

NNN LEASED AUTO DEALERSHIP

2760, 2804, 2820 FULTON AVE, SACRAMENTO, CA 95821

FOR SALE



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PROPERTY INFORMATION

RE/MAX is pleased to offer a fee simple interest in the properties located at 2760, 2804 and 2820 Fulton Avenue, in Sacramento, CA. 2820 Fulton comprises of 42,593 s.f. buildings on approximately 3.76 acres of land, 2760 Fulton Avenue is a 1.21 acre vacant parcel and 2804 Fulton Avenue is a 1.21 acre parcel with a 3,500 sf, two-story building. The overall portfolio comprises 6.32 acres of land with buildings.

Beach Lake Stables LLC has a 10- year lease starting on January 1st, 2021 and ending on December 31st, 2030. The property was subleased to Tricolor Holdings LLC who now has over Five years left on the sublease. Being an absolute NNN lease, the Landlord has virtually no responsibilities under the lease.

Tricolor Holdings is a wholly-owned indirect subsidiary of Ganas Holdings, LLC. Tricolor operates Tricolor Auto Group in Texas and Ganas Auto Group in California, focusing on affordable, credit-building auto loans for underserved markets. Tricolor focuses on the underserved Hispanic market and operates 33 dealerships, with the majority located in Texas and some in California. The California dealerships include ones in El Monte, Inglewood, San Fernando, Riverside, Southgate, Oxnard, Long Beach, Stockton, Sacramento, Santa Ana, Firestone, Ontario, Fresno, Fontana, Bakersfield, San Diego, Bellflower, and Garden Grove.

2820 Fulton Avenue is located in the Fulton Avenue SPA, with a CMU-C subarea and an Auto Commercial (AC) subzone. 2760 Fulton is located within the Fulton Avenue SPA with a CMU-A subarea. The parcel has a use permit approved by the Planning Commission on April 17, 2023, to allow the expansion of the existing auto sales business on the property.

2804 Fulton Avenue also lies within the Fulton Avenue Special Planning Area (SPA), with a CMU-A subarea and will be delivered vacant. A portion of the land on which this building sits is leased on a month-month basis by Tricolor. Various uses are permitted in this property which could potentially also be converted to auto sales use with a conditional use permit, although the current zoning allows for various automotive and retail uses.

The portfolio of properties benefit from extensive frontage on Fulton Avenue, a primary location for car sales in Sacramento with numerous large, new and used car dealerships. Fulton Avenue is also known for its diverse restaurants and businesses. It's a well-established commercial area with a rich history, including its past role on the Pony Express route. The area includes a large number of businesses, including car dealerships, specialty stores, and various other retail and service establishments. The auto dealerships currently on the corridor include Epic Chevrolet, Sacramento Chrysler Dodge Jeep Ram, Jaguar Sacramento, Maserati of Sacramento, Niello BMW and many more. This is an ideal investment opportunity for an investor to acquire a prime piece of real estate centrally located in Sacramento.

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INVESTMENT SUMMARY

Investment Summary

Price \$8,500,000.00

2820 and 2760 Fulton Avenue

Tenant Beach Lake Stables LLC
Subtenant Tricolor Holdings LLC dba Ganas Auto
Rent \$30,902.32 per month
Lease Type Absolute NNN
Annual increases 3.00%
Lease Expiration December 31st, 2030

2804 Fulton Avenue

Tenant Tricolor Holdings LLC dba Ganas Auto
Lease Term Month-Month
Premises Portion of the parking lot
Lease type Gross
Rent \$4,000.00 per month gross



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PROPERTY INFORMATION

Property Information

Addresses	2820 Fulton Avenue, Sacramento, CA	2760 Fulton Avenue, Sacramento, CA	2804 Fulton Avenue, Sacramento, CA
APN	268-0210-077-0000	268-0210-085-0000	268-0210-044-0000
County	Sacramento	Sacramento	Sacramento
Property Details	42,593 sf on 3.76 acres (Leased)	1.21 acres vacant land (Leased)	3,500 sf, 2-story building on 1.34 acres
Zoning	SPA with CMU-C subarea and Auto Commercial subzone	SPA with CMU-A subarea and use permit for auto sales	SPA with CMU-A subarea
Year Built	1962		1986

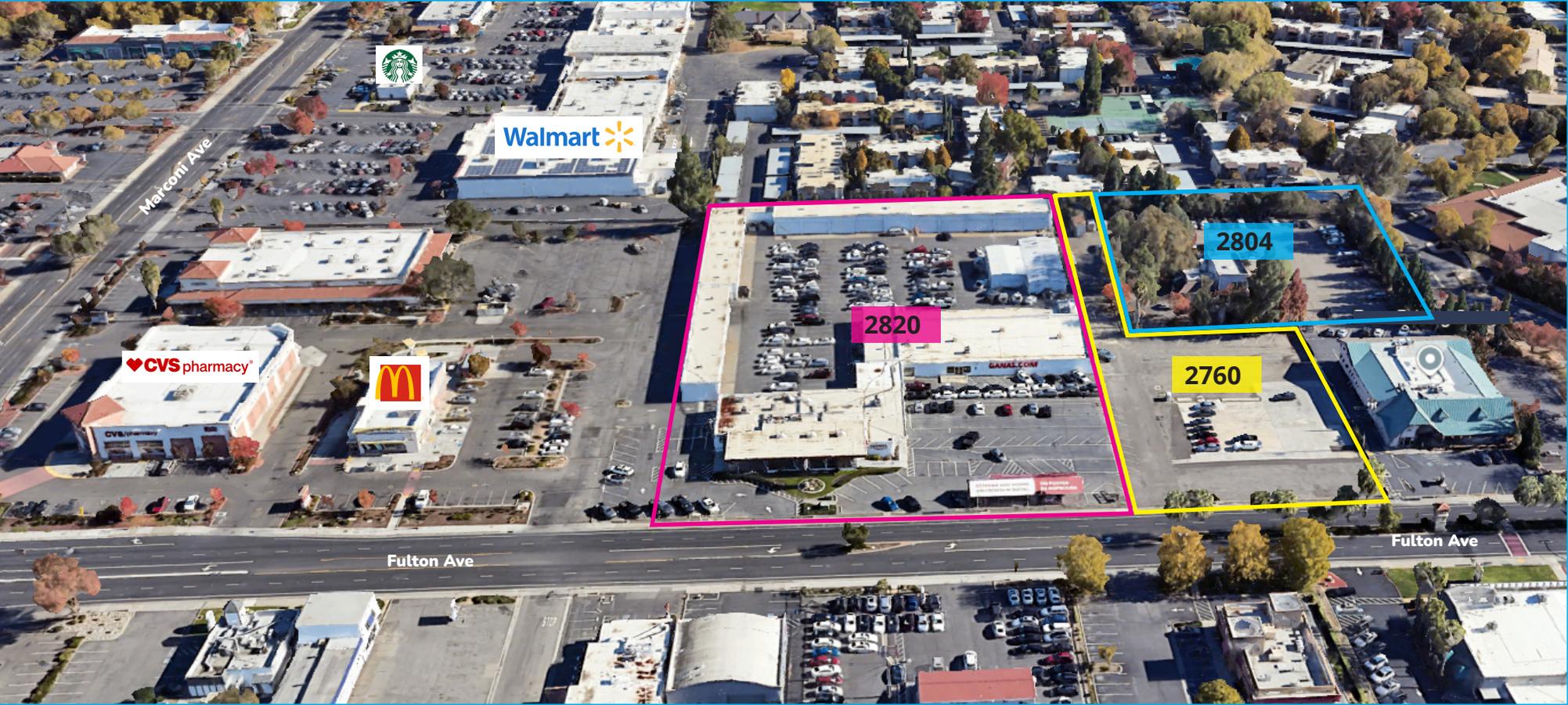
Total Land Size 6.32 acres



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PROPERTY OVERVIEW



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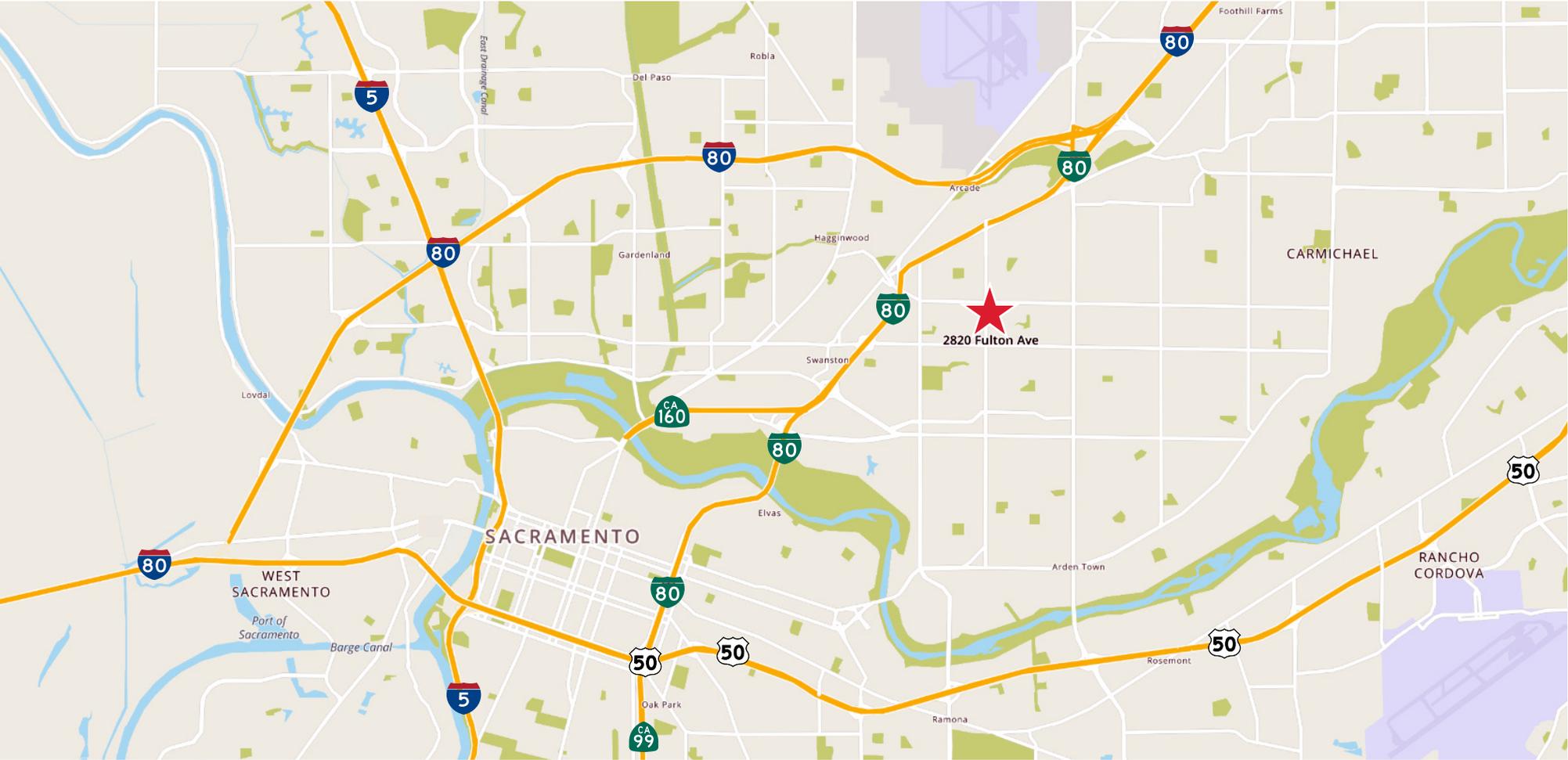
PROPERTY PHOTOS



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LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



368,380
Total Population



\$94,172
Average Household Income



22,663
Businesses



172,095
Daytime Employees



65,535
Owner Occupied Households



\$462,496
Median Home value

ADT Fulton Ave (Marconi Ave N) **28,585** (2024)

Data obtained from CoStar