

MULTI-TENANT INDUSTRIAL/FLEX BUILDING

AVAILABLE FOR SALE - \$9,600,000

OFFERING MEMORANDUM

\$9,269,000

1450

EXPO PARKWAY

SACRAMENTO, CA

100% OCCUPIED WITH SELLER LEASEBACK

NEWMARK

KEVIN JASPER, SIOR

Senior Managing Director

916.826.7276

kevin.jasper@nmrk.com

CA RE License #01164925

RICH ELLSWORTH

Senior Managing Director

916.569.2343

rich.ellsworth@nmrk.com

CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO



INVESTMENT HIGHLIGHTS

- » High-image industrial building for sale with two (2) tenants occupying 75% of the building, and $\pm 14,963$ square feet of office space, which Seller shall leaseback for one year post-Closing
- » Parking ratio of 3 per 1,000 USF for vacant $\pm 14,963$ RSF office space
- » Both existing tenants are among the largest healthcare providers in United States and have occupied the building in one form or another since the early 2000's
- » New developments in the surrounding area
- » Building had a new roof installed in April 2023 that comes with a 20 year limited warranty
- » New parking lot slurry seal & restripe
- » The building was originally constructed by Panattoni Development for the John Davis Company
- » Outstanding proximity to retail services, hotels, restaurants, Arden Fair Mall, and Downtown Sacramento via Highway 160 and Business 80
- » Building signage available

KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nrmk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nrmk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

PROPERTY SUMMARY

Price:	\$9,600,000 \$9,269,000
Price/SF:	\$157 \$152
Net Operating Income:	\$721,686 (As of November 1, 2025)
Cap Rate:	7.00% 7.80%
Gross Rentable Square Feet:	±60,958 SF building with ±31,313 of office
Tenants:	Currently two (2) tenants: Apria Healthcare - ±34,573 SF (two suites) Sutter Health - ±11,422 SF Available - ±14,963 SF (Seller will leaseback for 12 months post-Closing)
APN:	275-0310-021
Zoning:	C-2-LI-PC - Light Industrial, City of Sacramento
Year Built:	2000
Parking Spaces:	±205 Stalls
Property Description:	The property consists of a concrete tilt-up building with mezzanine office space that is elevator served. The ±3.75 acre parcel is situated amongst brand new buildings and two doors down from Costco, adjacent to Highway 160. Located minutes away from Downtown Sacramento and all major freeways, the property is centrally located within the Greater Sacramento area.

PROPERTY DESCRIPTION

Property Address:	1450 Expo Parkway Sacramento, CA 95815
Land Size:	±3.75 acres
Elevator:	Yes
Construction:	Concrete tilt-up, with mezzanine office
Roof:	The building utilizes a wood roof system
Sprinklers:	Fully sprinklered
Seismic Zone:	The subject property is not in a seismic Special Studies Zone as defined by the Alquist-Priolo Earthquake Fault Zone Act
Clear Height:	±16' at the minimum
Grade Level Doors:	Four (4)
Dock-High Doors:	Two (2)
Air Conditioning:	HVAC throughout the office and portions of the warehouse
Outside Secure Oxygen Tank:	Maintained by Apria Healthcare

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

FINANCIALS

	Current
Rental Income	\$893,478
2025 Expense Budget	<u>\$260,433</u>
Gross Revenue	\$1,153,911
5% Vacancy Loss	<u>-\$57,696</u>
Effective Revenue	\$1,096,215
2025 Expense Budget	-\$260,433
Non-Reimbursable Expenses*	<u>-\$114,096</u>
Net Operating Income (NOI)	\$721,686

*Apria's original Gross lease was amended in 2022 & 2025, such that Apria is responsible for all expenses above the Base year of 2022, except for property taxes which utilized a 2021/2022 base year.

*2022 Expenses were estimated at \$.275 psf per month. Therefore, Apria's base expenses are collectively \$114,096 per year (Apria's 34,573 SF x \$0.275 psf = \$9,508 per month x 12 months = \$114,096 annually).



KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

TENANT PROFILES



Sutter Health, a CA nonprofit public benefit corporation

Sutter Health is a not-for profit integrated health delivery system headquartered in Sacramento, CA. It operates 24 acute care hospitals and 200 clinics in No. California. Sutter Health was originally founded as Sutter Hospital in 1921 and has over 53,000 employees. Sutter Health has been a tenant of the building in one form or another since early 2000 and recently executed a new five (5) year lease extension.



Apria Healthcare was acquired in 2022 by Owens & Minor, a Virginia-based Fortune 500 global healthcare logistics company. Owens & Minor employs over 20,000 people in 70 countries and reported revenue of \$10.7 billion in 2024.

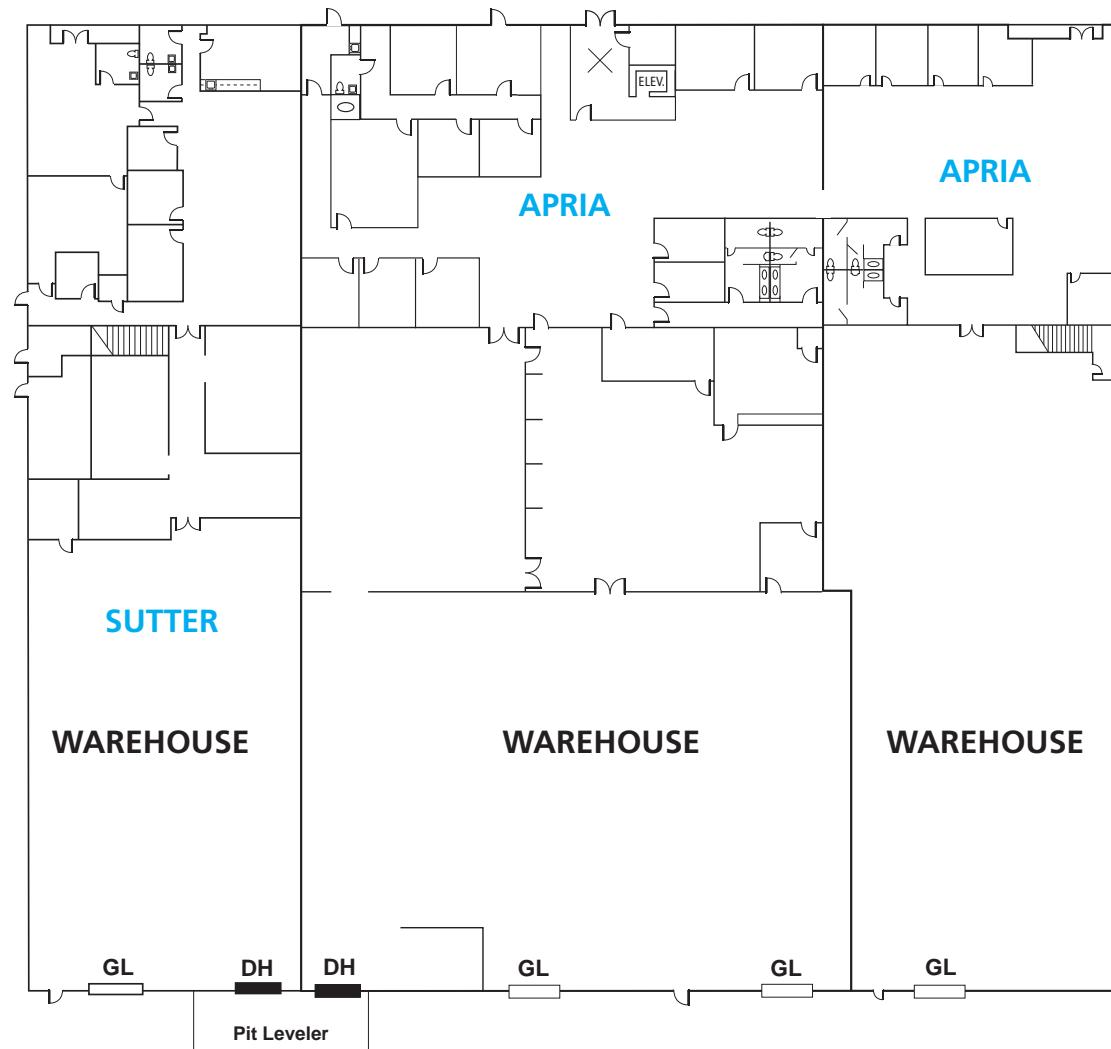


KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

BUILDING FLOOR PLAN

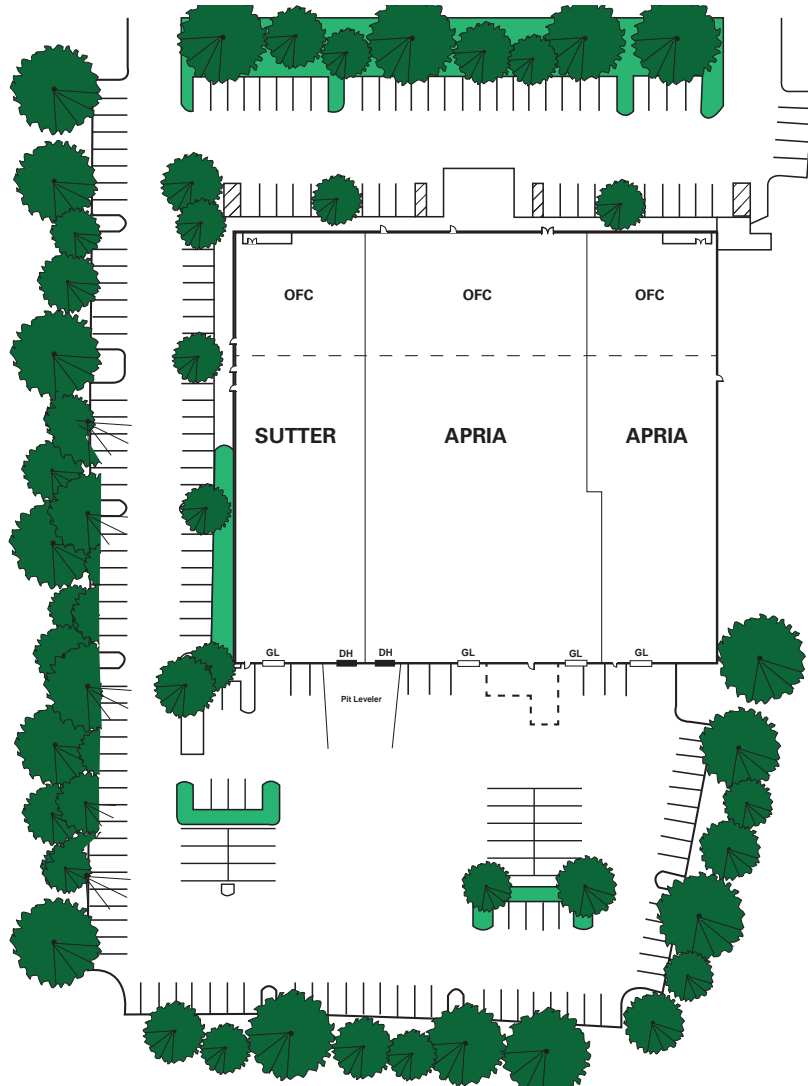


KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

BUILDING SITE PLAN



KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

1450 EXPO PKWY | SACRAMENTO

Office 201

Office 202

Office 203

Office 204

Office 205

Office 206

Office 207

Office 208

Office 209

Office 210

Conference 212

Open Office 211

Open Office 213

Open Office 214

Open Office 215

Server 216

Storage 217

Open Office 218

Open Office 219

Open Office 220

Office 221

Office 222

Office 223

Break Room 224

AREA N.I.C.

AREA N.I.C.



KEVIN JASPER, SIOR | *Senior Managing Director* | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | *Senior Managing Director* | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

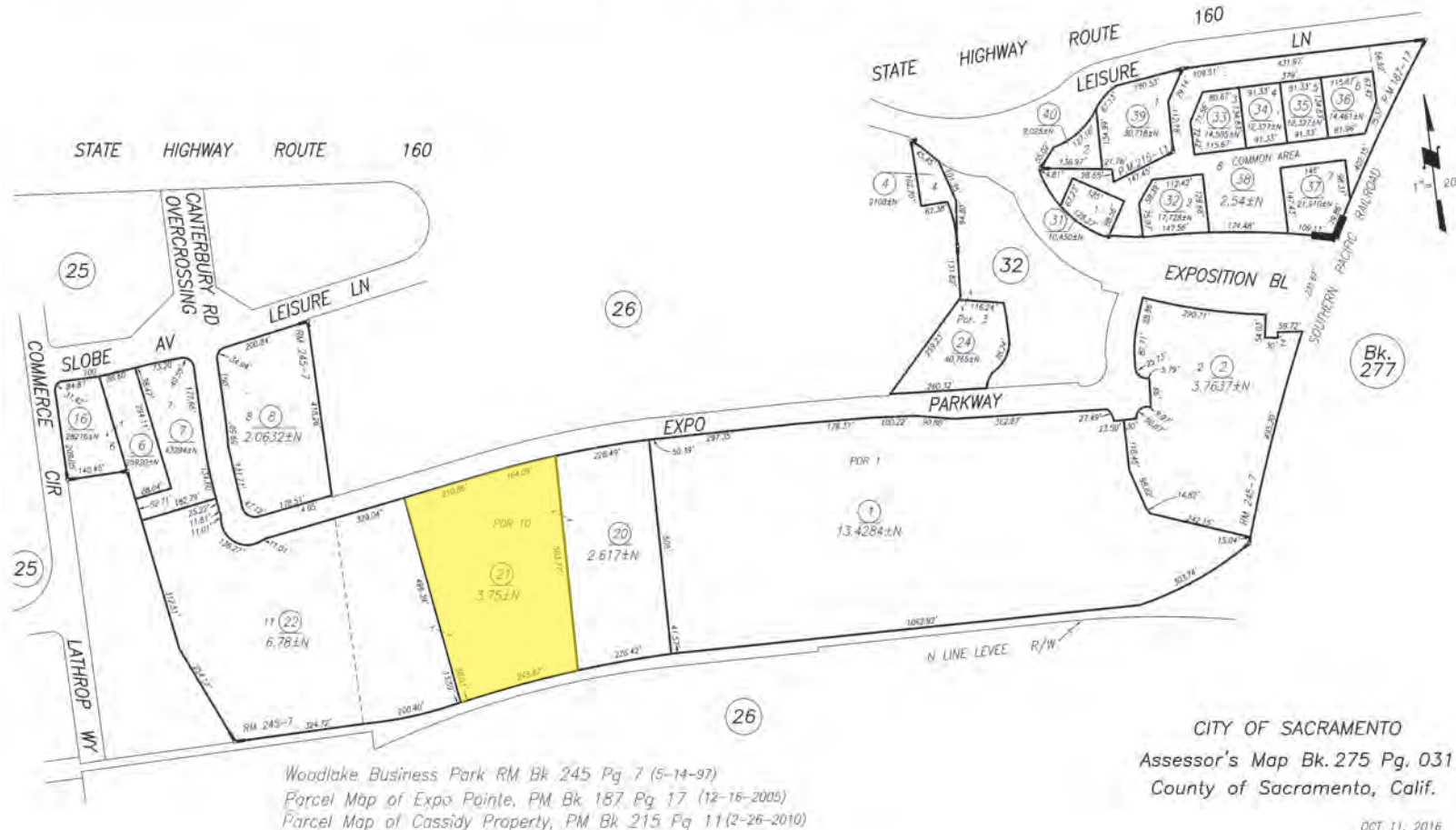
1450 EXPO PKWY | SACRAMENTO

PARCEL MAP

DISCLAIMER: ASSessor's PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE OTHER PARCELS' LEGALITY OR A WHOLE BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR SECTIONS 1,14,68, & 69 RANCHO DEL PASO

275-031

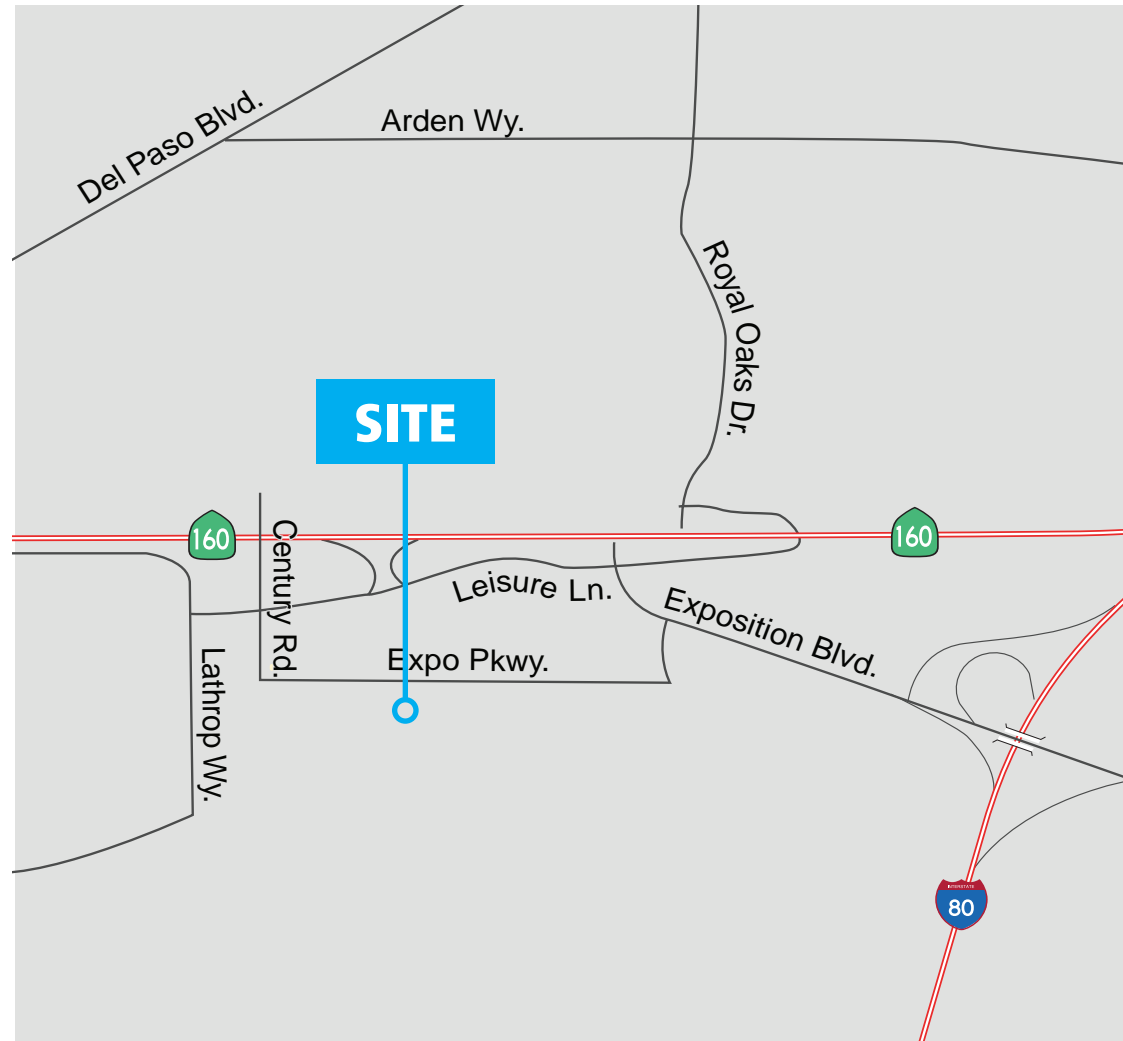


KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
 RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

STREET MAP



KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

LOCATION AERIAL



KEVIN JASPER, SIOR | *Senior Managing Director* | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | *Senior Managing Director* | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

MULTI-TENANT INDUSTRIAL/FLEX BUILDING | AVAILABLE FOR SALE

1450 EXPO PKWY | SACRAMENTO

REGIONAL AERIAL



KEVIN JASPER, SIOR | Senior Managing Director | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925
RICH ELLSWORTH | Senior Managing Director | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

1450

EXPO PARKWAY

SACRAMENTO, CA



KEVIN JASPER, SIOR | *Senior Managing Director* | 916.826.7276 | kevin.jasper@nmrk.com | CA RE License #01164925

RICH ELLSWORTH | *Senior Managing Director* | 916.569.2343 | rich.ellsworth@nmrk.com | CA RE License #00873637

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 11/25