

Del Paso Boulevard Market Summary

Del Paso Boulevard is a densely populated and centrally located community surrounded by Sacramento's most distinguished neighborhoods, such as Downtown & Midtown, Arden-Arcade and Natomas. With a population of 10,500, the Millennials and Generation Z make-up the majority of population. The past 5 years has seen a spiking population growth around the boulevard with many seeing Del Paso as a cheaper solution to being around the urban metro of Sacramento. Majority of the population are ambitious young professionals with a household income of less than \$15,000 which represents 21% of the households.

Del Paso has planned many revitalization projects for the boulevard such as streetscape improvements, providing development assistance and turning the boulevard into a walkable friendly community. Fortunately, the vast majority for the boulevard falls within the designated Opportunity Zones which allow for affordable housing, community development, business operations and real property investments.

Sacramento's retail market has weathered the coronavirus pandemics, but demand over the past year is trending in negative territory. However, the purchasing power in Sacramento is healthy, as incomes are roughly in line with the California median. Construction has slowed, across the metro Sacramento's development pipeline was at its lowest level on record. Fortunately, investors appear to have confidence in the metro retail market, deal flow has picked up in 2021.

Sacramento's relative affordability is attracting residents from the Bay Area, Los Angeles and San Diego, and the pandemic has only accelerated that trend. With many people working from, apartment vacancies have fallen to an all-time low, while the single-family home market has seen inventory fall and prices skyrocket throughout all of Sacramento.

Two developments will spark activity along the Boulevard for small businesses. The first project is the construction of a 128-unit apartment project near the light-rail station by Royal Oaks Drive, with estimated completion in 2022. The other is a 737-unit apartment project by the Arden Fair mall with estimated completion in early 2022 as well. Almost 1,000 new residents will be in the area of Del Paso and Arden, which will spark lots of economic activity for small businesses.

If you take a drive down Del Paso today, you will see lots of shuttered buildings that can be redeveloped for better uses such as mixed-use, retail and some office. Del Paso has a strong community and has the foundations in place for people-oriented streets. Streetscape enhancements add value to an area and are associated with higher rents and the attraction of new businesses. Right now, there is not enough businesses on the Boulevard that really excite a person to walk along the Boulevard. The most popular places are Southpaw Sushi, King Cong Brewery, Woodlake Tavern and Colo's Soul Food. However, keep in mind that the pandemic and the halt of the new MLS stadium has impacted the Boulevard negatively. As the MLS stadium was an economic catalyst for new activity along the Boulevard. Slowly, but steadily Del Paso will become a desirable place to live, work, play and shop. It first starts with new developments in the area and turning buildings that are not in-use into something special.

Lease Availability Report

951 Arden Way - Cullincini & Sons
 Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1947
RBA:	5,000 SF
Floors:	1
Typical Floor:	5,000 SF
Ceiling Ht:	8'-30'
Columns:	Yes

AVAILABILITY

Min Divisible:	500 SF
Max Contig:	8,500 SF
Total Available:	5,000 SF
Asking Rent:	\$15.00/MG

EXPENSES PER SF

Taxes:	\$4.09 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	951	Off/Ret	Direct	500 - 3,500	5,000	8,500	\$15.00/MG	Vacant	1 - 10 Yrs
P 1st	951A	Retail	Direct	1,500	5,000	8,500	\$15.00/MG	Vacant	1 - 10 Yrs

LOADING

Docks:	None	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Property Manager on Site

LAND

Land Area:	1.61 AC
Zoning:	C-2
Parcel	277-0133-005

Lease Availability Report

951 Arden Way - Cullincini & Sons
Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking:	Ratio of 1.00/1,000 SF
Transit/Subway:	9 minute walk to Swanston Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport

Lease Availability Report

973 Arden Way

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1940
RBA:	17,000 SF
Floors:	1
Typical Floor:	17,000 SF
Ceiling Ht:	20'-28'

AVAILABILITY

Min Divisible:	3,500 SF
Max Contig:	30,500 SF
Total Available:	17,000 SF
Asking Rent:	\$7.20 - \$15.00/NNN

EXPENSES PER SF

Taxes:	\$1.20 (2020)
Opex:	\$2.28 (2011-Est)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	3,500	17,000	30,500	\$15.00/NNN	Vacant	1 - 5 Yrs
P 1st	Industrial	Direct	13,500	17,000	30,500	\$7.20/NNN	Vacant	1 - 5 Yrs

LOADING

Docks:	None	Drive Ins:	3 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	1,000-2,000a/440v 3p Heavy
Utilities:	Sewer - City, Water - City

LAND

Land Area:	1.13 AC
Zoning:	C-2
Parcel	277-0133-005

TRANSPORTATION

Transit/Subway:	9 minute walk to Swanston Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport

Lease Availability Report

973 Arden Way

Sacramento, CA 95815 - NE Sacramento Submarket



KEY TENANTS

Cullincini Restaurant Supply	17,000 SF	Cullincini Restaurant Supply	3,000 SF
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Lease Availability Report

999 Arden Way

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Showroom
Tenancy:	Single
Year Built:	1955
RBA:	10,000 SF
Floors:	1
Typical Floor:	10,000 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	10,000 SF
Total Available:	10,000 SF
Asking Rent:	\$12.00/NNN

EXPENSES PER SF

Taxes:	\$2.04 (2020)
Opex:	\$1.44 (2011-Est)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	5,000	10,000	10,000	\$12.00/NNN	Vacant	1 - 5 Yrs
P 1st	Industrial	Direct	5,000	10,000	10,000	\$12.00/NNN	Vacant	1 - 5 Yrs

LOADING

Docks:	None	Drive Ins:	6 tot.
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Fenced Lot

LAND

Land Area:	0.24 AC
Zoning:	C-2
Parcel	277-0133-005

TRANSPORTATION

Transit/Subway:	8 minute walk to Swanston Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport

Lease Availability Report

980 Calvados Ave

Sacramento, CA 95815 - Point West Submarket



BUILDING

Type:	Specialty
Subtype:	Contractor Storag...
Year Built:	1990
GBA:	3,000 SF
Floors:	1

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	\$10.20/MG

EXPENSES PER SF

Taxes:	\$0.27 (2020)
Opex:	\$3.36 (2011-Est)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	3,000	3,000	3,000	\$10.20/MG	Vacant	1 - 5 Yrs

TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Transit/Subway:	7 minute walk to Swanston Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport
Walk Score ®:	Very Walkable (78)
Transit Score ®:	Some Transit (48)

Lease Availability Report

141-147 Commerce Cir

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1950
RBA:	52,100 SF
Floors:	1
Typical Floor:	52,100 SF
Ceiling Ht:	20'-24'

AVAILABILITY

Min Divisible:	52,100 SF
Max Contig:	52,100 SF
Total Available:	52,100 SF
Asking Rent:	\$5.04/NNN

EXPENSES PER SF

Taxes:	\$0.31 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	52,100/2,200 ofc	52,100	52,100	\$5.04/NNN	30 Days	3 - 5 Yrs

LOADING

Docks:	7 ext	Drive Ins:	1 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	1,200a/120-208v Heavy
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FEATURES

Fenced Lot

LAND

Land Area:	3.20 AC
Zoning:	M-1
Parcel	275-0251-025

Lease Availability Report

141-147 Commerce Cir

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 0.38/1,000 SF

Transit/Subway: 17 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 22 minute drive to Sacramento International Airport

Lease Availability Report

320 Commerce Cir

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1965
RBA:	24,449 SF
Floors:	1
Typical Floor:	24,449 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	24,449 SF
Max Contig:	24,449 SF
Total Available:	24,449 SF
Asking Rent:	\$7.20/NNN

EXPENSES PER SF

Taxes:	\$1.58 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	24,449	24,449	24,449	\$7.20/NNN	30 Days	Negotiable

SALE

Last Sale: Sold on Feb 22, 2019 for \$3,000,000 (\$122.70/SF)

LOADING

Docks:	2 ext	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	800a/240v Heavy
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FEATURES

Fenced Lot, Signage

LAND

Land Area:	1.70 AC
Zoning:	M-1
Parcel	275-0251-017

Lease Availability Report

320 Commerce Cir

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: 45 free Surface Spaces are available; Ratio of 1.00/1,000 SF

Transit/Subway: 19 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 22 minute drive to Sacramento International Airport

KEY TENANTS

Madison Homes LLC

24,449 SF

Lease Availability Report

1113 Del Paso Blvd

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1972
RBA:	17,800 SF
Floors:	1
Typical Floor:	17,800 SF
Ceiling Ht:	28'

AVAILABILITY

Min Divisible:	17,800 SF
Max Contig:	17,800 SF
Total Available:	17,800 SF
Asking Rent:	\$7.68/NNN

EXPENSES PER SF

Taxes:	\$0.89 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	17,800	17,800	17,800	\$7.68/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Oct 4, 2001 for \$800,000 (\$44.94/SF)

LOADING

Docks:	None	Drive Ins:	1 tot./25'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	600a/120-208v 3p
Utilities:	Gas, Heating, Lighting, Sewer, Water

FEATURES

Fenced Lot, Yard

LAND

Land Area:	0.50 AC
Zoning:	C-2-SPD
Parcel	275-0164-019

Lease Availability Report

1113 Del Paso Blvd

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: 14 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Transit/Subway: 3 minute walk to Globe Avenue Transit Stop (Blue Line)

Airport: 20 minute drive to Sacramento International Airport

KEY TENANTS

Harlan Karnofsky

500 SF

Lease Availability Report

1201 Del Paso Blvd - The 1201 Bldg
 Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1976
RBA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	10,000 SF
Total Available:	15,000 SF
Asking Rent:	\$7.80 - \$13.20/NNN

EXPENSES PER SF

Taxes:	\$0.78 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Off/Ret	Direct	5,000	5,000	5,000	\$13.20/NNN	Vacant	Negotiable
P 1st	B and C	Industrial	Direct	5,000 - 10,000	10,000	10,000	\$7.80/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Properties in Sacramento, CA Sold on Dec 28, 2016 for \$750,000 (\$33.16/SF)

LOADING

Docks:	None	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Utilities: Gas, Heating, Lighting, Sewer, Water

FEATURES

Air Conditioning, Bus Line, Commuter Rail, Signage

LAND

Land Area:	0.34 AC
Zoning:	C2
Parcel	275-0166-012

Lease Availability Report

1201 Del Paso Blvd - The 1201 Bldg
Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Transit/Subway:	4 minute walk to Globe Avenue Transit Stop (Blue Line)
Airport:	20 minute drive to Sacramento International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Some Transit (49)

Lease Availability Report

1616 Del Paso Blvd

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	1970
GLA:	13,155 SF
Floors:	1
Typical Floor:	13,155 SF
Docks:	None

AVAILABILITY

Min Divisible:	5,844 SF
Max Contig:	5,844 SF
Total Available:	5,844 SF
Asking Rent:	\$12.00/MG

EXPENSES PER SF

Taxes:	\$1.52 (2020-Est)
Opex:	\$3.42 (2020-Est)
Total Expenses:	\$4.94 (2020-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	300	Retail	Direct	5,844	5,844	5,844	\$12.00/MG	30 Days	Negotiable

SALE

Last Sale: Sold on Apr 10, 1997 for \$315,000 (\$23.95/SF)

AMENITIES

Bus Line

KEY TENANTS

The Supper Club 2,328 SF

TRAFFIC & FRONTAGE

Traffic Volume: 22,713 on Arden Way & Oxford St (2016)
 21,209 on Arden Way & Fairfield St Cantalier St Aly (2018)

Frontage: 150' on Del Paso
 137' on Del Paso Blvd
 175' on Lea Way

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Lease Availability Report

1616 Del Paso Blvd

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



TRANSPORTATION

Parking: 12 free Surface Spaces are available; Ratio of 1.20/1,000 SF

Transit/Subway: 3 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 20 minute drive to Sacramento International Airport

Walk Score ®: Very Walkable (84)

Transit Score ®: Some Transit (49)

Lease Availability Report

2022-2030 Del Paso Blvd - The Marcus Bldg
 Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1947
GLA:	7,850 SF
Floors:	2
Typical Floor:	4,392 SF

AVAILABILITY

Min Divisible:	3,458 SF
Max Contig:	3,458 SF
Total Available:	3,458 SF
Asking Rent:	\$11.40/MG

EXPENSES PER SF

Taxes:	\$1.09 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	2022	Office	Direct	3,458	3,458	3,458	\$11.40/MG	Vacant	Negotiable

SALE

Last Sale: Sold on Apr 30, 2021 for \$855,000 (\$108.92/SF)

AMENITIES

Air Conditioning, Bus Line, Corner Lot

KEY TENANTS

Super Wash N Dry 4,392 SF

TRAFFIC & FRONTAGE

Traffic Volume: 13,609 on el Camino Ave & Cantalier St (2014)

22,713 on Arden Way & Oxford St (2016)

Frontage: Del Paso Blvd

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TRANSPORTATION

Parking: 12 free Surface Spaces are available; Ratio of 1.38/1,000 SF

Transit/Subway: 8 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 20 minute drive to Sacramento International Airport

Walk Score ®: Very Walkable (85)

Transit Score ®: Some Transit (49)

Lease Availability Report

2100-2110 Del Paso Blvd

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1967
GLA:	6,195 SF
Floors:	1
Typical Floor:	6,195 SF

AVAILABILITY

Min Divisible:	2,245 SF
Max Contig:	2,305 SF
Total Available:	4,550 SF
Asking Rent:	\$\$11.88 - \$13.08/NNN

EXPENSES PER SF

Taxes:	\$1.08 (2020)
Opex:	\$4.68 (2015)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2110	Retail	Direct	2,305	2,305	2,305	\$13.08/NNN	Vacant	Negotiable
P 1st	2100-A	Retail	Direct	2,245	2,245	2,245	\$11.88/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 5, 2014 for \$339,000 (\$54.72/SF)

KEY TENANTS

Empire Tattoo	2,305 SF	Top 916	840 SF
Dog Pound Skate Shop	805 SF	Golden Blades Barber Shop	780 SF

TRAFFIC & FRONTAGE

Traffic Volume: 1,952 on Dixie Ave & Cambridge St (2016)
22,713 on Arden Way & Oxford St (2016)

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TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 3.23/1,000 SF
Transit/Subway: 8 minute walk to Arden/Del Paso Transit Stop (Blue Line)
Airport: 20 minute drive to Sacramento International Airport
Walk Score ®: Very Walkable (87)
Transit Score ®: Some Transit (48)

Lease Availability Report

2211-2217 Del Paso Blvd

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1930
GLA:	10,487 SF
Floors:	2
Typical Floor:	7,187 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,900 SF
Max Contig:	1,900 SF
Total Available:	1,900 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.14 (2020)
Opex:	\$2.20 (2016)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,900	1,900	1,900	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Nov 3, 2008 for \$500,000 (\$47.68/SF)

KEY TENANTS

Panaderia	1,900 SF	Rebelde Fashion Boutique	1,404 SF
Box Bros	1,403 SF	FedEx	500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 3,920 on Rio Linda Blvd & Traction Ave Fairfield St Aly (2018)
17,706 on el Camino Ave & Empress St (2020)

Frontage: 247' on Del Paso
46' on Del Paso Blvd

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Lease Availability Report

2211-2217 Del Paso Blvd

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



TRANSPORTATION

Parking: Ratio of 3.50/1,000 SF

Transit/Subway: 11 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 21 minute drive to Sacramento International Airport

Walk Score ®: Very Walkable (87)

Transit Score ®: Some Transit (47)

Lease Availability Report

Del Paso Hts - Drive Thru Pad

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	Proposed
GLA:	2,400 SF
Floors:	1
Typical Floor:	2,400 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	2,400 SF
Total Available:	2,400 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.77 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	1,200 - 2,400	2,400	2,400	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	3,920 on Rio Linda Blvd & Traction Ave Fairfield St Aly (2018)
	17,706 on el Camino Ave & Empress St (2020)
Frontage:	El Camino

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TRANSPORTATION

Transit/Subway:	13 minute walk to Arden/Del Paso Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Some Transit (47)

Lease Availability Report

400-410 El Camino Ave - Thrift Town/Kings Supermarket
 Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1957; Renov 1991
GLA:	39,230 SF
Floors:	1
Typical Floor:	39,230 SF
Docks:	1 ext

AVAILABILITY

Min Divisible:	21,250 SF
Max Contig:	21,250 SF
Total Available:	21,250 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.25 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	21,250	21,250	21,250	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jun 1, 2017 for \$3,470,000 (\$88.45/SF) at 6.65% Cap

AMENITIES

Pylon Sign, Signage

KEY TENANTS

King's Supermarket 17,980 SF

TRAFFIC & FRONTAGE

Traffic Volume: 1,207 on Altos Ave & Leitch Ave (2014)
 15,793 on el Camino Ave & Cantalier St (2018)
 Frontage: 188' on El Camino Ave

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Lease Availability Report

400-410 El Camino Ave - Thrift Town/Kings Supermarket



Sacramento, CA 95815 - Arden/Watt/Howe Submarket

TRANSPORTATION

Parking: 100 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Transit/Subway: 9 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 21 minute drive to Sacramento International Airport

Walk Score ®: Very Walkable (84)

Transit Score ®: Some Transit (49)

Lease Availability Report

878-882 El Camino Ave

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1950
RBA:	8,000 SF
Floors:	1
Typical Floor:	8,000 SF
Ceiling Ht:	12'
Columns:	None

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$7.80/NNN

EXPENSES PER SF

Taxes:	\$0.77 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	878	Flex	Direct	4,000	4,000	4,000	\$7.80/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 8, 2000 for \$231,000 (\$28.88/SF)

LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Air Conditioning, Commuter Rail, Fenced Lot

LAND

Land Area:	0.20 AC
Zoning:	C2, Sacramento

PARCEL

277-0011-003, 277-0011-026

Lease Availability Report

878-882 El Camino Ave

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: Ratio of 2.80/1,000 SF

Transit/Subway: 13 minute walk to Royal Oaks Transit Stop (Blue Line)

Airport: 21 minute drive to Sacramento International Airport

Walk Score ®: Very Walkable (87)

Transit Score ®: Some Transit (46)

KEY TENANTS

Ambrosia Fine Food

5,560 SF

Northern California Art Conser

500 SF

Lease Availability Report

2222 Erickson St

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1988
RBA:	14,921 SF
Floors:	2
Typical Floor:	7,460 SF
Ceiling Ht:	8'-20'

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,500 SF
Total Available:	4,500 SF
Asking Rent:	\$\$12.00 - \$15.00/IG

EXPENSES PER SF

Taxes:	\$1.37 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	B	Industrial	Direct	2,500	2,500	2,500	\$15.00/IG	30 Days	1 - 5 Yrs
P 2nd		Industrial	Direct	2,000	2,000	2,000	\$12.00/IG	Vacant	1 - 5 Yrs

LOADING

Docks:	None	Drive Ins:	1 tot./12'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	0.40 AC
Zoning:	C-2
Parcel:	277-0133-005

TRANSPORTATION

Parking:	Ratio of 2.00/1,000 SF
Transit/Subway:	8 minute walk to Swanston Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport
Walk Score ®:	Very Walkable (78)
Transit Score ®:	Some Transit (48)

Lease Availability Report

2000 Evergreen St - 2000 Evergreen Street
 Sacramento, CA 95815 - Point West Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1982
RBA:	122,381 SF
Floors:	2
Typical Floor:	61,190 SF

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	60,000 SF
Total Available:	60,000 SF
Asking Rent:	\$25.80/FS

EXPENSES PER SF

Taxes:	\$1.10 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	1	Office	Direct	5,000 - 60,000	60,000	60,000	\$25.80/FS	30 Days	Negotiable

SALE

Last Sale: Portfolio of 6 Office Properties Sold on Aug 30, 2016 for \$60,250,000 (\$110.41/SF)

AMENITIES

Air Conditioning

TRANSPORTATION

Parking: 260 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Transit/Subway: 5 minute walk to Royal Oaks Transit Stop (Blue Line)

Airport: 21 minute drive to Sacramento International Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Some Transit (49)

KEY TENANTS

FISCal Project Office 107,132 SF

Lease Availability Report

2005 Evergreen St - State of California Department of Consumer Affairs
 Sacramento, CA 95815 - Point West Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1973
RBA:	155,000 SF
Floors:	2
Typical Floor:	77,500 SF

AVAILABILITY

Min Divisible:	30,000 SF
Max Contig:	30,000 SF
Total Available:	30,000 SF
Asking Rent:	\$25.80/FS

EXPENSES PER SF

Taxes:	\$0.91 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	2000	Office	Direct	30,000	30,000	30,000	\$25.80/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 6 Office Properties Sold on Aug 30, 2016 for \$60,250,000 (\$110.41/SF)

AMENITIES

Security System

TRANSPORTATION

Parking: 265 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Transit/Subway: 2 minute walk to Royal Oaks Transit Stop (Blue Line)

Airport: 21 minute drive to Sacramento International Airport

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Some Transit (49)

KEY TENANTS

Department of Consumer Affairs 92,599 SF

Lease Availability Report

2223 Evergreen St

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1955
RBA:	3,139 SF
Floors:	1
Typical Floor:	3,139 SF

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	\$12.00/NNN

EXPENSES PER SF

Taxes:	\$0.46 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	2,500	2,500	2,500	\$12.00/NNN	30 Days	Negotiable

LOADING

Docks:	None	Drive Ins:	1 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None

FEATURES

Fenced Lot

LAND

Land Area:	0.21 AC
Zoning:	C-2
Parcel	277-0133-006

TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 3.82/1,000 SF
Transit/Subway:	7 minute walk to Swanston Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport

Lease Availability Report

1450 Expo Pky

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	2000
RBA:	61,958 SF
Floors:	2
Typical Floor:	30,979 SF
Ceiling Ht:	24'

AVAILABILITY

Min Divisible:	14,895 SF
Max Contig:	14,895 SF
Total Available:	14,895 SF
Asking Rent:	\$19.20/FS

EXPENSES PER SF

Taxes:	\$1.26 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Flex	Direct	14,895	14,895	14,895	\$19.20/FS	30 Days	Negotiable

LOADING

Docks:	1 ext	Drive Ins:	1 tot./12'w x 14'h
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POWER & UTILITIES

Utilities:	Sewer - City, Water - City
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LAND

Land Area:	3.75 AC
Zoning:	M-1
Parcel:	275-0310-021

TRANSPORTATION

Parking:	125 free Surface Spaces are available; Ratio of 2.02/1,000 SF
Transit/Subway:	18 minute walk to Arden/Del Paso Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport
Walk Score ®:	Car-Dependent (32)
Transit Score ®:	Some Transit (32)

Lease Availability Report

1450 Expo Pky

Sacramento, CA 95815 - NE Sacramento Submarket



KEY TENANTS

Apria Healthcare	32,835 SF	State of CA	12,165 SF
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Lease Availability Report

1111 Exposition Blvd - Bldg 500

Sacramento, CA 95815 - Point West Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	7,350 SF
Floors:	1
Typical Floor:	7,350 SF

AVAILABILITY

Min Divisible:	200 SF
Max Contig:	1,938 SF
Total Available:	2,538 SF
Asking Rent:	\$\$25.20/FS

EXPENSES PER SF

Taxes:	\$2.96 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Medical	Direct	1,938	1,938	1,938	\$25.20/FS	Vacant	Negotiable
P 1st	A	Medical	Coworki	200 - 600	600	600	Withheld	TBD	Negotiable

SALE

Last Sale: Sold on Dec 6, 2007 for \$1,635,375 (\$222.50/SF)

TRANSPORTATION

Parking:	32 free Surface Spaces are available; Ratio of 4.35/1,000 SF
Transit/Subway:	17 minute walk to Royal Oaks Transit Stop (Blue Line)
Airport:	22 minute drive to Sacramento International Airport
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Some Transit (42)

KEY TENANTS

York Law Corporation	7,350 SF	Prenatal Diagnosis Of Northern California Medical	5,000 SF
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Lease Availability Report

1111 Exposition Blvd - 1111 Exposition Boulevard Bldg 300
 Sacramento, CA 95815 - Point West Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	8,475 SF
Floors:	1
Typical Floor:	8,475 SF

AVAILABILITY

Min Divisible:	2,023 SF
Max Contig:	4,372 SF
Total Available:	4,372 SF
Asking Rent:	\$22.20/FS

EXPENSES PER SF

Taxes:	\$3.14 (2020)
Opex:	\$7.08 (2011)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	301	Off/Med	Direct	2,349	4,372	4,372	\$22.20/FS	Vacant	Negotiable
P 1st	302	Off/Med	Direct	2,023	4,372	4,372	\$22.20/FS	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 31, 2011 for \$2,358,000 (\$278.23/SF) at 8.00% Cap

AMENITIES

Signage

TRANSPORTATION

Parking:	25 free Surface Spaces are available; Ratio of 2.95/1,000 SF
Transit/Subway:	16 minute walk to Royal Oaks Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Some Transit (42)

KEY TENANTS

Capital Nephrology Medical Group LLC 6,078 SF

Lease Availability Report

1111 Exposition Blvd - Bldg 200

Sacramento, CA 95815 - Point West Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	10,550 SF
Floors:	1
Typical Floor:	10,550 SF

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	2,483 SF
Total Available:	2,483 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.87 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	150	Office	Direct	1,000 - 2,483	2,483	2,483	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Feb 22, 2007 for \$2,321,000 (\$220.00/SF)

AMENITIES

24 Hour Access, Air Conditioning, Natural Light

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo; Ratio of 5.00/1,000 SF
Transit/Subway:	16 minute walk to Royal Oaks Transit Stop (Blue Line)
Airport:	21 minute drive to Sacramento International Airport
Walk Score ®:	Car-Dependent (35)
Transit Score ®:	Some Transit (41)

KEY TENANTS

Dr Hershey Prenatal Group	7,350 SF
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Lease Availability Report

1140 Exposition Blvd - Expo Plaza at Costco - Expo 160 Center
 Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	2006
GLA:	11,530 SF
Floors:	1
Typical Floor:	11,530 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,532 SF
Max Contig:	1,532 SF
Total Available:	1,532 SF
Asking Rent:	\$30.00/NNN

EXPENSES PER SF

Taxes:	\$2.57 (2020)
Opex:	\$2.63 (2014)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	200	Retail	Direct	1,532	1,532	1,532	\$30.00/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Retail Properties in Sacramento, CA Sold on Jul 1, 2016 for \$1,200,000 (\$57.34/SF)

KEY TENANTS

Extreme Pizza	2,800 SF	Starbucks	1,600 SF
Expo Nail & Spa	1,332 SF	Subway	1,018 SF

TRAFFIC & FRONTAGE

Traffic Volume: 15,811 on Exposition Blvd & Expo Pkwy (2018)
 41,131 on North Sacramento Freeway (2020)

Frontage: 298' on Exposition Blvd
 541' on Highway 160

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Lease Availability Report

1140 Exposition Blvd - Expo Plaza at Costco - Expo 160 Center



Sacramento, CA 95815 - Arden/Watt/Howe Submarket

TRANSPORTATION

Parking: 40 free Surface Spaces are available; Ratio of 3.47/1,000 SF

Transit/Subway: 19 minute walk to Royal Oaks Transit Stop (Blue Line)

Airport: 22 minute drive to Sacramento International Airport

Walk Score ®: Car-Dependent (29)

Transit Score ®: Some Transit (39)

Lease Availability Report

191 Lathrop Way

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1987
RBA:	33,597 SF
Floors:	1
Typical Floor:	33,597 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	5,057 SF
Max Contig:	5,057 SF
Total Available:	5,057 SF
Asking Rent:	\$13.20/MG

EXPENSES PER SF

Taxes:	\$1.05 (2020)
Opex:	\$1.08 (2010-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	5,057	5,057	5,057	\$13.20/MG	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Flex Properties in Sacramento, CA Sold on Jan 27, 2016 for \$1,126,500 (\$39.38/SF)

LOADING

Docks:	None	Drive Ins:	4 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	400a 3p 3w
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LAND

Land Area:	2.50 AC
Zoning:	MP
Parcel	275-0300-028

Lease Availability Report

191 Lathrop Way

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: 54 free Surface Spaces are available; Ratio of 3.00/1,000 SF

Airport: 23 minute drive to Sacramento International Airport

Walk Score ®: Car-Dependent (19)

Transit Score ®: Some Transit (36)

KEY TENANTS

Sacramento Tree Foundation	9,140 SF	AAA Electrician Svc	3,860 SF
Rental Housing Association	3,000 SF	Cali Color	1,728 SF
Sac Valley Conservancy	1,000 SF		

Lease Availability Report

977 Lochbrae Rd

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
RBA:	5,600 SF
Floors:	1
Typical Floor:	5,600 SF

AVAILABILITY

Min Divisible:	5,600 SF
Max Contig:	5,600 SF
Total Available:	5,600 SF
Asking Rent:	\$7.20/MG

EXPENSES PER SF

Taxes:	\$0.38 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	5,600/200 ofc	5,600	5,600	\$7.20/MG	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Fenced Lot

LAND

Land Area:	0.15 AC
Zoning:	C-2
Parcel	275-0162-003

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Transit/Subway:	5 minute walk to Globe Avenue Transit Stop (Blue Line)
Airport:	20 minute drive to Sacramento International Airport

Lease Availability Report

1940 Railroad Dr

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1967
RBA:	16,000 SF
Floors:	1
Typical Floor:	16,000 SF
Ceiling Ht:	22'
Columns:	None

AVAILABILITY

Min Divisible:	16,000 SF
Max Contig:	16,000 SF
Total Available:	16,000 SF
Asking Rent:	\$7.80/NNN

EXPENSES PER SF

Taxes:	\$0.32 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	16,000/1,500 ofc	16,000	16,000	\$7.80/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Nov 12, 2014

LOADING

Docks:	None	Drive Ins:	3 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Fenced Lot, Skylights

LAND

Land Area:	1.32 AC
Zoning:	M-1
Parcel	274-0200-005

Lease Availability Report

1940 Railroad Dr

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: 4 free Surface Spaces are available; Ratio of 1.00/1,000 SF

Transit/Subway: 10 minute walk to Globe Avenue Transit Stop (Blue Line)

Airport: 20 minute drive to Sacramento International Airport

KEY TENANTS

Rugby Training Academy

16,000 SF

Lease Availability Report

2040-2080 Railroad Dr

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1966
RBA:	52,400 SF
Floors:	1
Typical Floor:	52,400 SF
Ceiling Ht:	20'-22'

AVAILABILITY

Min Divisible:	19,200 SF
Max Contig:	52,400 SF
Total Available:	52,400 SF
Asking Rent:	\$18.00/NNN

EXPENSES PER SF

Taxes:	\$0.73 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	19,200 - 52,400	52,400	52,400	\$18.00/NNN	Vacant	Negotiable

SALE

Last Sale:	Sold on Mar 24, 2017 for \$2,563,000 (\$48.91/SF)
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LOADING

Docks:	3 ext	Drive Ins:	9 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	Yes	Rail Line:	Yes

POWER & UTILITIES

Power:	400a/240v 3p
Utilities:	Lighting - Metal Halide

FEATURES

Skylights

LAND

Land Area:	2.33 AC
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Lease Availability Report

2040-2080 Railroad Dr

Sacramento, CA 95815 - NE Sacramento Submarket



Zoning: **M-1**

Parcel **274-0210-007**

TRANSPORTATION

Parking: 18 free Surface Spaces are available; Ratio of 1.00/1,000 SF

Transit/Subway: 13 minute walk to Globe Avenue Transit Stop (Blue Line)

Airport: 20 minute drive to Sacramento International Airport

Lease Availability Report

2530 Traction Ave

Sacramento, CA 95815 - Arden/Watt/Howe Submarket



BUILDING

Type:	Retail
Subtype:	Day Care Center
Year Built:	1977
GLA:	3,107 SF
Floors:	1
Typical Floor:	3,107 SF

AVAILABILITY

Min Divisible:	3,107 SF
Max Contig:	3,107 SF
Total Available:	3,107 SF
Asking Rent:	\$12.72/NNN

EXPENSES PER SF

Taxes:	\$0.72 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,107	3,107	3,107	\$12.72/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Feb 26, 2020 for \$280,000 (\$90.12/SF)

AMENITIES

Air Conditioning

TRAFFIC & FRONTAGE

Traffic Volume: 741 on Leitch Ave & Norwood Ave (2018)

15,793 on el Camino Ave & Cantalier St (2018)

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TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Transit/Subway: 12 minute walk to Arden/Del Paso Transit Stop (Blue Line)

Airport: 21 minute drive to Sacramento International Airport

Walk Score ®: Very Walkable (84)

Transit Score ®: Some Transit (48)

Lease Availability Report

1807 Tribute Rd

Sacramento, CA 95815 - NE Sacramento Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1975
RBA:	12,926 SF
Floors:	1
Typical Floor:	12,926 SF
Ceiling Ht:	12'

AVAILABILITY

Min Divisible:	1,091 SF
Max Contig:	10,353 SF
Total Available:	10,353 SF
Asking Rent:	\$14.40/NNN

EXPENSES PER SF

Taxes:	\$0.74 (2020)
Opex:	\$1.56 (2011)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	1,091 - 10,353	10,353	10,353	\$14.40/NNN	30 Days	Negotiable

LOADING

Docks:	None	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Utilities:	Gas - Natural, Heating, Lighting, Sewer - City, Water - City
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FEATURES

24 Hour Access

LAND

Land Area:	0.30 AC
Zoning:	C-2-R
Parcel	277-0320-003

Lease Availability Report

1807 Tribute Rd

Sacramento, CA 95815 - NE Sacramento Submarket



TRANSPORTATION

Parking: 62 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Airport: 22 minute drive to Sacramento International Airport

Walk Score ®: Car-Dependent (31)

Transit Score ®: Some Transit (44)

KEY TENANTS

Fit Body Boot Camp

3,000 SF

Property Map & List Report

Properties

30

Avg. SF

25,020

Avg. Vacancy

51.0%

Avg. Asking Rent/SF

\$14.54

PROPERTY LOCATIONS



PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	2,400	25,020	12,228	155,000
Floors	1	1	1	2
Typical Floor	2,400	18,890	11,040	77,500
Vacancy	0%	51.0%	47.0%	100%
SF Available	1,532	13,436	5,329	60,000
Avg. Asking Rent/SF	\$5.04	\$14.54	\$13.14	\$30.00
Sale Price	\$799,000	\$2,786,000	\$1,645,000	\$8,275,000
Cap Rate	6.1%	6.1%	6.1%	6.1%
Year Built	1930	1974	1972	2022
Star Rating	★☆☆☆☆	★★★☆☆ 2.3	★★★☆☆ 2.0	★★★★★






Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
1 Cullincini & Sons 951 Arden Way Sacramento, CA 95815	Industrial ★★★★★	1947	5,000 SF	100%	500 - 5,000	\$15.00	-	-
2 973 Arden Way Sacramento, CA 95815	Industrial ★★★★★	1940	17,000 SF	100%	3,500 - 17,000	\$7.20 - 15.00/-NNN	-	-
3 999 Arden Way Sacramento, CA 95815	Industrial ★★★★★	1955	10,000 SF	100%	5,000 - 10,000	\$12.00/NNN	-	-
4 980 Calvados Ave Sacramento, CA 95815	Specialty ★★★★★	1990	3,000 SF	100%	3,000	\$10.20/MG	-	-
5 141-147 Commerce... Sacramento, CA 95815	Industrial ★★★★★	1950	52,100 SF	0%	52,100	\$5.04/NNN	\$4,168,000	-
6 320 Commerce Cir Sacramento, CA 95815	Industrial ★★★★★	1965	24,449 SF	0%	24,449	\$7.20/NNN	-	-
7 1113 Del Paso Blvd Sacramento, CA 95815	Industrial ★★★★★	1972	17,800 SF	100%	17,800	\$7.68/NNN	\$2,225,000	-
8 The 1201 Bldg 1201 Del Paso Blvd Sacramento, CA 95815	Flex ★★★★★	1976	15,000 SF	100%	5,000 - 15,000	\$7.80 - 13.20	-	-
9 1616 Del Paso Blvd Sacramento, CA 95815	Retail ★★★★★	1970	13,155 SF	0%	5,844	\$12.00/MG	\$1,400,000	-
10 The Marcus Bldg 2022-2030 Del Paso & Sacramento, CA 95815	Retail ★★★★★	1947	7,850 SF	44.1%	3,458	\$11.40/MG	-	-
11 2100-2110 Del Paso... Sacramento, CA 95815	Retail ★★★★★	1967	6,195 SF	100%	2,245 - 4,550	\$11.88 - 13.08/NNN	\$990,000	-
12 2211-2217 Del Paso... Sacramento, CA 95815	Retail ★★★★★	1930	10,487 SF	18.1%	1,900	\$10.79 - 13.19 Est.	\$1,645,000	6.1%

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
13 Drive Thru Pad Del Paso Hts Sacramento, CA 95815	Retail ★★★★★	2022	2,400 SF	100%	1,200 - 2,400	-	-	-
14 Thrift Town/Kings Su... 400-410 El Camino Ave Sacramento, CA 95815	Retail ★★★★★	1957	39,230 SF	54.2%	21,250	\$12.81 - 15.66 Est.	-	-
15 878-882 El Camino... Sacramento, CA 95815	Flex ★★★★★	1950	8,000 SF	50.0%	4,000	\$7.80/NNN	\$799,000	-
16 2222 Erickson St Sacramento, CA 95815	Flex ★★★★★	1988	14,921 SF	13.4%	2,000 - 4,500	\$12.00 - 15.00/IG	-	-
17 2000 Evergreen Street 2000 Evergreen St Sacramento, CA 95815	Office ★★★★★	1982	122,381 SF	0%	5,000 - 60,000	\$25.80/FS	-	-
18 State of California De... 2005 Evergreen St Sacramento, CA 95815	Office ★★★★★	1973	155,000 SF	19.3%	30,000	\$25.80/FS	-	-
19 2223 Evergreen St Sacramento, CA 95815	Industrial ★★★★★	1955	3,139 SF	0%	2,500	\$12.00/NNN	-	-
20 1450 Expo Pky Sacramento, CA 95815	Flex ★★★★★	2000	61,958 SF	0%	14,895	\$19.20/FS	\$8,275,000	-
21 Bldg 500 1111 Exposition Blvd Sacramento, CA 95815	Office ★★★★★	2007	7,350 SF	26.4%	200 - 2,538	\$25.20/FS	-	-
22 1111 Exposition... 1111 Exposition Blvd Sacramento, CA 95815	Office ★★★★★	2007	8,475 SF	51.6%	2,023 - 4,372	\$22.20/FS	-	-
23 Bldg 200 1111 Exposition Blvd Sacramento, CA 95815	Office ★★★★★	2007	10,550 SF	23.5%	1,000 - 2,483	\$23.05 - 28.17 Est.	-	-
24 Expo Plaza at Costco 1140 Exposition Blvd Sacramento, CA 95815	Retail ★★★★★	2006	11,530 SF	13.3%	1,532	\$30.00/NNN	-	-
25 191 Lathrop Way Sacramento, CA 95815	Flex ★★★★★	1987	33,597 SF	15.0%	5,057	\$13.20/MG	-	-

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 977 Lochbrae Rd Sacramento, CA 95815	Industrial ★ ★ ★ ★ ★	-	5,600 SF	100%	5,600	\$7.20/MG	-	-
 1940 Railroad Dr Sacramento, CA 95815	Industrial ★ ★ ★ ★ ★	1967	16,000 SF	100%	16,000	\$7.80/NNN	-	-
 2040-2080 Railroad... Sacramento, CA 95815	Industrial ★ ★ ★ ★ ★	1966	52,400 SF	100%	19,200 - 52,400	\$18.00/NNN	-	-
 2530 Traction Ave Sacramento, CA 95815	Retail ★ ★ ★ ★ ★	1977	3,107 SF	100%	3,107	\$12.72/NNN	-	-
 1807 Tribute Rd Sacramento, CA 95815	Flex ★ ★ ★ ★ ★	1975	12,926 SF	0%	1,091 - 10,353	\$14.40/NNN	-	-

Sale Comps Map & List Report

Sale Comparables

43

Avg. Cap Rate

5.6%

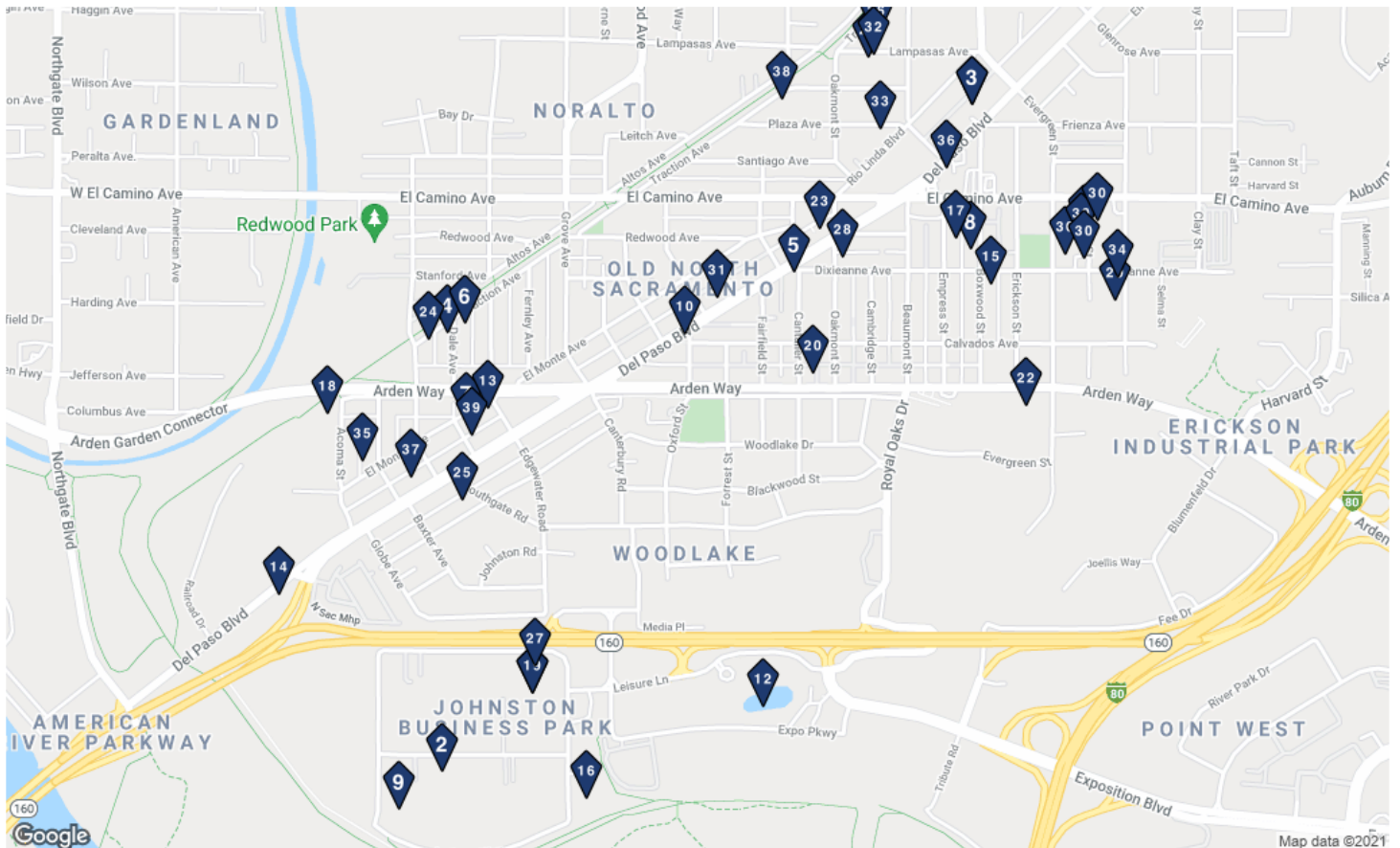
Avg. Price/SF

\$111

Avg. Vacancy At Sale

21.5%

SALE COMPARABLES LOCATIONS

























SALE COMPARABLES SUMMARY STATISTICS













Sales Attributes	Low	Average	Median	High
Sale Price	\$50,005	\$1,138,724	\$810,000	\$6,350,000
Price Per SF	\$4	\$111	\$107	\$226
Cap Rate	4.9%	5.6%	5.4%	7.0%
Time Since Sale in Months	0.8	6.6	6.8	13.0

Property Attributes	Low	Average	Median	High
Building SF	906 SF	11,757 SF	7,000 SF	85,901 SF
Floors	1	1	1	2
Typical Floor	906 SF	10,970 SF	4,392 SF	85,901 SF
Vacancy Rate at Sale	0%	21.5%	2.7%	100%
Year Built	1926	1963	1962	2006
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.9	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★



































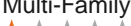
Sale Comps Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
1 2533 Del Paso Blvd  Sacramento, CA 95815	Freestanding 	1972	10,800 SF	-	5/21/2021	\$1,325,000	\$123/SF	-
2 Building A  160 Commerce Cir Sacramento, CA 95815	Warehouse 	1959	85,901 SF	-	5/20/2021	\$6,350,000	\$74/SF	-
3 2533 Del Paso Blvd  Sacramento, CA 95815	Freestanding 	1972	10,800 SF	-	5/19/2021	\$1,325,000	\$123/SF	-
4 2275 Dale Ave  Sacramento, CA 95815	Warehouse 	2004	6,100 SF	-	5/14/2021	\$470,000	\$77/SF	-
5 The Marcus Bldg  2022-2030 Del Paso & Sacramento, CA 95815	Storefront Retail/Office 	1947	7,850 SF	-	4/30/2021	\$855,000	\$109/SF	-
6 2270-2290 Dale Ave  Sacramento, CA 95815	Manufactur- ing 	1960	17,300 SF	-	4/29/2021	\$900,000	\$52/SF	-
7 1300 El Monte Ave  Sacramento, CA 95815	Warehouse 	1955	14,500 SF	-	4/22/2021	\$785,000	\$54/SF	-
8 Courtyard Oaks  2423 Boxwood St Sacramento, CA 95815	Apartments 	1961	10 Units	2.7%	4/15/2021	\$1,243,000	\$124,300/Unit	4.9%
9 Lathrop Way  Sacramento, CA 95818	Land	-	2.7 AC	-	4/15/2021	\$850,000	\$314,815/AC	-
10 1710 Del Paso Blvd  Sacramento, CA 95815	Restaurant 	1968	1,670 SF	-	4/14/2021	\$375,000	\$225/SF	-
11 109 Commerce Cir  Sacramento, CA 95815	Warehouse 	1960	24,489 SF	-	4/6/2021	\$2,626,500	\$119/SF	-
12 Leisure Ln  Sacramento, CA 95815	Land	-	2.78 AC	-	3/16/2021	\$2,289,000	\$823,380/AC	-








Sale Comps Map & List Report



















Property Name - Address	Property				Sale				
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate	
 1322 El Monte Ave Sacramento, CA 95815	Warehouse ★★★★★	1949	4,000 SF	-	3/5/2021	\$400,000	\$100/SF	-	
 796 Del Paso Blvd Sacramento, CA 95815	Warehouse ★★★★★	1948	5,000 SF	-	1/15/2021	\$485,000	\$97/SF	-	
 2382 Boxwood St Sacramento, CA 95815	Apartments ★★★★★	1975	8 Units	2.7%	1/7/2021	\$810,000	\$101,250/Unit	-	
 281 Lathrop Way Sacramento, CA 95815	Warehouse ★★★★★	2006	24,000 SF	-	12/31/2020	\$2,100,000	\$88/SF	-	
 2444 Empress St Sacramento, CA 95815	Apartments ★★★★★	1959	10 Units	2.7%	12/31/2020	\$1,100,000	\$110,000/Unit	7.0%	
 2189 Acoma St Sacramento, CA 95815	Warehouse ★★★★★	1965	22,194 SF	-	12/10/2020	\$2,200,000	\$99/SF	-	
 109 Commerce Cir Sacramento, CA 95815	Warehouse ★★★★★	1960	24,489 SF	-	12/9/2020	\$2,790,000	\$114/SF	-	
 663 Arden Way Sacramento, CA 95815	Retail ★★★★★	1926	1,383 SF	-	12/7/2020	\$273,500	\$198/SF	-	
 736 Lampasas Ave Sacramento, CA 95815	Apartments ★★★★★	1955	4 Units	2.7%	11/4/2020	\$393,000	\$98,250/Unit	-	
 948-950 Arden Way Sacramento, CA 95815	Food Processing ★★★★★	1962	18,500 SF	-	11/3/2020	\$950,000	\$51/SF	-	
 2111-2113 Del Paso... Sacramento, CA 95815	Land ★★★★★	-	0.17 AC	-	10/30/2020	Price Not Disclosed	-	-	
 2290-2300 Traction... Sacramento, CA 95815	Land ★★★★★	-	0.24 AC	-	10/20/2020	Price Not Disclosed	-	-	



















Sale Comps Map & List Report



















Property Name - Address	Property				Sale				
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate	
 Woodlake Oaks...  1125 Lochbrae Rd Sacramento, CA 95815	Apartments 	1964	12 Units	0%	9/16/2020	\$1,396,000	\$116,333/Unit	5.0%	
 Lampasas Avenue...  705-721 Lampasas Ave Sacramento, CA 95815	Apartments 	1963	8 Units	0%	9/9/2020	\$760,000	\$95,000/Unit	5.5%	
 Interstate Plastics  340 Commerce Cir Sacramento, CA 95815	Warehouse 	1970	40,091 SF	-	9/3/2020	\$4,150,000	\$104/SF	-	
 701 Dixieanne Ave  Sacramento, CA 95815	Office 	1955	4,950 SF	-	8/31/2020	\$625,000	\$126/SF	-	
 2337 Lexington St  Sacramento, CA 95815	Warehouse 	1972	7,000 SF	-	8/14/2020	\$990,000	\$141/SF	-	
 Multi-Property Sale  2418 Evergreen St Sacramento, CA 95815	Service 	1973	10,261 SF	-	7/27/2020	\$619,305 Part of Portfolio	\$60/SF	-	
 Multi-Property Sale  2461 Green St Sacramento, CA 95815	Service 	1965	3,241 SF	-	7/27/2020	\$268,147 Part of Portfolio	\$83/SF	-	
 Multi-Property Sale  2457 Green St Sacramento, CA 95815	Service 	1963	3,771 SF	-	7/27/2020	\$144,455 Part of Portfolio	\$38/SF	-	
 A Allied Rv Centers  1045 Dixieanne Ave Sacramento, CA 95815	Service 	1965	3,600 SF	-	7/27/2020	\$95,767 Part of Portfolio	\$27/SF	-	
 Multi-Property Sale  2480 Green St Sacramento, CA 95815	Land	-	0.29 AC	-	7/27/2020	\$50,005 Part of Portfolio	\$172,437/AC	-	
 1811 Del Paso Blvd  Sacramento, CA 95815	Storefront Retail/Residential 	1948	4,000 SF	-	7/14/2020	\$500,000	\$125/SF	-	
 748 Lampasas Ave  Sacramento, CA 95815	Multi-Family 	1955	4 Units	1.7%	7/9/2020	\$389,000	\$97,250/Unit	-	



















Sale Comps Map & List Report







		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate	
 2479-2485 Rio Linda... Sacramento, CA 95815	Land ★★★★★	-	0.81 AC	-	6/30/2020	\$125,000	\$154,319/AC	-	
 2349 Lexington St Sacramento, CA 95815	Warehouse ★★★★★	1960	9,600 SF	-	6/9/2020	\$925,000	\$96/SF	-	
 1021 El Monte Ave Sacramento, CA 95815	Warehouse ★★★★★	1978	2,500 SF	-	6/5/2020	\$255,000	\$102/SF	-	
 2422 Del Paso Blvd Sacramento, CA 95815	Freestanding ★★★★★	-	906 SF	-	5/15/2020	\$175,000	\$193/SF	-	
 1113 Del Paso Blvd Sacramento, CA 95815	Warehouse ★★★★★	1972	17,800 SF	100%	-	\$2,225,000	\$125/SF	-	
 2562 Traction Ave Sacramento, CA 95815	Apartments ★★★★★	1962	14 Units	2.7%	-	\$1,700,000	\$121,429/Unit	5.4%	
 1301 Del Paso Blvd Sacramento, CA 95815	Freestanding ★★★★★	1950	2,384 SF	100%	-	\$400,000	\$168/SF	-	







1	2189 Acoma St	SOLD																																
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2	663 Arden Way	SOLD																																
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4	2382 Boxwood St	SOLD																																
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5	2423 Boxwood St - Courtyard Oaks	SOLD																																
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Sale Price:	\$2,790,000 - Confirmed	Year Built/Age:		Built 1960 Age: 60																														
Price/SF:	\$113.93	RBA:		24,489 SF																														
Pro Forma Cap	-	Parcel No:		275-0251-024																														
Actual Cap Rate:	-	Sale Conditions:		High Vacancy Property																														
Comp ID:	5314235																																	
Research Status:	Confirmed																																	







7	109 Commerce Cir	SOLD																									
<table border="0"> <tr> <td colspan="2">Sacramento, CA 95815</td> <td>Sacramento County</td> <td rowspan="2"></td> </tr> <tr> <td>Sale Date: 04/06/2021</td> <td>Bldg Type: Class C IndustrialWarehouse</td> <td></td> </tr> <tr> <td>Sale Price: \$2,626,500 - Full Value</td> <td>Year Built/Age: Built 1960 Age: 61</td> <td></td> </tr> <tr> <td>Price/SF: \$119.17</td> <td>RBA: 24,489 SF</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 275-0251-024</td> <td></td> </tr> <tr> <td>Actual Cap Rate: -</td> <td></td> <td></td> </tr> <tr> <td>Comp ID: 5479146</td> <td>Sale Conditions: Partial Interest Transfer (90.00%)</td> <td></td> </tr> <tr> <td>Research Status: Full Value</td> <td></td> <td></td> </tr> </table>			Sacramento, CA 95815		Sacramento County		Sale Date: 04/06/2021	Bldg Type: Class C IndustrialWarehouse		Sale Price: \$2,626,500 - Full Value	Year Built/Age: Built 1960 Age: 61		Price/SF: \$119.17	RBA: 24,489 SF		Pro Forma Cap: -	Parcel No: 275-0251-024		Actual Cap Rate: -			Comp ID: 5479146	Sale Conditions: Partial Interest Transfer (90.00%)		Research Status: Full Value		
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Comp ID: 5479146	Sale Conditions: Partial Interest Transfer (90.00%)																										
Research Status: Full Value																											
8	160 Commerce Cir - Building A	SOLD																									
<table border="0"> <tr> <td colspan="2">Sacramento, CA 95815</td> <td>Sacramento County</td> <td rowspan="2"></td> </tr> <tr> <td>Sale Date: 05/20/2021 (220 days on mkt)</td> <td>Bldg Type: Class C IndustrialWarehouse</td> <td></td> </tr> <tr> <td>Sale Price: \$6,350,000 - Confirmed</td> <td>Year Built/Age: Built 1959 Age: 62</td> <td></td> </tr> <tr> <td>Price/SF: \$73.92</td> <td>RBA: 85,901 SF</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 275-0290-020</td> <td></td> </tr> <tr> <td>Actual Cap Rate: -</td> <td></td> <td></td> </tr> <tr> <td>Comp ID: 5512128</td> <td>Sale Conditions: -</td> <td></td> </tr> <tr> <td>Research Status: Confirmed</td> <td></td> <td></td> </tr> </table>			Sacramento, CA 95815		Sacramento County		Sale Date: 05/20/2021 (220 days on mkt)	Bldg Type: Class C IndustrialWarehouse		Sale Price: \$6,350,000 - Confirmed	Year Built/Age: Built 1959 Age: 62		Price/SF: \$73.92	RBA: 85,901 SF		Pro Forma Cap: -	Parcel No: 275-0290-020		Actual Cap Rate: -			Comp ID: 5512128	Sale Conditions: -		Research Status: Confirmed		
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Comp ID: 5512128	Sale Conditions: -																										
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9	340 Commerce Cir - Interstate Plastics	SOLD																									
<table border="0"> <tr> <td colspan="2">Sacramento, CA 95815</td> <td>Sacramento County</td> <td rowspan="2"></td> </tr> <tr> <td>Sale Date: 09/03/2020 (290 days on mkt)</td> <td>Bldg Type: Class B IndustrialWarehouse</td> <td></td> </tr> <tr> <td>Sale Price: \$4,150,000 - Confirmed</td> <td>Year Built/Age: Built 1970 Age: 50</td> <td></td> </tr> <tr> <td>Price/SF: \$103.51</td> <td>RBA: 40,091 SF</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 275-0251-005</td> <td></td> </tr> <tr> <td>Actual Cap Rate: -</td> <td></td> <td></td> </tr> <tr> <td>Comp ID: 5224434</td> <td>Sale Conditions: -</td> <td></td> </tr> <tr> <td>Research Status: Confirmed</td> <td></td> <td></td> </tr> </table>			Sacramento, CA 95815		Sacramento County		Sale Date: 09/03/2020 (290 days on mkt)	Bldg Type: Class B IndustrialWarehouse		Sale Price: \$4,150,000 - Confirmed	Year Built/Age: Built 1970 Age: 50		Price/SF: \$103.51	RBA: 40,091 SF		Pro Forma Cap: -	Parcel No: 275-0251-005		Actual Cap Rate: -			Comp ID: 5224434	Sale Conditions: -		Research Status: Confirmed		
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10	2270-2290 Dale Ave	SOLD																									
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11	2275 Dale Ave	SOLD																									
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Actual Cap Rate: -																											
Comp ID: 5503890	Sale Conditions: -																										
Research Status: Confirmed																											
12	796 Del Paso Blvd	SOLD																									
<table border="0"> <tr> <td colspan="2">Sacramento, CA 95815</td> <td>Sacramento County</td> <td rowspan="2"></td> </tr> <tr> <td>Sale Date: 01/15/2021</td> <td>Bldg Type: Class C IndustrialWarehouse</td> <td></td> </tr> <tr> <td>Sale Price: \$485,000</td> <td>Year Built/Age: Built 1948 Renov 2011 Age: 73</td> <td></td> </tr> <tr> <td>Price/SF: \$97.00</td> <td>RBA: 5,000 SF</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 275-0270-001</td> <td></td> </tr> <tr> <td>Actual Cap Rate: -</td> <td></td> <td></td> </tr> <tr> <td>Comp ID: 5377569</td> <td>Sale Conditions: -</td> <td></td> </tr> <tr> <td>Research Status: Public Record</td> <td></td> <td></td> </tr> </table>			Sacramento, CA 95815		Sacramento County		Sale Date: 01/15/2021	Bldg Type: Class C IndustrialWarehouse		Sale Price: \$485,000	Year Built/Age: Built 1948 Renov 2011 Age: 73		Price/SF: \$97.00	RBA: 5,000 SF		Pro Forma Cap: -	Parcel No: 275-0270-001		Actual Cap Rate: -			Comp ID: 5377569	Sale Conditions: -		Research Status: Public Record		
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Research Status: Public Record																											

13	1113 Del Paso Blvd	UNDER CONTRACT			
<table border="0"> <tr> <td data-bbox="94 153 592 294"> Sacramento, CA 95815 Asking Price: \$2,225,000 Price/SF: \$125.00 Days on Market: 475 Sale Status: Under Contract Actual Cap Rate: - </td> <td data-bbox="592 153 1235 294"> Sacramento County Sale Type: Owner User Bldg Type: Class C IndustrialWarehouse Bldg Status: Built 1972 RBA: 17,800 SF Parcel No: 275-0164-019 Sale Conditions: - </td> <td data-bbox="1235 153 1526 294">  </td> </tr> </table>			Sacramento, CA 95815 Asking Price: \$2,225,000 Price/SF: \$125.00 Days on Market: 475 Sale Status: Under Contract Actual Cap Rate: -	Sacramento County Sale Type: Owner User Bldg Type: Class C IndustrialWarehouse Bldg Status: Built 1972 RBA: 17,800 SF Parcel No: 275-0164-019 Sale Conditions: -	
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14	1301 Del Paso Blvd	ESCROW			
<table border="0"> <tr> <td data-bbox="94 443 592 583"> Sacramento, CA 95815 Asking Price: \$400,000 Price/SF: \$167.79 Days on Market: 161 Sale Status: Escrow Actual Cap Rate: - </td> <td data-bbox="592 443 1235 583"> Sacramento County Sale Type: Investment Or Owner User Bldg Type: RetailFreestanding Bldg Status: Built 1950 RBA: 2,384 SF Parcel No: 275-0122-014 Sale Conditions: Deferred Maintenance </td> <td data-bbox="1235 443 1526 583">  </td> </tr> </table>			Sacramento, CA 95815 Asking Price: \$400,000 Price/SF: \$167.79 Days on Market: 161 Sale Status: Escrow Actual Cap Rate: -	Sacramento County Sale Type: Investment Or Owner User Bldg Type: RetailFreestanding Bldg Status: Built 1950 RBA: 2,384 SF Parcel No: 275-0122-014 Sale Conditions: Deferred Maintenance	
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15	1710 Del Paso Blvd	SOLD			
<table border="0"> <tr> <td data-bbox="94 732 592 873"> Sacramento, CA 95815 Sale Date: 04/14/2021 (198 days on mkt) Sale Price: \$375,000 Price/SF: \$224.55 Pro Forma Cap - Actual Cap Rate: - Comp ID: 5464644 Research Status: Public Record </td> <td data-bbox="592 732 1235 873"> Sacramento County Bldg Type: RetailRestaurant Year Built/Age: Built 1968 Age: 53 RBA: 1,670 SF Parcel No: 275-0092-001-0000 Sale Conditions: - </td> <td data-bbox="1235 732 1526 873">  </td> </tr> </table>			Sacramento, CA 95815 Sale Date: 04/14/2021 (198 days on mkt) Sale Price: \$375,000 Price/SF: \$224.55 Pro Forma Cap - Actual Cap Rate: - Comp ID: 5464644 Research Status: Public Record	Sacramento County Bldg Type: RetailRestaurant Year Built/Age: Built 1968 Age: 53 RBA: 1,670 SF Parcel No: 275-0092-001-0000 Sale Conditions: -	
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16	1811 Del Paso Blvd	SOLD			
<table border="0"> <tr> <td data-bbox="94 1022 592 1163"> Sacramento, CA 95815 Sale Date: 07/14/2020 (202 days on mkt) Sale Price: \$500,000 - Confirmed Price/SF: \$125.00 Pro Forma Cap - Actual Cap Rate: - Comp ID: 5189322 Research Status: Confirmed </td> <td data-bbox="592 1022 1235 1163"> Sacramento County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1948 Age: 72 RBA: 4,000 SF Parcel No: 275-0093-007 Sale Conditions: Lease Option </td> <td data-bbox="1235 1022 1526 1163">  </td> </tr> </table>			Sacramento, CA 95815 Sale Date: 07/14/2020 (202 days on mkt) Sale Price: \$500,000 - Confirmed Price/SF: \$125.00 Pro Forma Cap - Actual Cap Rate: - Comp ID: 5189322 Research Status: Confirmed	Sacramento County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1948 Age: 72 RBA: 4,000 SF Parcel No: 275-0093-007 Sale Conditions: Lease Option	
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17	2022-2030 Del Paso Blvd - The Marcus Bldg	SOLD			
<table border="0"> <tr> <td data-bbox="94 1312 592 1453"> Sacramento, CA 95815 Sale Date: 04/30/2021 (493 days on mkt) Sale Price: \$855,000 - Confirmed Price/SF: \$108.92 Pro Forma Cap - Actual Cap Rate: - Comp ID: 5485156 Research Status: Confirmed </td> <td data-bbox="592 1312 1235 1453"> Sacramento County Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1947 Age: 74 RBA: 7,850 SF Parcel No: 275-0101-002 Sale Conditions: Purchase By Tenant </td> <td data-bbox="1235 1312 1526 1453">  </td> </tr> </table>			Sacramento, CA 95815 Sale Date: 04/30/2021 (493 days on mkt) Sale Price: \$855,000 - Confirmed Price/SF: \$108.92 Pro Forma Cap - Actual Cap Rate: - Comp ID: 5485156 Research Status: Confirmed	Sacramento County Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1947 Age: 74 RBA: 7,850 SF Parcel No: 275-0101-002 Sale Conditions: Purchase By Tenant	
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18	2111-2113 Del Paso Blvd	SOLD			
<table border="0"> <tr> <td data-bbox="94 1602 592 1743"> Sacramento, CA 95815 Sale Date: 10/30/2020 (591 days on mkt) Sale Price: - \$/AC Land Gross: - Parcel No: - Comp ID: 5281709 Research Status: Public Record </td> <td data-bbox="592 1602 1235 1743"> Sacramento County Land Area: - Lot Dimensions: - Proposed Use: Commercial Sale Conditions: - </td> <td data-bbox="1235 1602 1526 1743">  </td> </tr> </table>			Sacramento, CA 95815 Sale Date: 10/30/2020 (591 days on mkt) Sale Price: - \$/AC Land Gross: - Parcel No: - Comp ID: 5281709 Research Status: Public Record	Sacramento County Land Area: - Lot Dimensions: - Proposed Use: Commercial Sale Conditions: -	
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19	2422 Del Paso Blvd	SOLD																								
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20	2533 Del Paso Blvd	SOLD																								
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21	2533 Del Paso Blvd	SOLD																								
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22	701 Dixieanne Ave	SOLD																								
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23	1045 Dixieanne Ave - A Allied Rv Centers (Part of Multi-Property)	SOLD																								
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24	1021 El Monte Ave	SOLD																								
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Actual Cap Rate: -	Sale Conditions: -																									
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Research Status: Public Record																										

25	1300 El Monte Ave			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	04/22/2021	Bldg Type:	Class C Industrial Warehouse	
Sale Price:	\$785,000	Year Built/Age:	Built 1955 Age: 66	
Price/SF:	\$54.14	RBA:	14,500 SF	
Pro Forma Cap	-	Parcel No:	275-0122-002, 275-0122-001	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5502533			
Research Status:	In Progress			
26	1322 El Monte Ave			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	03/05/2021 (368 days on mkt)	Bldg Type:	Class C Industrial Warehouse	
Sale Price:	\$400,000 - Confirmed	Year Built/Age:	Built 1949 Age: 72	
Price/SF:	\$100.00	RBA:	4,000 SF	
Pro Forma Cap	-	Parcel No:	-	
Actual Cap Rate:	-	Sale Conditions:	REO Sale	
Comp ID:	5420297			
Research Status:	Confirmed			
27	2444 Empress St			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	12/31/2020 (168 days on mkt)	Bldg Type:	Class C Multi-Family Apartments	
Sale Price:	\$1,100,000 - Confirmed	Year Built/Age:	Built 1959 Age: 61	
Price/SF:	\$220.00	RBA:	5,000 SF	
Pro Forma Cap	-	Parcel No:	277-0011-021	
Actual Cap Rate:	7.00%	Sale Conditions:	1031 Exchange	
Comp ID:	5344414			
Research Status:	Confirmed			
28	2418 Evergreen St - Multi-Property Sale (Part of Multi-Property)			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	07/27/2020 (1,035 days on mkt)	Bldg Type:	Class C Industrial Service	
Sale Price:	\$619,305 - Allocated	Year Built/Age:	Built 1973 Age: 47	
Price/SF:	\$60.36	RBA:	10,261 SF	
Pro Forma Cap	-	Parcel No:		
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5205626			
Research Status:	Allocated			
29	2457 Green St - Multi-Property Sale (Part of Multi-Property)			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	07/27/2020 (1,035 days on mkt)	Bldg Type:	Class C Industrial Service	
Sale Price:	\$144,455 - Allocated	Year Built/Age:	Built 1963 Age: 57	
Price/SF:	\$38.31	RBA:	3,771 SF	
Pro Forma Cap	-	Parcel No:		
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5205626			
Research Status:	Allocated			
30	2461 Green St - Multi-Property Sale (Part of Multi-Property)			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	07/27/2020 (1,035 days on mkt)	Bldg Type:	Class C Industrial Service	
Sale Price:	\$268,147 - Allocated	Year Built/Age:	Built 1965 Age: 55	
Price/SF:	\$82.74	RBA:	3,241 SF	
Pro Forma Cap	-	Parcel No:		
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5205626			
Research Status:	Allocated			

31	2480 Green St - Multi-Property Sale (Part of Multi-Property)	SOLD
<p>Sacramento, CA 95815 Sacramento County</p> <p>Sale Date: 07/27/2020 (1,035 days on mkt) Land Area: 0.29 AC (12,632 SF)</p> <p>Sale Price: \$50,005 - Allocated Lot Dimensions: -</p> <p>\$/AC Land Gross: \$172,436.50 (\$3.96/SF) Proposed Use: Commercial</p> <p>Parcel No: -</p> <p>Comp ID: 5205626 Sale Conditions: -</p> <p>Research Status: Allocated</p>		
		
32	705-721 Lampasas Ave - Lampasas Avenue Fourplexes	SOLD
<p>Sacramento, CA 95815 Sacramento County</p> <p>Sale Date: 09/09/2020 Bldg Type: Class C Multi-Family Apartments</p> <p>Sale Price: \$760,000 - Confirmed Year Built/Age: Built 1963 Age: 57</p> <p>Price/SF: \$106.50 RBA: 7,136 SF</p> <p>Pro Forma Cap - Parcel No: 263-0172-013, 263-0172-012</p> <p>Actual Cap Rate: 5.52% Sale Conditions: -</p> <p>Comp ID: 5253782</p> <p>Research Status: Confirmed</p>		
		
33	736 Lampasas Ave	SOLD
<p>Sacramento, CA 95815 Sacramento County</p> <p>Sale Date: 11/04/2020 (124 days on mkt) Bldg Type: Class C Multi-Family Apartments</p> <p>Sale Price: \$393,000 - Confirmed Year Built/Age: Built 1955 Renov 2019 Age: 65</p> <p>Price/SF: \$202.16 RBA: 1,944 SF</p> <p>Pro Forma Cap - Parcel No: 263-0202-003</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 5302192</p> <p>Research Status: Confirmed</p>		
		
34	748 Lampasas Ave	SOLD
<p>Sacramento, CA 95815 Sacramento County</p> <p>Sale Date: 07/09/2020 Bldg Type: Multi-Family</p> <p>Sale Price: \$389,000 Year Built/Age: Built 1955 Age: 65</p> <p>Price/SF: \$200.10 RBA: 1,944 SF</p> <p>Pro Forma Cap - Parcel No: 263-0202-004</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 5190429</p> <p>Research Status: Public Record</p>		
		
35	Lathrop Way	SOLD
<p>Sacramento, CA 95818 Sacramento County</p> <p>Sale Date: 04/15/2021 Land Area: 2.70 AC (117,612 SF)</p> <p>Sale Price: \$850,000 - Full Value Lot Dimensions: -</p> <p>\$/AC Land Gross: \$314,814.81 (\$7.23/SF) Proposed Use: Industrial</p> <p>Parcel No: 275-0300-027</p> <p>Comp ID: 5497349 Sale Conditions: -</p> <p>Research Status: Full Value</p>		
		
36	281 Lathrop Way	SOLD
<p>Sacramento, CA 95815 Sacramento County</p> <p>Sale Date: 12/31/2020 Bldg Type: Class B Industrial Warehouse</p> <p>Sale Price: \$2,100,000 - Full Value Year Built/Age: Built 2006 Age: 14</p> <p>Price/SF: \$87.50 RBA: 24,000 SF</p> <p>Pro Forma Cap - Parcel No: 275-0300-008</p> <p>Actual Cap Rate: - Sale Conditions: Purchase By Tenant</p> <p>Comp ID: 5359692</p> <p>Research Status: Full Value</p>		
		

37	Leisure Ln			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	03/16/2021	Land Area:	2.78 AC (121,097 SF)	
Sale Price:	\$2,289,000 - Confirmed	Lot Dimensions:	-	
\$/AC Land Gross:	\$823,379.96 (\$18.90/SF)	Proposed Use:	Hospitality	
Parcel No:	275-0260-074			
Comp ID:	5449819	Sale Conditions: -		
Research Status:	Confirmed			
38	2337 Lexington St			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	08/14/2020 (178 days on mkt)	Bldg Type:	Class C IndustrialWarehouse	
Sale Price:	\$990,000 - Confirmed	Year Built/Age:	Built 1972 Age: 48	
Price/SF:	\$141.43	RBA:	7,000 SF	
Pro Forma Cap	-	Parcel No:	277-0082-011	
Actual Cap Rate:	-	Sale Conditions: -		
Comp ID:	5214537			
Research Status:	Confirmed			
39	2349 Lexington St			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	06/09/2020 (238 days on mkt)	Bldg Type:	Class C IndustrialWarehouse	
Sale Price:	\$925,000 - Confirmed	Year Built/Age:	Built 1960 Age: 60	
Price/SF:	\$96.35	RBA:	9,600 SF	
Pro Forma Cap	-	Parcel No:	277-0082-012	
Actual Cap Rate:	-	Sale Conditions: -		
Comp ID:	5148512			
Research Status:	Confirmed			
40	1125 Lochbrae Rd - Woodlake Oaks Apartments			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	09/16/2020 (69 days on mkt)	Bldg Type:	Class C Multi-FamilyApartments	
Sale Price:	\$1,396,000 - Confirmed	Year Built/Age:	Built 1964 Age: 56	
Price/SF:	\$193.89	RBA:	7,200 SF	
Pro Forma Cap	-	Parcel No:	275-0165-020	
Actual Cap Rate:	4.95%	Sale Conditions: 1031 Exchange		
Comp ID:	5235574			
Research Status:	Confirmed			
41	2479-2485 Rio Linda Blvd			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	06/30/2020 (84 days on mkt)	Land Area:	-	
Sale Price:	\$125,000 - Confirmed	Lot Dimensions:	Irregular	
\$/AC Land Gross:	-	Proposed Use:	-	
Parcel No:	-			
Comp ID:	5168061	Sale Conditions: -		
Research Status:	Confirmed			
42	2290-2300 Traction Ave			SOLD
Sacramento, CA 95815		Sacramento County		
Sale Date:	10/20/2020 (302 days on mkt)	Land Area:	-	
Sale Price:	-	Lot Dimensions:	-	
\$/AC Land Gross:	-	Proposed Use:	Commercial	
Parcel No:	-			
Comp ID:	5268114	Sale Conditions: -		
Research Status:	Public Record			

Sacramento, CA 95815

Sacramento County



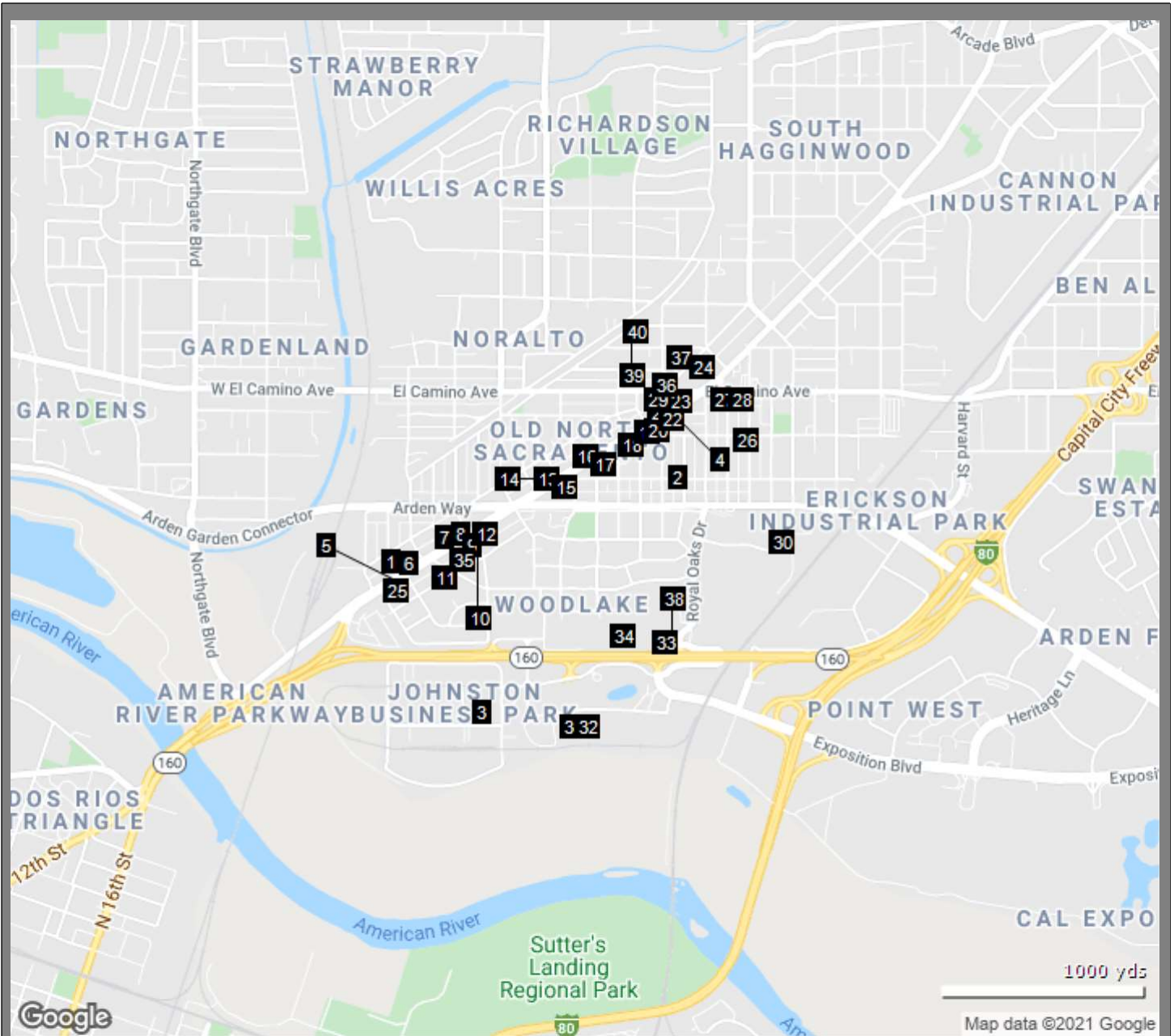
Asking Price: **\$1,700,000**
Price/SF: **\$151.49**
Days on Market: **329**
Sale Status: **Under Contract**
Price/Unit: **\$121,428.57**
Actual Cap Rate: **5.40%**
GRM/GIM: **-**

Sale Type: **Investment**
Bldg Type: **Class C Multi-Family Apartments**
Bldg Status: **Built 1962**
RBA: **11,222 SF**
of Units: **14**
Parcel No: **263-0203-012**
Sale Conditions: **1031 Exchange**

Building Address	Year Blt	FAR	SF Avail	RBA	Class	% Leased	Sale Info
2075 Barstow St Sacramento, CA 95815 Lavery Chacon Commercial Real Estate: Tanner Lavery (408) 622-4490 X201 Lavery Chacon Commercial Real Estate: Marc Chacon (916) 722-0333		0.00	0 SF			0%	For Sale at \$130,680 (\$20.00/SF) - Active
731 Calvados Ave Sacramento, CA 95815 Northpoint Asset Management, Inc.: Scott Olson (916) 475-3187 Northpoint Asset Management, Inc.: Scott Swindell (916) 477-7777	1940	0.65	0 SF	4,250	C	0%	For Sale at \$674,900 (\$168,725.00/Unit) - Active
141-147 Commerce Cir Sacramento, CA 95815 Newmark Knight Frank: Sean Mahoney (916) 569-2328, Skip Vanderbundt (916) 569-2349	1950	0.37	52,100 SF	52,100	--	100%	For Sale at \$4,168,000 (\$80.00/SF) - Active
714-728 Darina Ave Sacramento, CA 95815 3T Homes Inc: Tuan Tran (916) 718-1239	1960	1.08	0 SF	13,650	C	0%	For Sale at \$2,500,000 (\$125,000.00/Unit) - Active
1022-1030 Del Paso Blvd Sacramento, CA 95815 Lavery Chacon Commercial Real Estate: Tanner Lavery (408) 622-4490 X201 Lavery Chacon Commercial Real Estate: Marc Chacon (916) 722-0333		0.00	0 SF			0%	For Sale at \$450,000 (\$20.00/SF) - Active
1113 Del Paso Blvd Sacramento, CA 95815 Crossroad Ventures Group: Travis Esway (916) 788-9731	1972	0.82	17,800 SF	17,800	--	0%	For Sale at \$2,225,000 (\$125.00/SF) - Under Contract
1301 Del Paso Blvd Sacramento, CA 95815 Kidder Mathews: Ross Nichols (916) 758-3213	1950	0.16	2,384 SF	2,384		0%	For Sale at \$400,000 (\$167.79/SF) - Escrow
1319 Del Paso Blvd Sacramento, CA 95815 Joseph Ehly Real Estate Brokerage: Joseph Ehly (916) 991-7699	1999	0.67	4,990 SF	4,990		100%	For Sale at \$499,500 (\$100.10/SF) - Active
1340 Del Paso Blvd Sacramento, CA 95815 Turton Commercial Real Estate: Ken Turton (916) 505-8288, Aaron Marchand (916) 276-1408, Jon Lang (916) 573-3302, Patrick Stelmach (916) 573-3314		0.00	0 SF			0%	For Sale at \$785,000 as part of a portfolio of 4 properties - Active
1400 Del Paso Blvd Sacramento, CA 95815 Turton Commercial Real Estate: Ken Turton (916) 505-8288, Aaron Marchand (916) 276-1408, Jon Lang (916) 573-3302, Patrick Stelmach (916) 573-3314		0.00	0 SF			0%	For Sale at \$785,000 as part of a portfolio of 4 properties - Active
1410 Del Paso Blvd Sacramento, CA 95815 Turton Commercial Real Estate: Ken Turton (916) 505-8288, Aaron Marchand (916) 276-1408, Jon Lang (916) 573-3302, Patrick Stelmach (916) 573-3314		0.00	0 SF			0%	For Sale at \$785,000 as part of a portfolio of 4 properties - Active
1414 Del Paso Blvd Sacramento, CA 95815 Turton Commercial Real Estate: Ken Turton (916) 505-8288, Aaron Marchand (916) 276-1408, Jon Lang (916) 573-3302, Patrick Stelmach (916) 573-3314	1920	0.53	0 SF	3,900		100%	For Sale at \$785,000 as part of a portfolio of 4 properties - Active
1615 Del Paso Blvd Sacramento, CA 95815 Bergstrom Realty & Investments: Buddy Bergstrom (916) 296-1315	1948	0.61	0 SF	9,000		100%	For Sale at \$1,500,000 as part of a portfolio of 2 properties - Active
1615 Del Paso Blvd Sacramento, CA 95815 Bergstrom Realty & Investments: Buddy Bergstrom (916) 296-1315	1950	0.22	0 SF	1,500		100%	For Sale at \$1,500,000 as part of a portfolio of 2 properties - Active

Building Address	Year Blt	FAR	SF Avail	RBA	Class	% Leased	Sale Info
1616 Del Paso Blvd Sacramento, CA 95815 Bacon Commercial Real Estate: Tom Bacon (916) 761-1202, Daniel Alcala (916) 829-0444	1970	0.65	10,844 SF	13,155		100%	For Sale at \$1,400,000 (\$106.42/SF) - Active
1803 Del Paso Blvd Sacramento, CA 95815 Bergstrom Realty & Investments: Buddy Bergstrom (916) 296-1315	1923	1.55	0 SF	11,500		100%	For Sale at \$1,300,000 (\$113.04/SF) - Active
1830 Del Paso Blvd Sacramento, CA 95815 Marcus & Millichap Inc: Christopher Hurd (916) 724-1282	1954	0.30	17,057 SF	17,057		0%	For Sale at \$1,650,000 (\$96.73/SF) - Active
2014 Del Paso Blvd Sacramento, CA 95815 Bergstrom Realty & Investments: Buddy Bergstrom (916) 296-1315	1930	1.77	0 SF	3,864		100%	For Sale at \$965,000 (\$249.74/SF) - Active
2100-2110 Del Paso Blvd Sacramento, CA 95815 Ethan Conrad Properties: Ethan Conrad (916) 779-1000, Connor Finch (916) 779-1000	1967	0.55	6,195 SF	6,195		0%	For Sale at \$990,000 (\$159.81/SF) - Active
2116-2120 Del Paso Blvd Sacramento, CA 95815 Warren Group Partners: Braxton Warren (916) 655-0798, George El-Chemali (916) 888-8921		0.00	0 SF			0%	For Sale at \$275,000 (\$21.04/SF) - Active
2125 Del Paso Blvd Sacramento, CA 95815 Cushman & Wakefield: Bryce MacDonald (916) 288-4806, Lenny Gold (916) 288-4443	1950	1.16	0 SF	25,238		100%	For Sale at \$4,100,000 as part of a portfolio of 2 properties - Active
2204 Del Paso Blvd Sacramento, CA 95815 Yvonne Yu Realty: Yvonne Yu (916) 990-4571		0.00	0 SF			0%	For Sale at \$120,000 (\$18.37/SF) - Active
2211-2217 Del Paso Blvd Sacramento, CA 95815 Brodovsky Commercial Real Estate: Michael Brodovsky (916) 456-8800 X11	1930	0.42	1,900 SF	10,487		81.9%	For Sale at \$1,645,000 (\$156.86/SF) - Active
2419-2421 Del Paso Blvd - Del Paso, RiteAid/O'Reilly Sacramento, CA 95815 Legacy Real Estate & Associates: Bill Aboumrad (510) 744-3555	1988	0.33	23,000 SF	50,646		54.6%	For Sale at \$5,500,000 (\$108.60/SF) - Active
1000-1016 Del Paso Rd Sacramento, CA 95815 Lavery Chacon Commercial Real Estate: Tanner Lavery (408) 622-4490 X201 Lavery Chacon Commercial Real Estate: Marc Chacon (916) 722-0333		0.00	0 SF			0%	For Sale at \$1,000,000 (\$26.80/SF) - Active
880 Dixie Ave Sacramento, CA 95815 Colliers International: Aaron Frederick (916) 830-2584, Matthew Sarro (916) 563-3026, Ahmed Kamil (916) 830-2582	1948	0.29	0 SF	1,900	C	0%	For Sale at \$475,000 (\$158,333.30/Unit) - Active
840 El Camino Ave Sacramento, CA 95815 Deerfield Partners: Arthur Griffith (888) 434-9701	2009	0.27	0 SF	11,383		100%	For Sale at \$6,970,000 (\$612.32/SF) - Active
878-882 El Camino Ave Sacramento, CA 95815 ROME Real Estate Group: Andy Jonsson (916) 813-8409, Chase Burke (916) 932-2199	1950	0.92	4,000 SF	8,000	B	50.0%	For Sale at \$799,000 (\$99.88/SF) - Active
680 El Camino Ave Sacramento, CA 95815 Cushman & Wakefield: Bryce MacDonald (916) 288-4806, Lenny Gold (916) 288-4443		0.00	0 SF			0%	For Sale at \$4,100,000 as part of a portfolio of 2 properties - Active

Building Address	Year Blt	FAR	SF Avail	RBA	Class	% Leased	Sale Info
2097-2101 Evergreen St Sacramento, CA 95815 DeBoer Real Estate: Dale DeBoer (209) 479-9797	1979	0.44	16,400 SF	26,882	--	100%	For Sale at \$2,797,000 (\$104.05/SF) - Active
1450 Expo Pky Sacramento, CA 95815 Newmark Knight Frank: Rich Ellsworth (916) 569-2343	2000	0.38	14,895 SF	61,958	B	100%	For Sale at \$8,275,000 (\$133.56/SF) - Active
1500 Expo Pky Sacramento, CA 95815 CBRE: Matt Post (916) 446-8756, Drew Petersen (916) 446-8780, Stuart Wright (916) 446-8206	1999	0.31	34,717 SF	34,717	C	0%	For Sale - Active
0 Hwy 160 Hwy Sacramento, CA 95815 Newmark Knight Frank: Skip Vanderbundt (916) 569-2349, Sean Mahoney (916) 569-2328		0.00	0 SF			0%	For Sale at \$1,102,070 (\$10.00/SF) - Active
1 Hwy 160 Hwy Sacramento, CA 95815 Newmark Knight Frank: Skip Vanderbundt (916) 569-2349, Sean Mahoney (916) 569-2328		0.00	0 SF			0%	For Sale at \$2,539,550 (\$10.00/SF) - Active
1311 Lochbrae Rd Sacramento, CA 95815 eXp Realty: Leilani Rosenblatt (916) 764-2300	1900	0.38	0 SF	2,811	C	0%	For Sale at \$649,000 (\$216,333.30/Unit) - Active
2435 Rio Linda Blvd Sacramento, CA 95815 eXp Realty: Ron Benning (916) 730-3846	1950	0.59	0 SF	4,138	C	0%	For Sale at \$725,000 (\$145,000.00/Unit) - Active
2469 Rio Linda Blvd Sacramento, CA 95815 Kidder Mathews: Garrett Strohmaier (916) 751-3600	2004	0.31	0 SF	9,656	B	100%	For Sale at \$1,425,000 (\$147.58/SF) - Active
1901 Royal Oaks Dr - 1901 Royal Oaks Drive Sacramento, CA 95815 Colliers International: Scott Bennett (916) 563-3013	1962	0.18	7,000 SF	15,000	C	100%	For Sale at \$2,720,751 (\$181.38/SF) - Active
2562 Traction Ave Sacramento, CA 95815 Arriaga Real Estate: Frank Thornton (916) 205-5204	1962	0.60	0 SF	11,222	C	0%	For Sale at \$1,700,000 (\$121,428.60/Unit) - Under Contract
2570 Traction Ave Sacramento, CA 95815 Arriaga Real Estate: Frank Thornton (916) 205-5204	1960	0.77	0 SF	5,710	C	0%	For Sale at \$1,000,000 (\$125,000.00/Unit) - Active









1









2075 Barstow St
Vacant Land
Sacramento, CA 95815
Sacramento County
SE Corner of El Monte Ave
and Barstow St
Point West Submarket

Building Type: **Land**
 Status: **Existing**
 Building Size:
 Land Area: **0.15 AC**
 Stories: -

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
 % Leased: **0%**

2		<p>731 Calvados Ave Sacramento, CA 95815 Sacramento County Old North Sacramento MF Submarket</p>	<p>Building Type: Class C Multi-Family/Apartments Status: Built 1940 Building Size: 4,250 SF Land Area: 0.15 AC Stories: 2 Expenses: 2020 Tax @ \$1668.39/Unit</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
3		<p>141-147 Commerce Cir Sacramento, CA 95815 Sacramento County NE Sacramento Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1950 Building Size: 52,100 SF Land Area: 3.20 AC Stories: 1 Expenses: 2020 Tax @ \$0.31/sf</p>	<p>Space Avail: 52,100 SF Max Contig: 52,100 SF Smallest Space: 52,100 SF Rent/SF/Yr: \$5.04 % Leased: 100%</p>
4		<p>714-728 Darina Ave Darina Apartments Sacramento, CA 95815 Sacramento County Old North Sacramento MF Submarket</p>	<p>Building Type: Class C Multi-Family/Apartments Status: Built 1960 Building Size: 13,650 SF Land Area: 0.29 AC Stories: 2 Expenses: 2020 Tax @ \$934.45/Unit; 2019 Ops @ \$969.45/Unit</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
5		<p>1022-1030 Del Paso Blvd Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.52 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
6		<p>1113 Del Paso Blvd Sacramento, CA 95815 Sacramento County NE Sacramento Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1972 Building Size: 17,800 SF Land Area: 0.50 AC Stories: 1 Expenses: 2020 Tax @ \$0.89/sf</p>	<p>Space Avail: 17,800 SF Max Contig: 17,800 SF Smallest Space: 17,800 SF Rent/SF/Yr: \$7.68 % Leased: 0%</p>
7		<p>1301 Del Paso Blvd Sacramento, CA 95815 Sacramento County Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1950 Building Size: 2,384 SF Land Area: 0.34 AC Stories: 1 Expenses: 2020 Tax @ \$2.57/sf</p>	<p>Space Avail: 2,384 SF Max Contig: 2,384 SF Smallest Space: 2,384 SF Rent/SF/Yr: For Sale Only % Leased: 0%</p>

8		<p>1319 Del Paso Blvd Door & More Surplus Sacramento, CA 95815 Sacramento County Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Storefront Status: Built 1999 Building Size: 4,990 SF Land Area: 0.17 AC Stories: 1 Expenses: 2020 Tax @ \$1.25/sf</p>	<p>Space Avail: 4,990 SF Max Contig: 4,990 SF Smallest Space: 4,990 SF Rent/SF/Yr: For Sale Only % Leased: 100%</p>
9		<p>1340 Del Paso Blvd Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.34 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
10		<p>1400 Del Paso Blvd Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.17 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
11		<p>1410 Del Paso Blvd Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.34 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
12		<p>1414 Del Paso Blvd Sacramento, CA 95815 Sacramento County Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Storefront Status: Built 1920 Building Size: 3,900 SF Land Area: 0.17 AC Stories: 1 Expenses: 2020 Tax @ \$0.31/sf</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 100%</p>
13		<p>1615 Del Paso Blvd Sacramento, CA 95815 Sacramento County North Sacramento Business District Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Storefront Retail/Residential Status: Built 1948 Building Size: 9,000 SF Land Area: 0.34 AC Stories: 2 Expenses: 2020 Tax @ \$0.90/sf</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 100%</p>

14



1615 Del Paso Blvd
Sacramento, CA 95815
Sacramento County
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Freestanding**
 Status: **Built 1950**
 Building Size: **1,500 SF**
 Land Area: **0.16 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$5.40/sf**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**

15



1616 Del Paso Blvd
Sacramento, CA 95815
Sacramento County
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Restaurant**
 Status: **Built 1970**
 Building Size: **13,155 SF**
 Land Area: **0.47 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.21/sf, 2020 Est Tax @ \$1.52/sf; 2020 Est Ops @ \$3.42/sf**

Space Avail: **10,844 SF**
 Max Contig: **5,844 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/Yr: **\$12.00**
 % Leased: **100%**

16



1803 Del Paso Blvd
Sacramento, CA 95815
Sacramento County
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1923**
 Building Size: **11,500 SF**
 Land Area: **0.17 AC**
 Stories: **2**
 Expenses: **2020 Tax @ \$0.95/sf**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**

17



1830 Del Paso Blvd
Sacramento, CA 95815
Sacramento County
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Bank**
 Status: **Built 1954, Renov 1980**
 Building Size: **17,057 SF**
 Land Area: **1.31 AC**
 Stories: **2**
 Expenses: **2020 Tax @ \$0.83/sf**

Space Avail: **17,057 SF**
 Max Contig: **17,057 SF**
 Smallest Space: **17,057 SF**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **0%**

18



2014 Del Paso Blvd
Sacramento, CA 95815
Sacramento County
North Sacramento Business
District
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1930, Renov 2006**
 Building Size: **3,864 SF**
 Land Area: **0.05 AC**
 Stories: **2**
 Expenses: **2020 Tax @ \$0.47/sf**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



19



2100-2110 Del Paso Blvd
Sacramento, CA 95815
Sacramento County
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Storefront**
 Status: **Built 1967**
 Building Size: **6,195 SF**
 Land Area: **0.26 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.08/sf; 2015 Ops @ \$4.68/sf**

Space Avail: **6,195 SF**
 Max Contig: **2,305 SF**
 Smallest Space: **2,245 SF**
 Rent/SF/Yr: **\$11.88-\$13.08**
 % Leased: **0%**

20		<p>2116-2120 Del Paso Blvd Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.30 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
21		<p>2125 Del Paso Blvd Sacramento, CA 95815 Sacramento County Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1950 Building Size: 25,238 SF Land Area: 0.50 AC Stories: 2 Expenses: 2020 Tax @ \$0.48/sf</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 100%</p>
22		<p>2204 Del Paso Blvd Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.15 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
23		<p>2211-2217 Del Paso Blvd Sacramento, CA 95815 Sacramento County Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Storefront Retail/Residential Status: Built 1930 Building Size: 10,487 SF Land Area: 0.58 AC Stories: 2 Expenses: 2020 Tax @ \$1.14/sf; 2016 Ops @ \$2.20/sf</p>	<p>Space Avail: 1,900 SF Max Contig: 1,900 SF Smallest Space: 1,900 SF Rent/SF/Yr: Withheld % Leased: 81.9%</p>
24		<p>2419-2421 Del Paso Blvd RiteAid/O'Reilly Sacramento, CA 95815 Sacramento County Arden/Watt/Howe Ret Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1988 Building Size: 50,646 SF Land Area: 3.53 AC Stories: 1 Expenses: 2020 Tax @ \$1.55/sf</p>	<p>Space Avail: 23,000 SF Max Contig: 23,000 SF Smallest Space: 23,000 SF Rent/SF/Yr: For Sale Only % Leased: 54.6%</p>
25		<p>1000-1016 Del Paso Rd Vacant Land Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 0.86 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>

26



880 Dixieanne Ave
Sacramento, CA 95815
Sacramento County
Old North Sacramento MF
Submarket

Building Type: **Class C Multi-Family/Apartments**
 Status: **Built 1948**
 Building Size: **1,900 SF**
 Land Area: **0.15 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$699.29/Unit**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **0%**

27



840 El Camino Ave
Walgreens
Sacramento, CA 95815
Sacramento County
Arden/Watt/Howe Ret
Submarket

Building Type: **Retail/Drug Store**
 Status: **Built 2009**
 Building Size: **11,383 SF**
 Land Area: **0.98 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$6.49/sf**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**

28



878-882 El Camino Ave
Sacramento, CA 95815
Sacramento County
NE Sacramento Ind
Submarket

Building Type: **Class B Flex**
 Status: **Built 1950**
 Building Size: **8,000 SF**
 Land Area: **0.20 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.77/sf**

Space Avail: **4,000 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **4,000 SF**
 Rent/SF/Yr: **\$7.80**
 % Leased: **50.0%**

29



680 El Camino Ave
Sacramento, CA 95815
Sacramento County
Point West Submarket

Building Type: **Land**
 Status: **Existing**
 Building Size: **-**
 Land Area: **0.40 AC**
 Stories: **-**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **0%**

30



2097-2101 Evergreen St
Sacramento, CA 95815
Sacramento County
NE Sacramento Ind
Submarket

Building Type: **Class C Warehouse**
 Status: **Built 1979**
 Building Size: **26,882 SF**
 Land Area: **1.39 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.01/sf; 2012 Ops @ \$0.32/sf**

Space Avail: **16,400 SF**
 Max Contig: **16,400 SF**
 Smallest Space: **16,400 SF**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**

31



1450 Expo Pky
Sacramento, CA 95815
Sacramento County
NE Sacramento Ind
Submarket

Building Type: **Class B Flex/Light Distribution**
 Status: **Built 2000**
 Building Size: **61,958 SF**
 Land Area: **3.75 AC**
 Stories: **2**
 Expenses: **2020 Tax @ \$1.26/sf**

Space Avail: **14,895 SF**
 Max Contig: **14,895 SF**
 Smallest Space: **14,895 SF**
 Rent/SF/Yr: **\$19.20**
 % Leased: **100%**

32		<p>1500 Expo Pky Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Class C Office/Medical Status: Built 1999 Building Size: 34,717 SF Typical Floor Size: 34,717 SF Stories: 1 Expenses: 2020 Tax @ \$0.26/sf</p>	<p>Space Avail: 34,717 SF Max Contig: 34,717 SF Smallest Space: 34,717 SF Rent/SF/Yr: For Sale Only % Leased: 0%</p>
33		<p>0 Hwy 160 Hwy 0 Hwy 160 Land - 2.53 Acres Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 2.53 AC / 2.53 AC (Net) Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
34		<p>1 Hwy 160 Hwy Sacramento, CA 95815 Sacramento County Point West Submarket</p>	<p>Building Type: Land Status: Existing Building Size: Land Area: 5.83 AC Stories: -</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
35		<p>1311 Lochbrae Rd Sacramento, CA 95815 Sacramento County North Sacramento MF Submarket</p>	<p>Building Type: Class C Multi-Family/Apartments Status: Built 1900 Building Size: 2,811 SF Land Area: 0.17 AC Stories: 2 Expenses: 2020 Tax @ \$970.53/Unit</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
36		<p>2435 Rio Linda Blvd Sacramento, CA 95815 Sacramento County Old North Sacramento MF Submarket</p>	<p>Building Type: Class C Multi-Family/Apartments Status: Built 1950 Building Size: 4,138 SF Land Area: 0.16 AC Stories: 2 Expenses: 2020 Tax @ \$862.00/Unit</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 0%</p>
37		<p>2469 Rio Linda Blvd Sacramento, CA 95815 Sacramento County North Natomas Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built 2004 Building Size: 9,656 SF Typical Floor Size: 9,656 SF Stories: 1 Expenses: 2020 Tax @ \$1.21/sf; 2019 Ops @ \$3.08/sf</p>	<p>Space Avail: 0 SF Max Contig: 0 SF Smallest Space: - Rent/SF/Yr: For Sale Only % Leased: 100%</p>

38



1901 Royal Oaks Dr
1901 Royal Oaks Drive
Sacramento, CA 95815
Sacramento County
Point West Submarket

Building Type: **Class C Office/Office Building**
Status: **Built 1962**
Building Size: **15,000 SF**
Typical Floor Size: **7,500 SF**
Stories: **2**
Expenses: **2020 Tax @ \$1.77/sf**

Space Avail: **7,000 SF**
Max Contig: **7,000 SF**
Smallest Space: **7,000 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**

39



2562 Traction Ave
Sacramento, CA 95815
Sacramento County
Old North Sacramento MF Submarket

Building Type: **Class C Multi-Family/Apartments**
Status: **Built 1962**
Building Size: **11,222 SF**
Land Area: **0.43 AC**
Stories: **2**
Expenses: **2020 Tax @ \$977.70/Unit; 2019 Ops @ \$2622.93/Unit**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**

40



2570 Traction Ave
Sacramento, CA 95815
Sacramento County
Old North Sacramento MF Submarket

Building Type: **Class C Multi-Family/Apartments**
Status: **Built 1960**
Building Size: **5,710 SF**
Land Area: **0.17 AC**
Stories: **2**
Expenses: **2020 Tax @ \$876.12/Unit; 2019 Ops @ \$3299.25/Unit**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**