

**JEWEL BOX INVESTMENT OPPORTUNITY!
PERFECT FOR 1031 EXCHANGE BUYER!**



RETAIL/OFFICE BUILDING FOR SALE

2394 Fair Oaks Blvd Sacramento, CA

4,082 SF - 100% Leased

Purchase Price \$1,476,240

\$362/PSF - 5% Cap Rate



THE
EDWARDS
COMPANY
commercial real estate services

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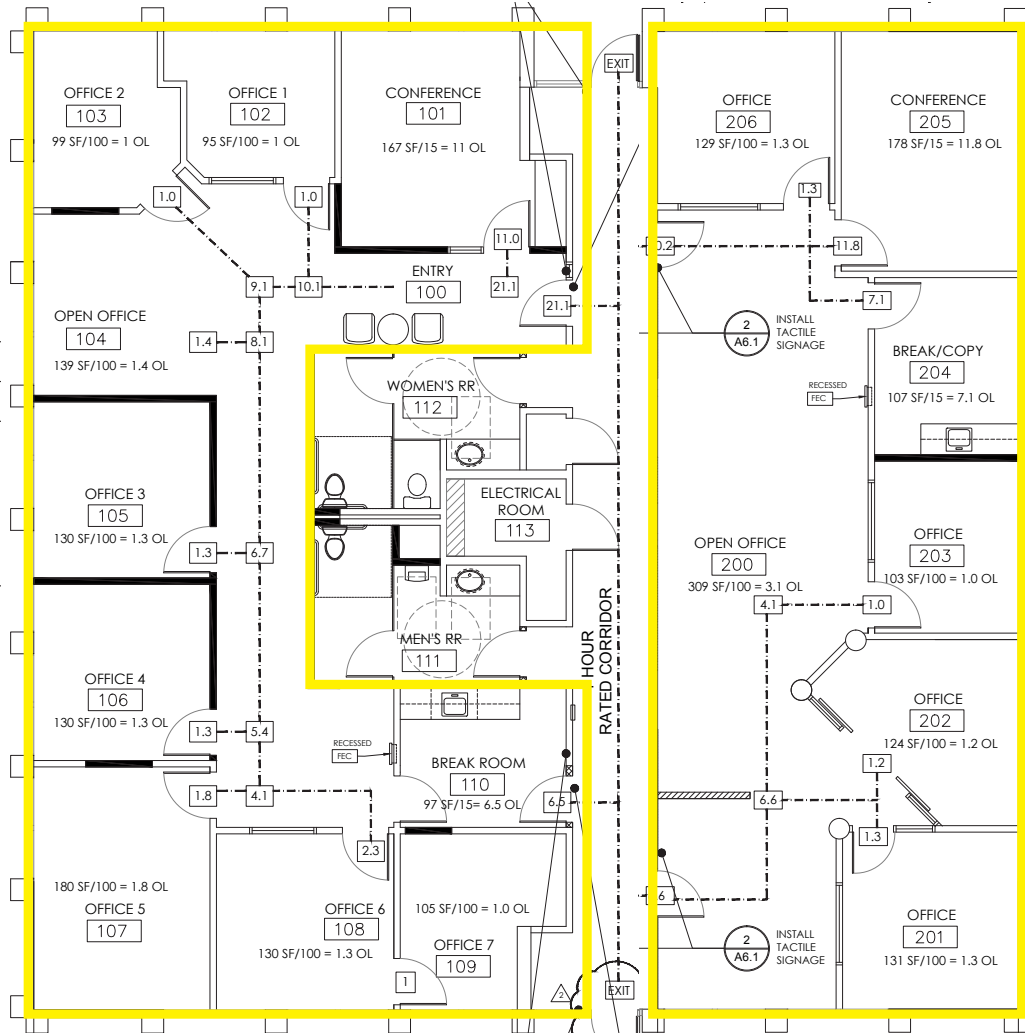
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SITE PLAN & TENANTS

Sacramento, CA



Suite Size	2,222 SF	
Lease Commencement	11/16/2020	
Lease Expiration	1/16/2024	
Rent	Months	Monthly Rent
	1-2	\$0.00
	3-12	\$5,555.00
	13-24	\$5,666.00
	25-36	\$5,779.42
	37-38	\$5,895.01
Option(s)	One 3-year option at fair market rental rate	



Suite Size	1,860 SF	
Lease Commencement	07/16/2017	
Lease Expiration	08/31/2025	
Rent	Months	Monthly Rent
	1-12	\$4,631.40
	13-24	\$4,724.40
	25-36	\$4,817.40
	37-48	\$4,910.40
	49-60	\$5,003.40
1st Option Exercised Early	Beginning 08/01/2022	Months
		1-12
		13-24
		25-36
Option(s)	One 3-year option remaining at fair market rental rate	

INCOME & EXPENSES

Sacramento, CA



INCOME

RENTAL INCOME	2021 MONTHLY	2021 ANNUAL
Cornerstone Title (1,860 SF)	\$4,900.00	
Homebridge Financial (2,222 SF)	\$5,555.00	
Total Income	\$10,455.00	\$125,460.00

EXPENSES

EXPENSES	2021 MONTHLY	2021 ANNUAL
Janitorial	(\$495.00)	(\$5,940.00)
Cable TV/Wireless	(\$110.00)	(\$1,320.00)
R&M Contractor	(\$100.00)	(\$1,200.00)
Pest Control	(\$83.00)	(\$990.00)
Security	(\$819.00)	(\$9,828.00)
Fire/Safety	(\$175.00)	(\$2,100.00)
Insurance		(\$2,300.00)
Real Estate Taxes		(\$16,650.00)
Sewer		(\$1,600.00)
HOA Fees	(\$810.00)	(\$9,720.00)
Total Expenses	(\$2,592.00)	(\$51,648.00)

NET OPERATING INCOME	\$73,812.00
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*Info is based on 2021 Pro Forma. Full detailed report available upon request.

PROPERTY HIGHLIGHTS & PHOTOS

Sacramento, CA



- Highly sought after, jewel box investment opportunity between The Pavilions & Loehmann's Plaza.
- 2394 Fair Oaks Blvd is 100% occupied located in the coveted Campus Commons submarket which is one of the more mature and appealing office environments in the Sacramento region.
- The building is 4,082 SF and updated in 2017 with a \$100 psf renovation including two ADA code compliant bathrooms, 2 new kitchens, and Title 24 compliant automatic lighting and HVAC distribution throughout.
- APN: 294-0140-036-0000
- Outstanding location with excellent visibility on Fair Oaks Blvd (33,420 ADT) between Howe Ave and Munroe St.
- Ample Parking.
- High Walk Score – Zinfandel Grill is next door! Several retail and restaurant amenities within walking distance.
- Close Proximity to Highway 50 and Watt interchange
- Zoned BP: Business and Professional zone



Front of building facing Fair Oaks Blvd



Back of building and parking lot

TRADE AREA AERIAL

Sacramento, CA



- 1 RALEY'S CENTER**
- Raley's
 - CVS Pharmacy
 - Orange Theory Fitness
 - Starbucks

- 2 UNIVERSITY VILLAGE**
- Safeway
 - Bennett's American Cooking
 - Zocalo
 - Buckhorn Grill
 - Starbucks

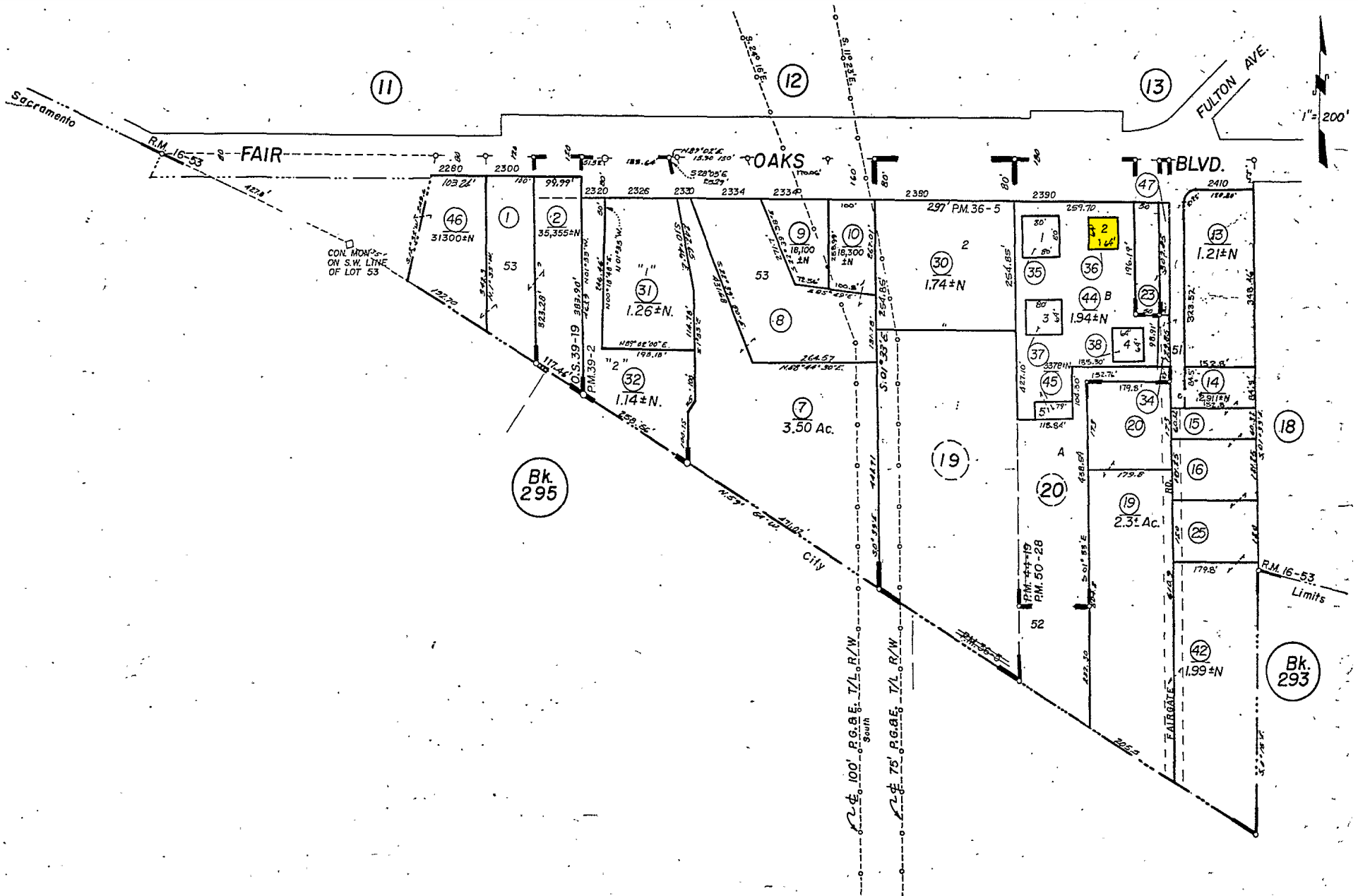
- 3 THE PAVILIONS**
- Ruth's Chris Steak House
 - Cafe Bernardo
 - William Sonoma
 - Piatti Ristorante & Bar

- 4 LOEHMANN'S PLAZA**
- Save Mart
 - Bath and Body Works
 - Jacks Urban Eats
 - Beach Hut Deli
 - Chipotle Mexican Grill
 - Noah's Bagels
 - Noodles & Company
 - Jamba Juice
 - Thai House Restaurant
 - GNC
 - Sports Clips
 - Boudin SF
 - Bank of the West
 - UPS Store
 - Sutter Health
 - Bento Box

- 5**
- Peet's Coffee
 - Miyagi Bar & Sushi
- 6**
- Temple Coffee
 - Heat Shabu

PARCEL MAP

Sacramento, CA



DEMOGRAPHICS

Sacramento, CA



POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Total Population	19,851	65,023	129,742	244,646	382,387
2025 Total Population	20,711	67,697	134,827	253,838	397,498
2020 Total Daytime Population	24,458	80,838	168,202	301,927	512,482
2020 Total Employees	58.7%	56.4%	58.0%	55.2%	57.4%
2020 Total Daytime at Home Population	41.3%	43.6%	42.0%	44.8%	42.6%
% 2020 Female population: Adult	47.0%	43.8%	43.2%	42.0%	40.9%
% 2020 Male population: Adult	39.5%	38.3%	38.0%	38.1%	38.2%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	59.8%	61.8%	64.2%	59.8%	55.5%
Black or African American	9.7%	9.3%	8.5%	9.5%	10.3%
Hispanic	19.5%	22.0%	21.8%	25.0%	26.8%
Asian	11.1%	9.0%	8.2%	9.3%	11.4%
Two or More Races	5.8%	5.9%	6.0%	6.4%	6.3%
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	10,354	31,846	63,474	117,763	176,726
White collar	68.1%	68.7%	69.5%	66.1%	62.8%
Blue collar	31.9%	31.3%	30.5%	33.9%	37.2%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	14,054	43,930	90,429	171,767	266,435
No High School Diploma	7.1%	7.8%	8.1%	11.4%	14.4%
High school graduate, GED, or alternative	15.1%	17.3%	17.8%	19.7%	21.4%
College No Degree	20.5%	20.3%	21.2%	22.5%	22.6%
College or Advanced Degree	57.3%	54.6%	52.9%	46.4%	41.6%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Home value: Median	\$385,298	\$368,137	\$364,141	\$328,227	\$310,388
2020 Home value: Average	\$488,296	\$449,778	\$461,544	\$414,197	\$384,893

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Household Income: Median	\$49,479	\$55,066	\$62,199	\$56,636	\$53,555
% Median Income Change 2000 to 2010	17.8%	18.4%	21.9%	23.8%	23.8%
% Median Income Change 2000 to 2020	24.0%	35.6%	46.4%	46.6%	47.9%
% Median Income Change 2010 to 2025	26.3%	41.2%	45.0%	42.1%	42.4%
% Median Income Change 2020 to 2025	20.1%	23.2%	20.7%	20.0%	19.2%
2000 Household income: Average	\$58,121	\$55,837	\$57,295	\$52,230	\$49,321
2020 Household income: Average	\$82,147	\$86,828	\$92,287	\$84,088	\$80,093
2025 Household income: Average	\$97,792	\$102,621	\$108,654	\$99,760	\$95,501
up to \$24,999	27.0%	25.2%	22.6%	23.8%	25.1%
\$25,000 to \$49,999	23.4%	21.6%	19.9%	21.2%	22.3%
\$50,000 to \$74,999	15.7%	14.2%	14.6%	15.8%	15.9%
\$75,000 to \$124,999	16.8%	19.5%	21.7%	20.9%	19.6%
\$125,000 to \$199,999	8.2%	11.0%	12.0%	11.0%	10.6%
\$200,000 or more	8.9%	8.6%	9.3%	7.3%	6.5%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Households	9,534	27,568	53,918	97,460	145,004
2025 Households	9,609	27,852	54,438	98,276	146,608
% Household Change 2000 to 2010	-5.0%	-4.2%	-3.8%	-3.5%	-2.5%
% Household Change 2000 to 2020	-4.2%	-3.3%	-2.8%	-2.7%	-1.2%
% Household Change 2010 to 2025	1.7%	1.9%	2.0%	1.7%	2.4%
% Household Change 2020 to 2025	.8%	1.0%	1.0%	.8%	1.1%
Average Household Size	2	2	2	2	3
Owner occupied	33.4%	42.0%	48.0%	46.7%	45.1%
Renter occupied	66.6%	58.0%	52.0%	53.3%	54.9%
% Households with children under 18	14.6%	20.4%	21.4%	23.1%	24.6%
% Households with no children under 18	85.4%	79.6%	78.6%	76.9%	75.4%