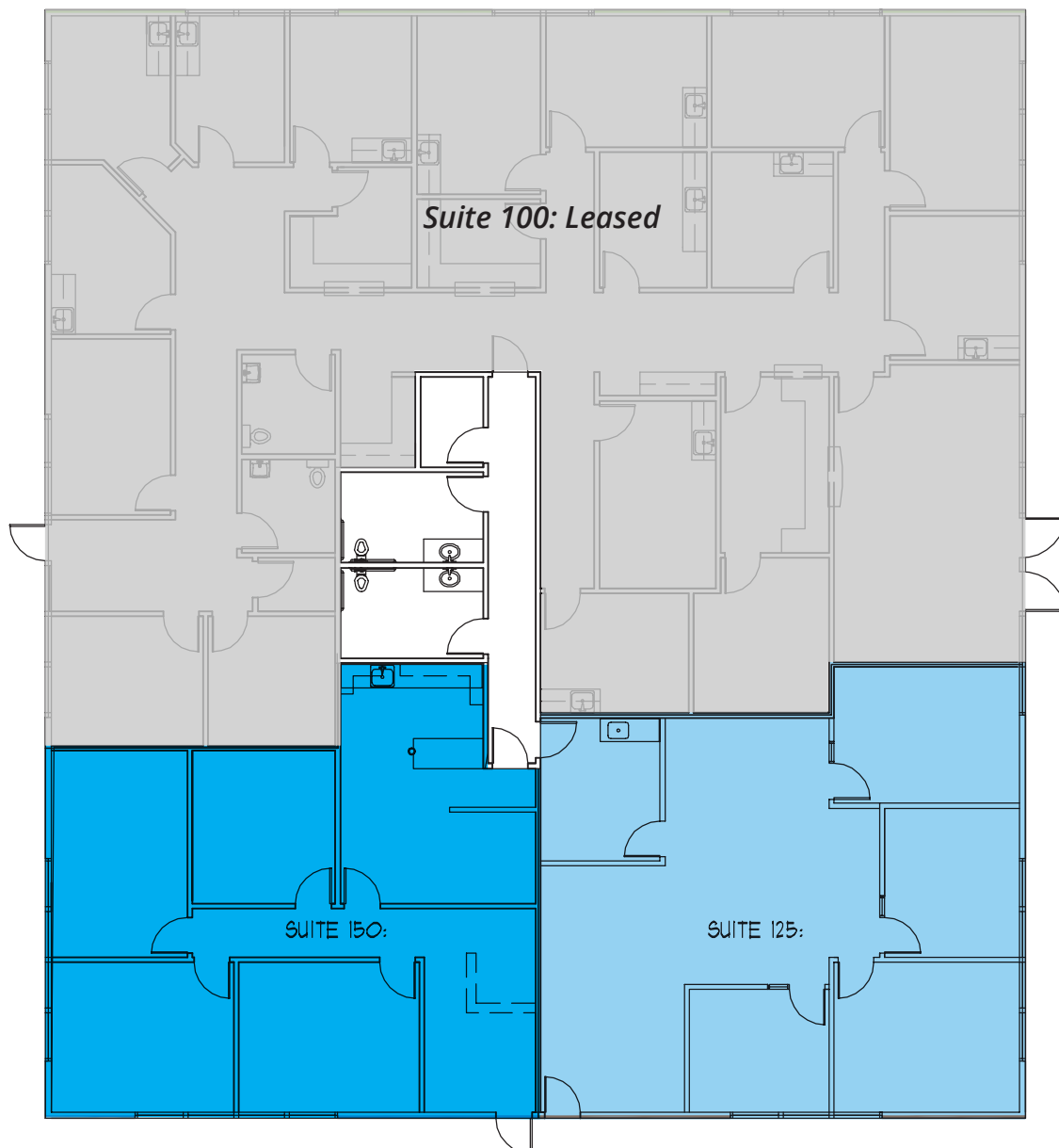
Floorplan

Suite 100: Leased

Suite 125: $\pm 1,520$ SF

Suite 150: $\pm 1,430$ SF

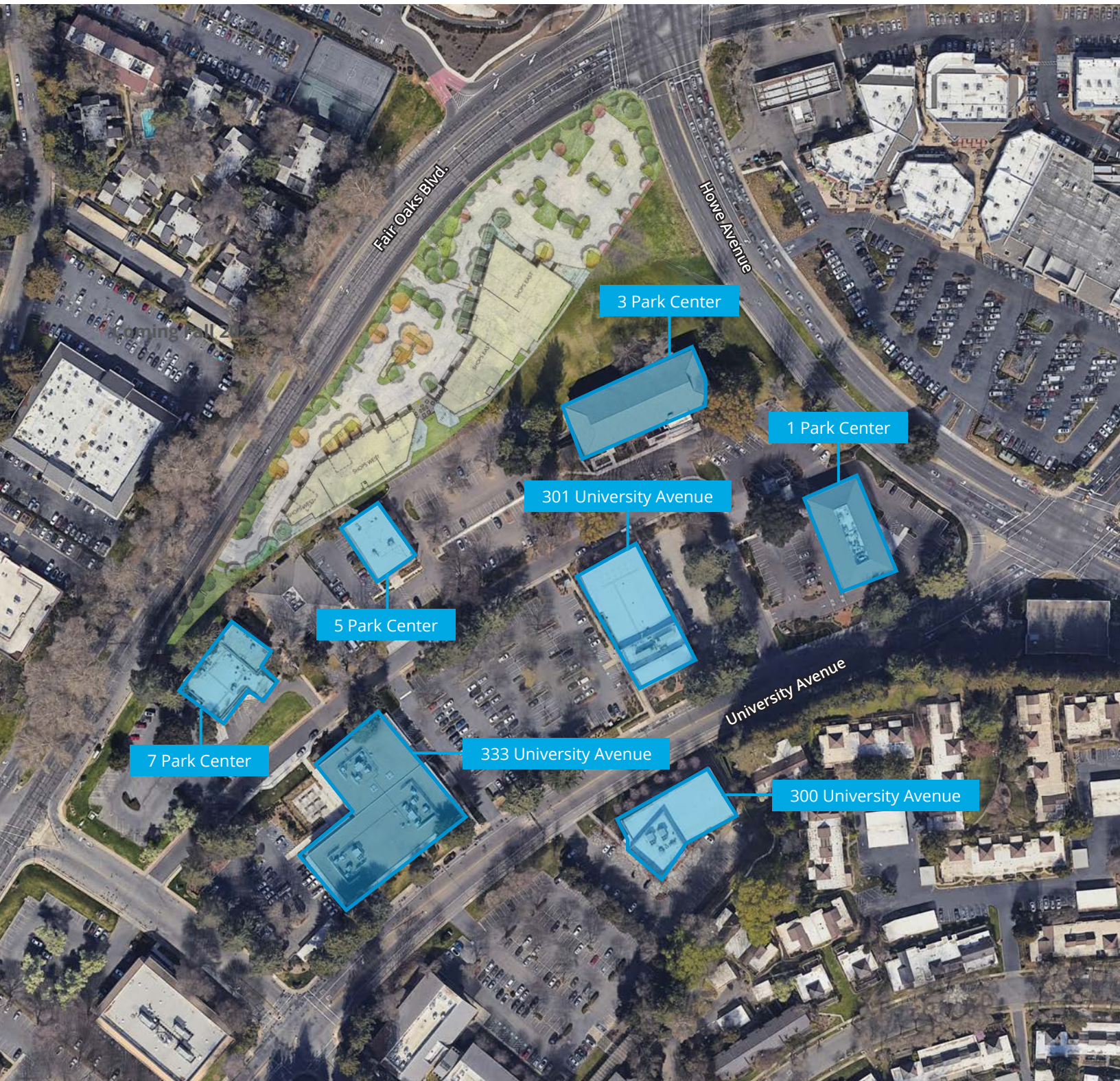
Combined: $\pm 2,950$ SF





University Office Park

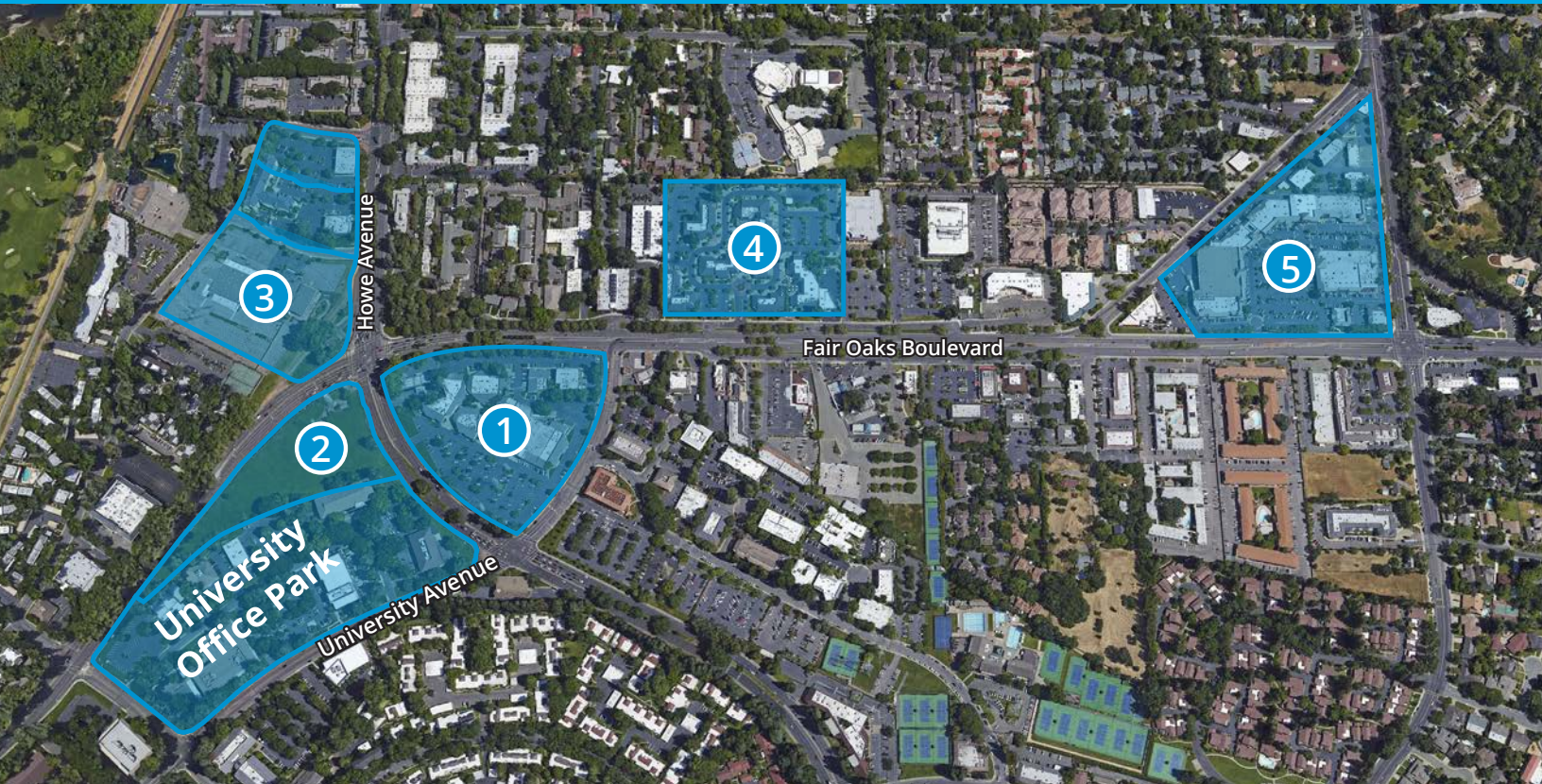
7 Park Center Drive, Sacramento, California





University Office Park

7 Park Center Drive, Sacramento, California



#1 > THE UV

- › Buckhorn BBQ
- › Zocalo
- › Menchie's Frozen Yogurt
- › Bennett's Kitchen & Bar

› Capitol Beer and Tap Room

- › Citi Bank
- › Noble Nails
- › Dry Bar
- › AT&T

#2 > THE BOULEVARD

- › Urban Plates
- › Tasty Dumpling
- › Sweetgreen
- › Cold Stone Creamery
- › The Melt

#3 >

- › Raley's
- › Starbucks
- › CVS
- › Orange Theory Fitness

#4 > THE PAVILIONS

- › Ruth's Chris Steak House
- › Wildwood Kitchen & Bar
- › Cafe Bernardo
- › Piatti Ristorante & Bar

#5 > LOEHMANN'S PLAZA

- › Thai House Restaurant
- › Jacks Urban Eats
- › Beach Hut Deli
- › Chipotle Mexican Grill

› Noah's Bagels

- › Jamba Juice
- › Boudin SF
- › Bento Box
- › Bank of the West



A DEVELOPMENT OF

JACKSON
PROPERTIES

For Office Leasing >

Tom Walcott, CCIM, SIOR

Executive Vice President
+1 916 563 3002
thomas.walcott@colliers.com
CA Lic. 01121178

Jason Rutherford

Executive Vice President
+1 916 563 3059
jason.rutherford@colliers.com
CA Lic. 01260682



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2026. All rights reserved.