

# 2366

**GOLD MEADOW WAY**

Gold River, California

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A stabilized, single-tenant NNN investment in Gold River, leased to Goyette & Associates, Inc., a long-standing tenant since 2011 with commitment through 2029.

The asset delivers passive ownership through a condo structure with HOA-managed exterior obligations.

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**\$2,700,000 (\$212.88/SF)**

**7.39% CAP RATE**

2366

OFFERING MEMORANDUM

**NEWMARK**

**MIKE SMITH** / Director / 916.569.2352 / mike.smith@nrmk.com / CA RE License #01504428

**IRINA SHPYRKA** / Associate / 916.477.7384 / irina.shpyrka@nrmk.com / CA RE License # 02037207

**COLE CUMMINGS** / Associate Director / 916.569.2366 / cole.cummings@nrmk.com / CA RE License # 02106833

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# TERMS OF OFFERING

Newmark (“Broker”) on behalf of the Owner of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended for Your use only. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified and is not guaranteed. You should independently verify each item of information and have the same reviewed by Your tax advisor and/or legal counsel. Assumptions, projections, estimates and/or opinions are provided as examples only and all information is subject to changes, errors, omissions and/or withdrawal without notice. Broker and Owner assume no responsibility for and make no warranty as to the accuracy or completeness of any information in this Memorandum. Broker and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Broker or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Broker upon request; (b) You shall not contact any property manager, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Broker or Owner; and (c) You understand and agree that Broker represents Owner and not You. Neither Broker nor Owner shall have any obligation to pay any commission, finder’s fee, or any other compensation to any broker or other person. You may provide information to persons retained to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Broker. By accepting receipt of this Memorandum, you agree to defend, indemnify and hold harmless Broker and Owner (including all of their agents, employees, subsidiaries, affiliated entities, successors and assigns) from and against any and all claims, disputes, litigation, demands, damages, liabilities, losses, judgments, expenses, fines, contributions, charges, injuries and/or costs and expenses, including reasonable attorneys’ fees, arising or resulting from acts by You.

Legal documents and reports summarized in this brochure are not intended to be comprehensive statements of the terms and contents of such documents and reports. Although Broker and Owner believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

The Property shall be sold AS-IS, WHERE-IS, WITH ALL FAULTS, and Seller makes no warranties, representations, certifications nor “to the best of my knowledge” type statements to the status of the Property, the improvements thereon, potential use, economic feasibility, environmental matters, the availability of development rights or permits or any other matters. Seller will not incur any obligations that extend beyond the Closing.

# OFFERING PROCESS

Offers should be delivered to the office of the Exclusive Listing Broker, Newmark, by contacting:

### Mike Smith

Director  
916.569.2352  
mike.smith@nrmk.com  
CA RE License #01504428

### Irina Shpyrka

Associate  
916.477.7384  
irina.shpyrka@nrmk.com  
CA RE License #02037207

### Cole Cummings

Associate Director  
916.569.2366  
cole.cummings@nrmk.com  
CA RE License #02106833

To facilitate analysis of offers, prospective buyers are encouraged to provide information relative to: funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offeror’s ability to close this proposed transaction in a timely manner.



## THE OFFERING

2366 Gold Meadow Way presents a rare opportunity to acquire a fully stabilized, single-tenant office investment in Sacramento’s most affluent suburban corridor at a below-market cost basis. Fully leased to Goyette & Associates, Inc. — a Sacramento labor and employment law firm that has occupied this address continuously since 2011 — the property offers investors 14 years of demonstrated tenancy, a renewed lease commitment through December 2029, and a going-in yield of 7.39% on a true Triple Net lease structure requiring zero landlord operating expense responsibility.

The office condominium ownership structure delivers meaningful advantages for the private investor: no shared building management burden, a defined HOA framework that handles exterior maintenance, grounds, and common area obligations, and a price point well below fee-simple office alternatives in the submarket. For an investor seeking stabilized NNN income without the complexity of full building ownership, this asset is purpose-built for that profile

**Asking Price: \$2,700,000**



## INVESTMENT HIGHLIGHTS

### Stabilized Income Stream with Rent Growth

Goyette & Associates, Inc. has occupied 2366 Gold Meadow Way continuously since 2011, establishing a 14-year tenancy at this specific location. The firm’s most recent lease extension through December 2029 is a strong indicator of long-term commitment to both the Gold River market and this building. For a law firm of this practice profile — representing public employee associations, peace officer organizations, and private sector unions throughout the Sacramento region — proximity to clients, courts, and institutional relationships creates a meaningful cost of relocation that reinforces renewal probability well beyond the contractual lease expiration.

### High Quality Investment Opportunity

Gold River Office Park offers a unique, one of a kind asset in both its high quality and modern design coupled with an outstanding location and long-term tenant history. The distinctive features of the office condominium provides for a long-term, intrinsic value beyond the contractual rental stream.

### Outstanding Location with Access to Amenities

2366 Gold Meadow Way, located in the heart of Sacramento’s Gold River office market, has served as an ideal location for tenants (and executive suite occupants alike) because of its accessibility from Sunrise Blvd, Gold River’s primary business thoroughfare. Additionally, the central location of the Building offers close proximity to US Highway 50, Gold River Sports Club, restaurants, theaters, hotels, banking, and other retail support services.

### Close Proximity to Highway 50

Located on Gold Meadow Way with proximity to Highway 50, the second floor condominium at 2366 Gold Meadow Way offers easy freeway access to U.S. Highway 50 via either Sunrise Blvd or Hazel Ave. This location provides occupants with excellent accessibility to all major transportation

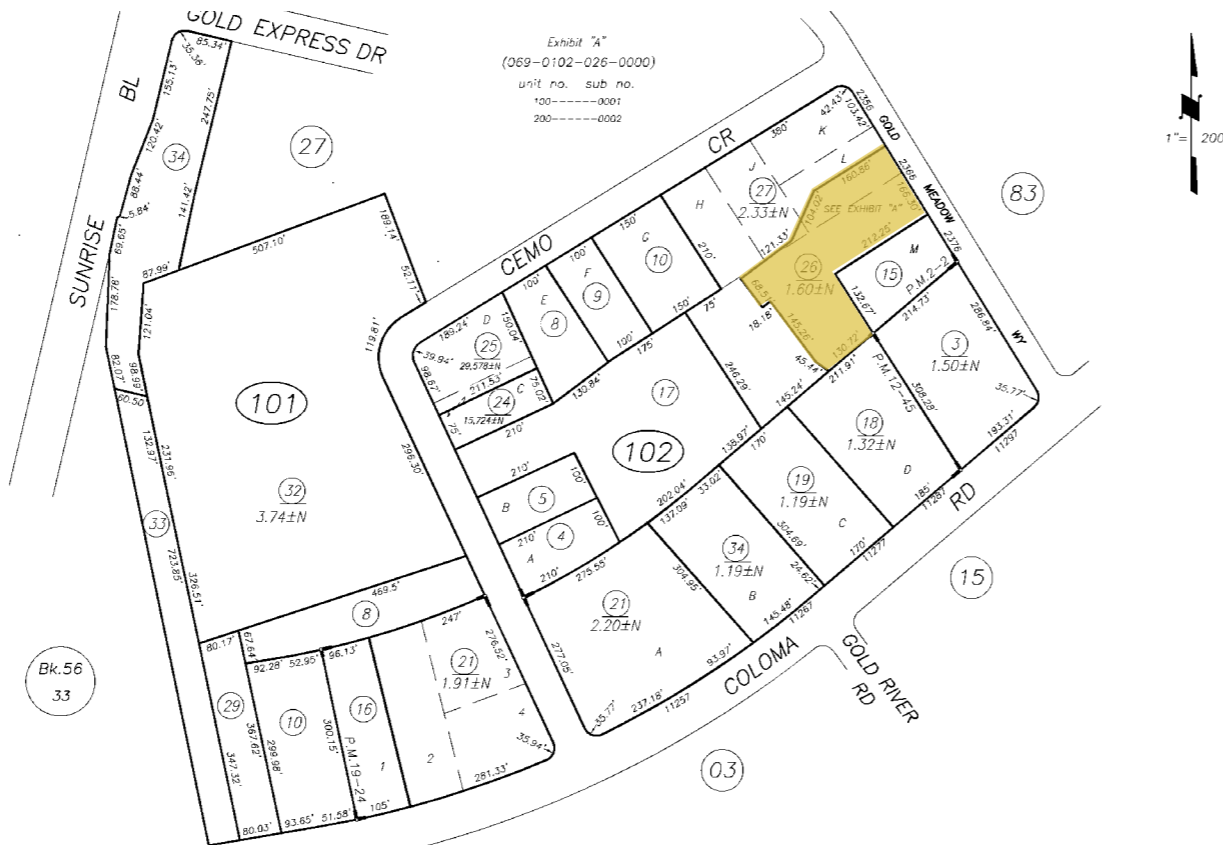
## OFFERING SUMMARY/PROPERTY OVERVIEW

<b>Offering Price:</b>	\$2,700,000 (\$212.88/SF)
<b>Current Occupancy:</b>	100%
<b>Building Name:</b>	Gold River Office Park
<b>Building Address:</b>	2366 Gold Meadow Way Gold River, CA 95670
<b>Property Type:</b>	Office
<b>Year Built:</b>	1996
<b>Total Condo Size:</b>	±12,683 Rentable Square Feet
<b>Parking:</b>	42 Stalls (3.32 Stalls Per 1,000 SF)
<b>APN#:</b>	069-0102-026
<b>Tenant:</b>	Goyette & Associates, Inc.
<b>Zoning:</b>	BP-PD
<b>Flood Zone:</b>	X (area of minimal flood hazard)
<b>Lease Expiration:</b>	December 2029
<b>HVAC System:</b>	New units installed 2024 (\$120,000)

# PROJECT HISTORY

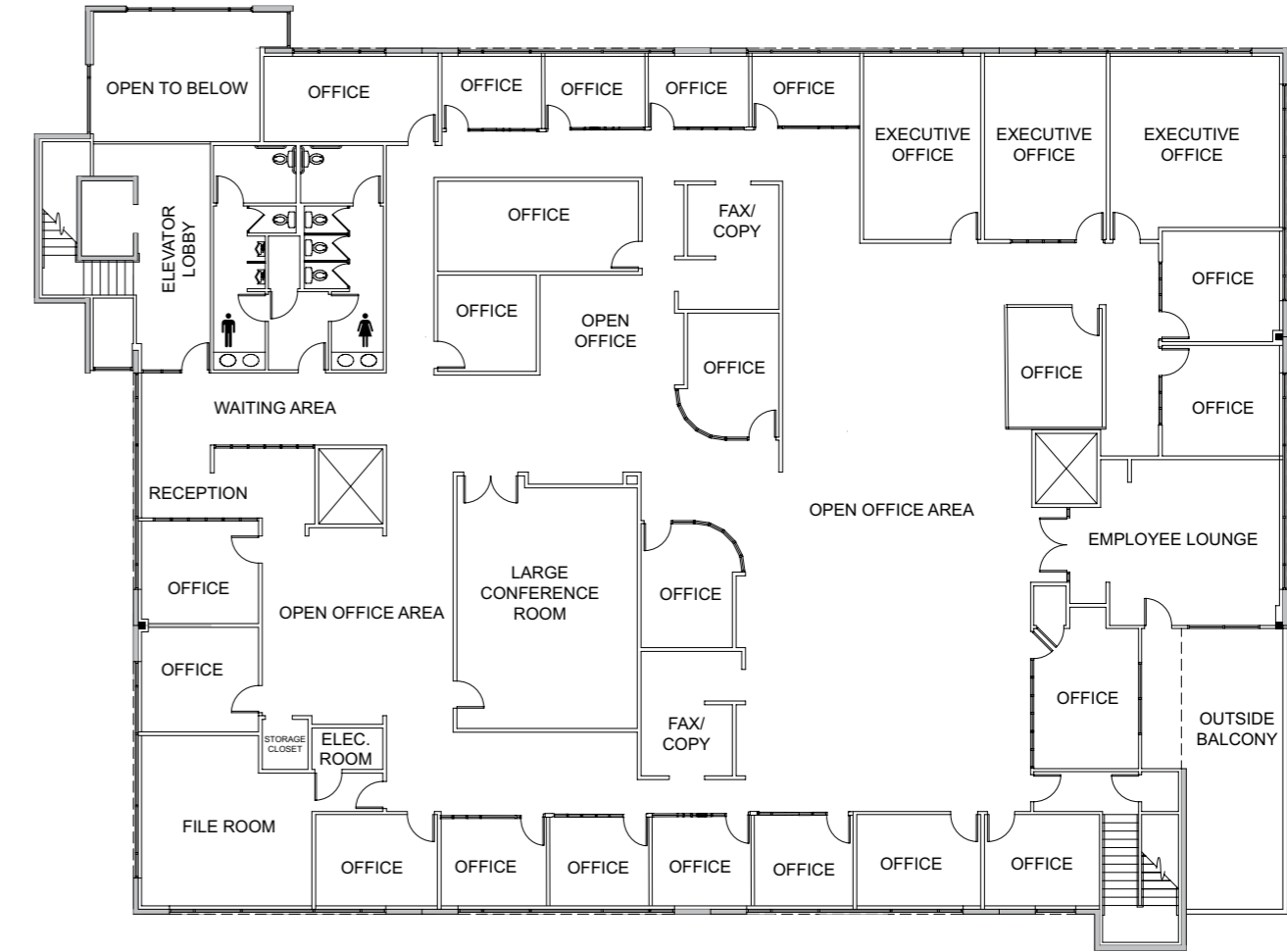
Developed in 1996, the Gold River Office Park was originally constructed to service the nearby principals, executives, and business owners within the affluent Gold River community. Gold River Office Park has remained highly desirable due to the quality of construction, park environment, convenient proximity to Highway 50 and retail services, local demographics and a plethora of nearby businesses.

A highly desirable Office Campus within a mature park setting has made Gold River Office Park stand out among other competitive buildings to both tenants and buyers. In recent years, the common areas have been thoroughly upgraded to include new flooring, lighting, furniture and wall-art.



# FLOOR PLAN

## 2nd Floor



# LOCAL AMENITIES



# DEMOGRAPHICS & TRAFFIC

Demographics			
	2-Mile Radius	5-Mile Radius	10-Mile Radius
<b>Total Population</b>	10,000	241,700	650,000 - 750,000
<b>Avg. Household Income</b>	\$109,600	\$102,800	\$80,000 - \$95,000

Traffic Counts				
Collection Street	Cross Street	Traffic Volume	Year (±)	Distance
Sunrise Blvd	Coloma Rd	35,000 - 45,000	2023 - 2024	0.3 - 0.6 mi
Sunrise Blvd	Highway 50	60,000-80,000	2023-2024	1.0 - 1.5 mi
Hazel Ave	Gold County Blvd	25,000 - 35,000	2023-2024	1-2 mi

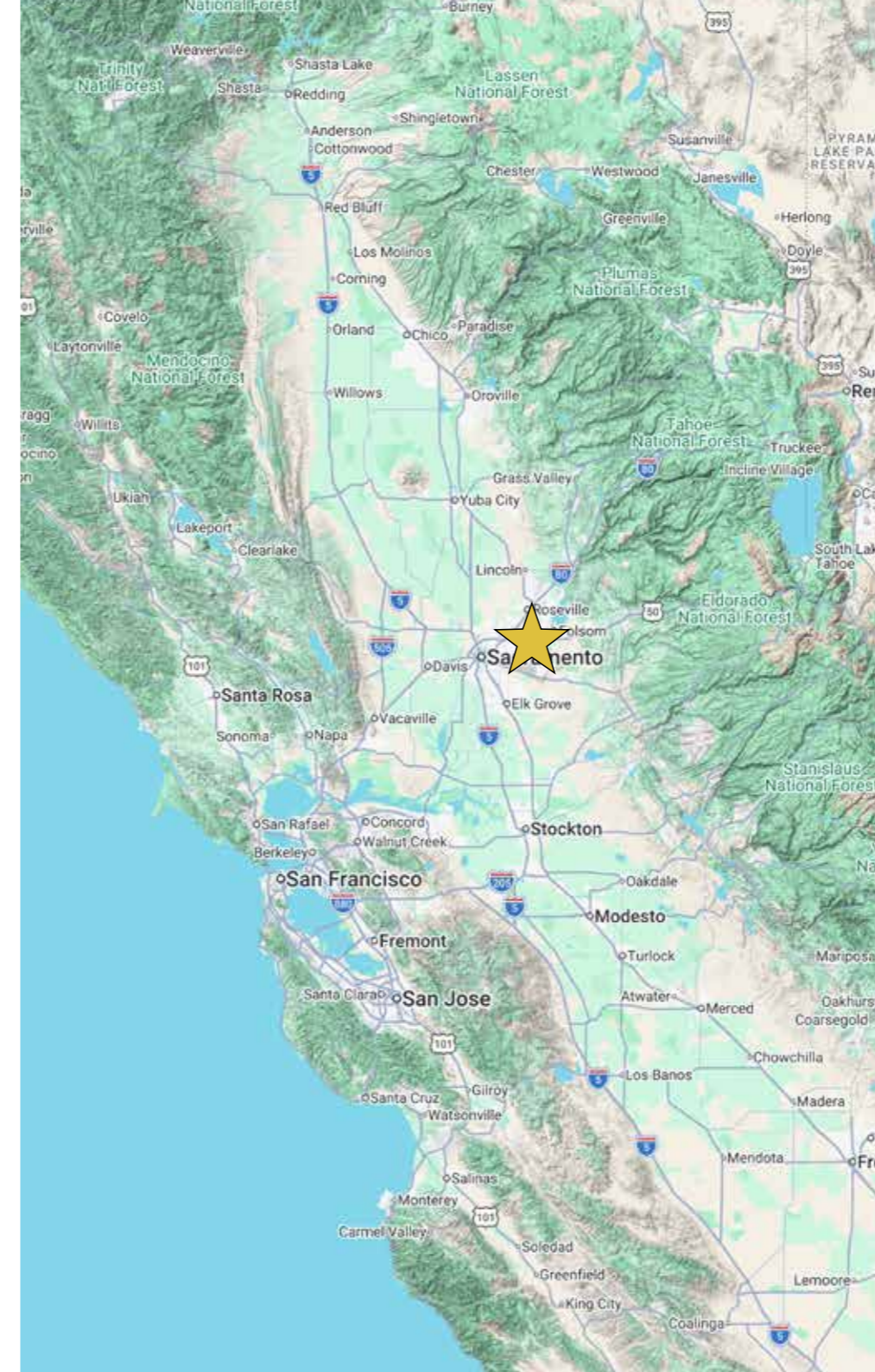


# LOCATION OVERVIEW

Approximately 15 miles from downtown Sacramento and nearby Folsom Lake, Gold River is home to a broad range of outdoor recreation from water sports to cycling due to its location along the American River Parkway. Gold River is an upscale community along the Highway 50 Corridor. The area caters to business executives and professionals due to its secure, gated residential neighborhoods mixed with high-end commercial establishments. Gold River is bounded by the American River to the north, Hazel Avenue to the east, Highway 50 to the south and Sunrise Boulevard to the west. With a household income of \$119,038, Gold River has the highest household income in Sacramento County. Its office market is blended within the Highway 50 Corridor East submarket, which is the largest concentration of office space in the region. Gold River appeals to both corporate users as well as business professionals.



Top Highway 50 East Major Employers	
Company	Number of Local Employees
State Government (non-education)	88,700
State Government (education)	31,300
Local Government (non-education)	47,200
Local Government (education)	59,200
Federal Government	16,200
Sutter Health Sacramento Region	15,014
Kaiser Permanente	14,368
U.C. Davis Health System	10,149
Dignity Health	8,039
Intel Corporation	6,000
Raley's Inc.	5,597
Apple, Inc.	4,000
Satway	3,917
Health Net, Inc.	3,000
VSP Global	2,927
Wells Fargo	2,891
Pacific Gas & Electric	2,747
California State Prison	1,726
Marshall Medical Center	1,573
Eskaton	1,367
Aerojet Rocketdyne, Inc.	1,340
Blue Shield of CA	1,277
Red Hawk Casino	1,200
Siemens Industry, Inc.	1,000
Powerschool Group, LLC	425



# SACRAMENTO AREA OVERVIEW

Sacramento is the capital city of California, the sixth largest city in the state, and the 35th largest city in the United States. The urban Sacramento area has a population of 1.44 million while the Sacramento Valley, which includes ten counties, has an estimated population of 2.66 million. Sacramento is one of the most historic cities in California, boasting an impressive array of museums, landmarks, parks, amenities, and more. California State University, Sacramento, is located in downtown Sacramento and offers 151 Bachelor's degrees, 69 Master's degrees, 28 teaching credentials, and 2 Doctoral degrees. There are over 30,500 students enrolled annually. Sacramento is not only the state's capital; it is also a growing metropolitan region. Government and transportation are key sectors of the Sacramento economy. Technology-related companies such as Intel and Hewlett-Packard have increasingly been drawn to Sacramento based on proximity to research centers and a well-educated labor pool. Other economic drivers include health services, hospitality, education & construction.







# SALE COMPARABLES

					
<b>Address</b>	21 Natoma St Folsom, CA	1130 Sibley St Folsom, CA (Part of 3-property Sale)	1130 Sibley St Folsom, CA (Part of 3-property Sale)	3102 Ponte Morino Dr Cameron Park, CA	100 Iron Point Cir Folsom, CA
<b>Built</b>	2005	2017	1998	2007	2002
<b>RBA (SF)</b>	8,418	7,497	5,729	8,400	10,000
<b>% Leased</b>	100%	100%	100%	0%	100%
<b>Sale Price (\$/SF)</b>	\$2,312,500 (\$274.71/SF)	\$2,875,761 (\$383.59/SF)	\$1,956,189 (\$339.71/SF)	\$2,400,000 (\$285.71/SF)	\$2,150,000 (\$215/SF)
<b>Cap Rate</b>	4.66%	---	---	---	7.67%
<b>Sold Date</b>	5/1/2025	2/2/2024	2/2/2024	9/15/2023	9/14/2023

At an asking price of \$212.88 per square foot, 2366 Gold Meadow Way is offered at or below the low end of comparable office condominium sales in the Highway 50 East Corridor and greater Folsom/Gold River market, where recent transactions have ranged from \$197 to \$384 per square foot. Investors acquiring 2366 Gold Meadow Way at the asking price benefit from both a below-market cost basis relative to comparable sales and a going-in yield of 7.39% — among the highest cap rates achieved on leased office condominium sales in the submarket, where recent income-producing comps have traded between 4.66% and 7.67%.

# SALE COMPARABLES

				
<b>Address</b>	11 Natoma St Folsom, CA	1 Natomas St Folsom, CA	10901 Folsom Blvd Rancho Cordova, CA	990 Riley St Folsom, CA
<b>Built</b>	2005	2005	1986	2004
<b>RBA (SF)</b>	8,148	8,148	5,314	10,527
<b>% Leased</b>	----	0%	100%	100%
<b>Sale Price (\$/SF)</b>	\$2,412,500 (\$296.08/SF)	\$2,700,000 (\$331.37/SF)	\$1,050,000 (\$197.59/SF)	\$3,000,000 (\$284.98/SF)
<b>Cap Rate</b>	---	---	5.20%	7%
<b>Sold Date</b>	5/1/2025	6/30/2025	2/27/2024	3/24/2023

# 2366

**GOLD MEADOW WAY**

Gold River, California

2366

## EXCLUSIVE AGENTS

**MIKE SMITH** / Director / 916.569.2352 / [mike.smith@nmrk.com](mailto:mike.smith@nmrk.com) / CA RE License #01504428

**IRINA SHPYRKA** / Associate / 916.477.7384 / [irina.shpyrka@nmrk.com](mailto:irina.shpyrka@nmrk.com) / CA RE License # 02037207

**COLE CUMMINGS** / Associate Director / 916.569.2366 / [cole.cummings@nmrk.com](mailto:cole.cummings@nmrk.com) / CA RE License # 02106833

980 9th Street, Suite 2500, Sacramento, CA 95814

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