



## 2-PROPERTY NNN DENTAL PORTFOLIO



Properties may be purchased individually or together as part of a portfolio.



OFFERING MEMORANDUM

905 SECRET RIVER DR, SACRAMENTO, CA 95831



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*Exclusively  
Listed by*

DANIEL SOLOMON

Vice President

310.709.8985

daniel.solomon@kidder.com

LIC N° 02105991 (CA)

KIDDER.COM



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A complex, abstract graphic composed of numerous thin, light-colored lines that intersect to form a series of overlapping, tilted rectangular and polygonal shapes. The lines are arranged in a way that creates a sense of depth and perspective, resembling a wireframe model of a building or a complex architectural structure. The graphic is positioned on the left side of the page, extending from the bottom towards the top.

# EXECUTIVE SUMMARY

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*Section 01*

## PORTFOLIO INFORMATION



<b>Address</b>	2619 J Street Sacramento, CA 95816
<b>Tenant</b>	American Dental Companies
<b>Building Area</b>	±7,683 SF
<b>Lot Area</b>	±12,800 SF (0.29 AC)
<b>Year Built</b>	1948 / Recently Renovated



<b>Address</b>	905 Secret River Drive Sacramento, CA 95831
<b>Tenant</b>	American Dental Companies
<b>Building Area</b>	±10,749 SF
<b>Lot Area</b>	±67,082 SF (1.54 AC)
<b>Year Built</b>	1980 / Recently Renovated



## INVESTMENT SUMMARY



*\$8,455,930*

LIST PRICE



*\$486,216*

TOTAL ANNUAL RENT (NOI)



*ABSOLUTE NNN*

LEASE TYPE (ZERO LANDLORD RESPONSIBILITIES)



*5.75%*

CAP RATE



*±9.5 YEARS*

LEASE TERM



*CORPORATE*

LEASE GUARANTOR (AMERICAN DENTAL COMPANIES)

SEE FINANCIAL OVERVIEW  
SECTION FOR INDIVIDUAL  
PROPERTY PRICING





## PROPERTY & LEASE HIGHLIGHTS

- **Two-Property Dental Portfolio—Available Individually or Together:** Opportunity to acquire one or both dental offices located at 2619 J St, Sacramento, CA 95816 and 905 Secret River Drive, Sacramento, CA 95831. Properties may be purchased individually or as a combined portfolio, offering exceptional flexibility for investors.
- **Strong Corporate Guaranty—American Dental Companies (70+ Locations):** Each lease carries a full corporate guaranty from American Dental Companies, a rapidly expanding multi-state dental group with 70+ locations nationwide, providing institutional-level financial stability.
- **9.5 Years Remaining—True Absolute NNN Leases:** Both leases feature 9.5 years of firm term remaining under an Absolute NNN structure. Tenant is responsible for 100% of all expenses—resulting in ZERO landlord obligations.
- **Recession-Resistant Essential Healthcare Use:** Dental services remain in demand across all economic cycles, providing stable, resilient cash flow.
- **Above-Average 3% Annual Rent Increases:** Leases include 3% annual escalations, exceeding typical medical office escalation rates. This provides investors with strong inflation protection and reliable income growth.
- **High Tenant Stickiness—Significant Investment Location:** Dental offices rarely relocate due to high build-out costs, specialized infrastructure, and patient retention considerations—creating long-term tenancy and reduced turnover risk.
- **Extremely Passive, Management-Free Investment:** With no landlord responsibilities and predictable annual increases, these assets are ideal for 1031 exchange buyers seeking true passive income.
- **Recently Renovated Facilities With First-Class Dental Build-Outs:** Both properties were renovated within the past few years, featuring modern layouts, high-end finishes, and state-of-the-art dental equipment.

2619 J ST, SACRAMENTO



KIDDER MATHEWS

905 SECRET RIVER DR, SACRAMENTO



OFFERING MEMORANDUM ■ AMERICAN DENTAL COMPANIES PORTFOLIO 6





## TENANT HIGHLIGHTS

- **Strong Corporate Backing - American Dental Companies (70+ Locations):** Both leases are backed by American Dental Companies (ADC), a fast-growing, multi-state dental operator with 70+ practices nationwide, offering portfolio-level credit stability and long-term operational strength.
- **Doctor-Led, Private Practice Culture within a Scaled Platform:** ADC maintains a doctor-led, private practice feel while providing the advantages of a larger organization. Their model empowers clinicians to lead while benefiting from centralized resources—creating high tenant satisfaction and long-term practice loyalty.
- **Centralized Operational Support Driving Practice Success:** ADC provides its affiliated practices with comprehensive back-office infrastructure—including marketing, HR, IT, accounting, supply management, and clinical support—allowing dentists to focus on patient care, enhancing long-term performance and reducing operational risk.
- **Proven Growth Engine with Expanding National Footprint:** American Dental Companies continues to scale through strategic partnerships and acquisitions, expanding its national footprint and strengthening brand presence—supporting long-term stability and reinforcing the durability of each leased location.
- **Recession-Resistant & E-Commerce Proof Healthcare Use:** Dental care is essential, recurring, and insulated from online disruption. Tenant provides high-margin specialty and general dentistry services with durable patient demand.
- **Modern Specialty Equipment & Highly Trained Clinicians:** Recent renovations and advanced equipment support efficient operations, enhanced patient outcomes, and long-term viability of the practices.
- **\$137 Billion Dollar Industry:** Dentistry is one of the largest healthcare subsectors, averaging 2.4% annual growth, supported by demographic trends and increasing demand for both cosmetic & general dental services.



## LOCATION HIGHLIGHTS

### PRIME SACRAMENTO LOCATIONS— SUPPLY-CONSTRAINED MEDICAL MARKET:

Both properties serve mature, high-demand Sacramento communities with limited medical/dental office availability.

### STRONG MEDICAL & DENTAL SYNERGY:

Both locations benefit from close proximity to major hospitals, outpatient clinics, dental specialists, and medical office corridors, creating consistent referral traffic and daily patient flow. The surrounding medical ecosystem enhances long-term performance and supports the tenant's continued success.

### *2619 J Street*

#### MIDTOWN SACRAMENTO CORE

Located in one of Sacramento's most desirable urban corridors. Midtown offers:

- High walkability, dense daytime population, and strong patient traffic
- Proximity to major hospitals including Sutter Medical Center, UC Davis Medical Center, Shriners, and Mercy General
- Limited retail/commercial supply in a historically preserved area with strong long-term appreciation

### *905 Secret River Drive*

#### UPSCALE RESIDENTIAL TRADE AREA

Situated in a highly desirable residential pocket of Sacramento, benefiting from:

- Strong household incomes and consistent dental demand
- Proximity to major thoroughfares and established residential communities
- Minimal competing supply within immediate trade area



2619 J STREET

SUTTER  
MEDICAL CENTER

JAMES  
MARSHALL PARK

AMERICAN  
DENTAL COMPANIES  
2619 J STREET











905 SECRET RIVER DR













A complex, abstract graphic composed of numerous thin, light-colored lines that intersect to form a series of overlapping, tilted rectangular and polygonal shapes, creating a sense of depth and architectural structure.

# FINANCIAL OVERVIEW

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*Section 02*



## 2619 J STREET

TENANT	American Dental Companies
ADDRESS	2619 J Street, Sacramento, CA 95816
BUILDING SF	±7,683
LOT AREA	± 12,800 SF (0.29 AC)
LEASE COMMENCEMENT DATE	7/3/2025
LEASE END DATE	6/30/2035
LEASE TERM REMAINING	±9.5 Years Remaining
LEASE TYPE	Absolute NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance, Utilities, Etc
LANDLORD RESPONSIBILITIES	None
RENTAL INCREASES	3% Annual Increases
OPTIONS	No Options Remaining
GUARANTY	Corporate - American Dental Companies
YEAR BUILT	1948 / Recently Renovated
RENTAL RATE/SF	\$31.24
MONTHLY BASE RENT	\$20,000.00

\*Lease & Financial Information Disclaimer: All lease and financial details are provided for informational purposes only and are believed to be accurate, but are not guaranteed. Buyers are advised to independently verify all information through their own due diligence. The Broker and Seller / Landlord assume no liability for any errors or omissions.

\*\*Properties may be purchased individually or together as part of a portfolio.



## PRICING

PRICE *\$4,173,913*

NOI *\$240,000*

CAP RATE *5.75%*

PRICE/SF *\$543.27*



# 905 SECRET RIVER DRIVE

TENANT	American Dental Companies
ADDRESS	905 Secret River Drive, Sacramento, CA 95831
BUILDING SF	±10,749
LOT AREA	±67,082 SF (1.54 AC)
LEASE COMMENCEMENT DATE	7/3/2025
LEASE END DATE	6/30/2035
LEASE TERM REMAINING	±9.5 Years Remaining
LEASE TYPE	Absolute NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance, Utilities, Etc
LANDLORD RESPONSIBILITIES	None
RENTAL INCREASES	3% Annual Increases
OPTIONS	No Options Remaining
GUARANTY	Corporate - American Dental Companies
YEAR BUILT	1980 / Recently Renovated
RENTAL RATE/SF	\$22.91
MONTHLY BASE RENT	\$20,518.00

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The property currently includes multiple dental-related tenants operating under the Master Lease with American Dental Companies, which remains fully in effect. This structure provides income stability and ensures continued dental use throughout the premises.



## PRICING

PRICE *\$4,282,017*

NOI *\$246,216*

CAP RATE *5.75%*

PRICE/SF *\$398.36*



## PORTFOLIO PRICING

PRICE *\$8,455,930*

TOTAL BUILDING SF *18,432*

TOTAL LOT / LAND AREA *79,882 SF (1.83 AC)*

TOTAL MONTHLY RENT *\$40,518*

TOTAL ANNUAL RENT (NOI) *\$486,216*

CAP RATE *5.75%*

AVERAGE PRICE / SF *\$458.76*

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2619 J ST, SACRAMENTO, CA 95816



905 SECRET RIVER DR, SACRAMENTO, CA 95831



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# TENANT OVERVIEW

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*Section 03*



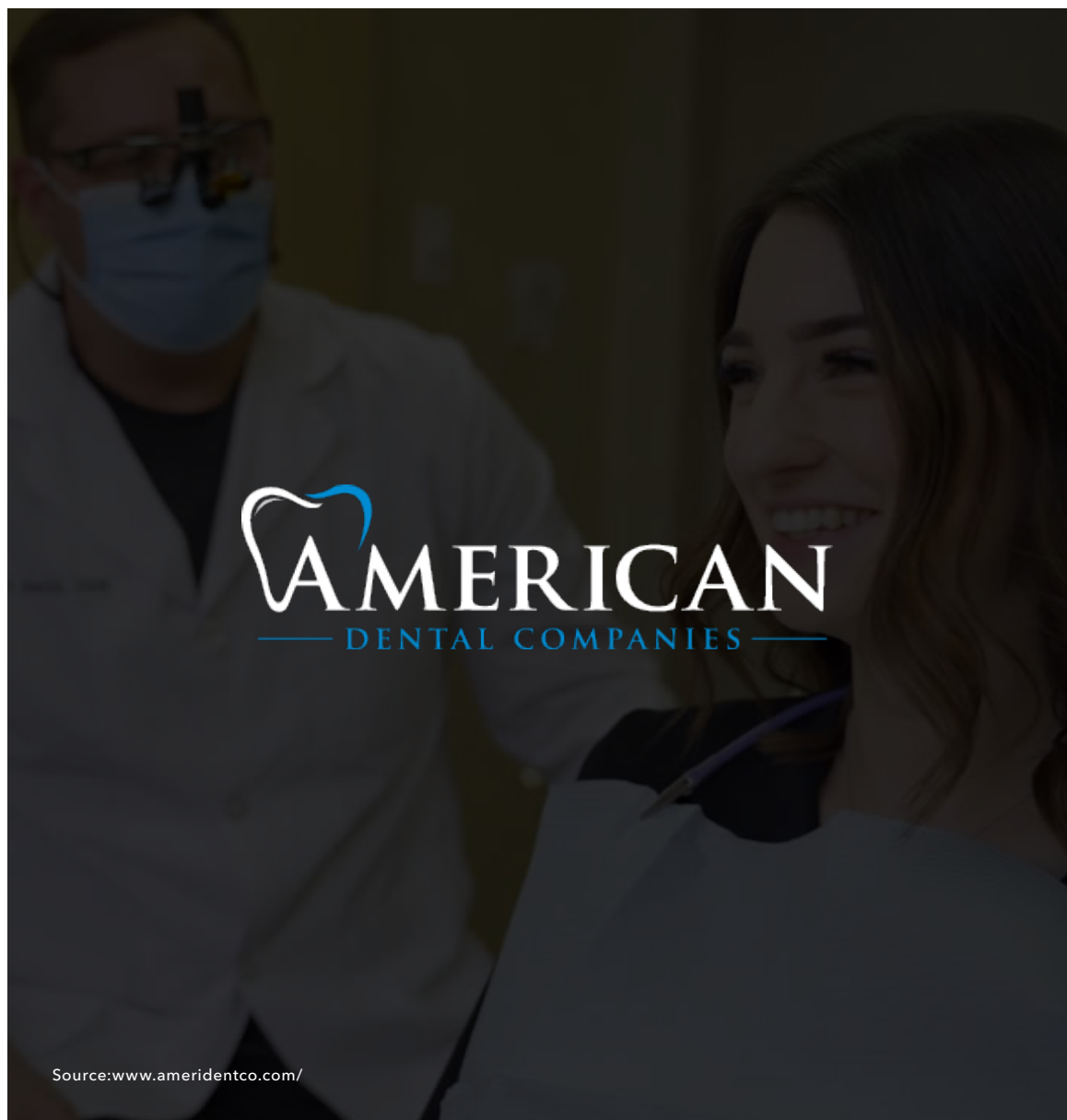
## TENANT SUMMARY

*American Dental Companies:  
Empowering dental practices through  
doctor-led ownership, superior patient  
care, and a commitment to team  
excellence. Founded by dentists,  
owned by dentists.*

We're Changing The Way That Dentists Approach Practice Ownership: We know that the needs of our 21-century patients, dental team and business operations are much more complex and demanding than it was when the single practice model was established over 200 years ago, putting much stress and strain on owner dentist's professional and personal success and quality of life.

At American Dental Companies we believe that the private practice culture provides the best patient care outcomes. Our affiliated dental practices are owned by doctors and lead by doctors delivering excellence in our patient care, team care and business care.

As a group operated by dentists, our strengths and expertise help you enhance your dental practice while taking the stress out of practice ownership. We put patient care above all else to deliver unparalleled dental care to our local communities.



Source: [www.ameridentco.com/](http://www.ameridentco.com/)



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# LOCATION OVERVIEW

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*Section 04*



# SACRAMENTO, CA

*Sacramento is the capital city of the U.S. state of California and the seat of government of Sacramento County.*

It is located at the confluence of the Sacramento River and the American River in the northern portion of California's expansive Central Valley. With an estimated population nearly 500,000, Sacramento is the sixth-largest city in California and the 35th largest city in the United States.

Sacramento is the core cultural and economic center of the Sacramento metropolitan area which includes seven counties with an estimated population more than 2.5 million. Its metropolitan area is the fourth largest in California after the Greater Los Angeles Area, San Francisco Bay Area, and the San Diego metropolitan area, as well as the 25th largest in the United States. Sacramento was cited by Time magazine as America's most ethnically and racially integrated city in 2002.

The city has long been a crucial transportation center. It was the western terminus of the Pony Express and later became a major stop for the First Transcontinental Railroad. Today, Sacramento International Airport and multiple interstate highways (I-5, I-80) connect the region to the rest of California and beyond.

Sacramento State is the largest local university. It is one of the twenty-three campuses of the California State University system. University of the Pacific's McGeorge School of Law is located in the Oak Park neighborhood. In addition, the University of California, Davis is located in nearby Davis, 15 miles (24 km) west of the capital. The UC Davis Medical Center, a world-renowned research hospital, is located in the city of Sacramento.

## SACRAMENTO, CA DEMOGRAPHICS

534K

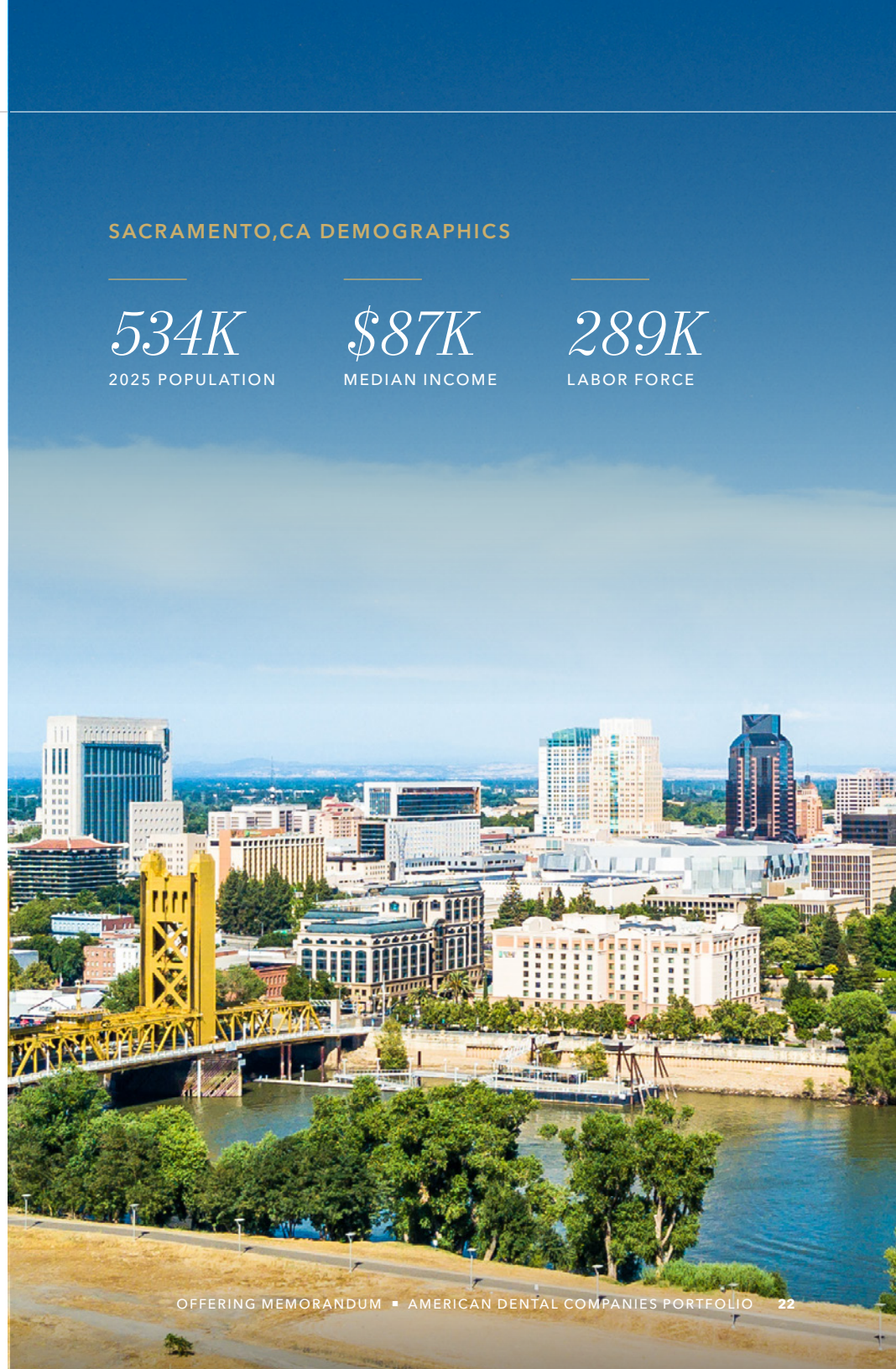
2025 POPULATION

\$87K

MEDIAN INCOME

289K

LABOR FORCE





# THINGS TO DO IN SACRAMENTO

### CALIFORNIA STATE CAPITOL MUSEUM

This stunning neoclassical building serves as both the working seat of California's government and a free museum. You can tour the beautifully restored historic chambers, see intricate period architecture, and explore exhibits on California's political history. The surrounding Capitol Park features memorials, gardens, and trees from around the world.

### CROCKER ART MUSEUM

One of the oldest art museums in the Western United States, the Crocker houses an impressive collection spanning Californian art, European master drawings, international ceramics, and contemporary works. The museum combines a historic Victorian-era mansion with a striking modern addition.

### MIDTOWN SACRAMENTO

Known for a vibrant art scene, farm-to-fork restaurants, craft breweries, and Victorian homes, Midtown is the cultural heart of the city with a walkable grid of eclectic shops, galleries, and nightlife venues. The neighborhood hosts popular events like Second Saturday art walks and is considered Sacramento's most walkable, bike-friendly district with a thriving creative community.

### OLD SACRAMENTO WATERFRONT

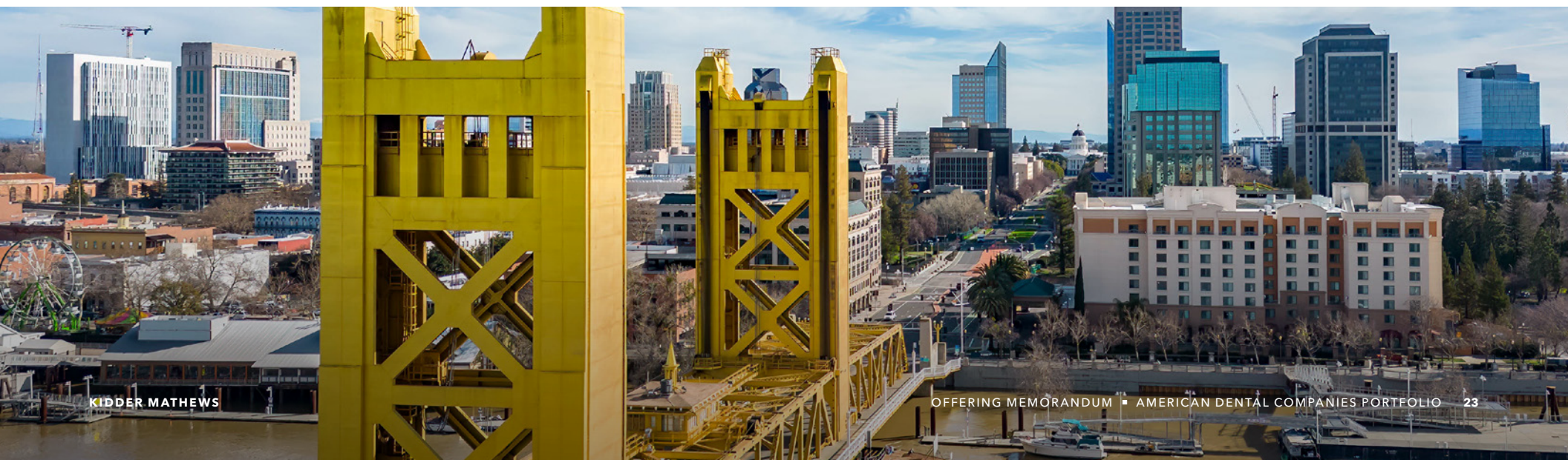
This 28-acre historic district along the Sacramento River preserves the city's Gold Rush-era heritage with wooden sidewalks, historic buildings, and cobblestone streets. It's home to unique shops, restaurants, the California State Railroad Museum, and offers riverboat cruises. The area comes alive with festivals and events throughout the year.

### SUTTER'S FORT STATE HISTORIC PARK

This restored 1840s fort was central to Sacramento's founding and California's early agricultural development. You can explore the adobe buildings, see period demonstrations, and learn about the area's transformation during the Gold Rush era through living history programs.

### AEROSPACE MUSEUM OF CALIFORNIA

Located in North Highlands near the former McClellan Air Force Base, this museum showcases California's rich aviation and space exploration history. You can see over 40 aircraft on display, including vintage military planes, explore space artifacts, and even tour inside some of the larger aircraft.







*Exclusively listed by*

DANIEL SOLOMON

Vice President

310.709.8985

[daniel.solomon@kidder.com](mailto:daniel.solomon@kidder.com)

LIC N° 02105991 (CA)

[KIDDER.COM](http://KIDDER.COM)

