



# RICE BOWL

2378 Florin Rd  
Sacramento, CA 95822



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SACRAMENTO, CA 95822

EXCLUSIVELY PRESENTED BY:



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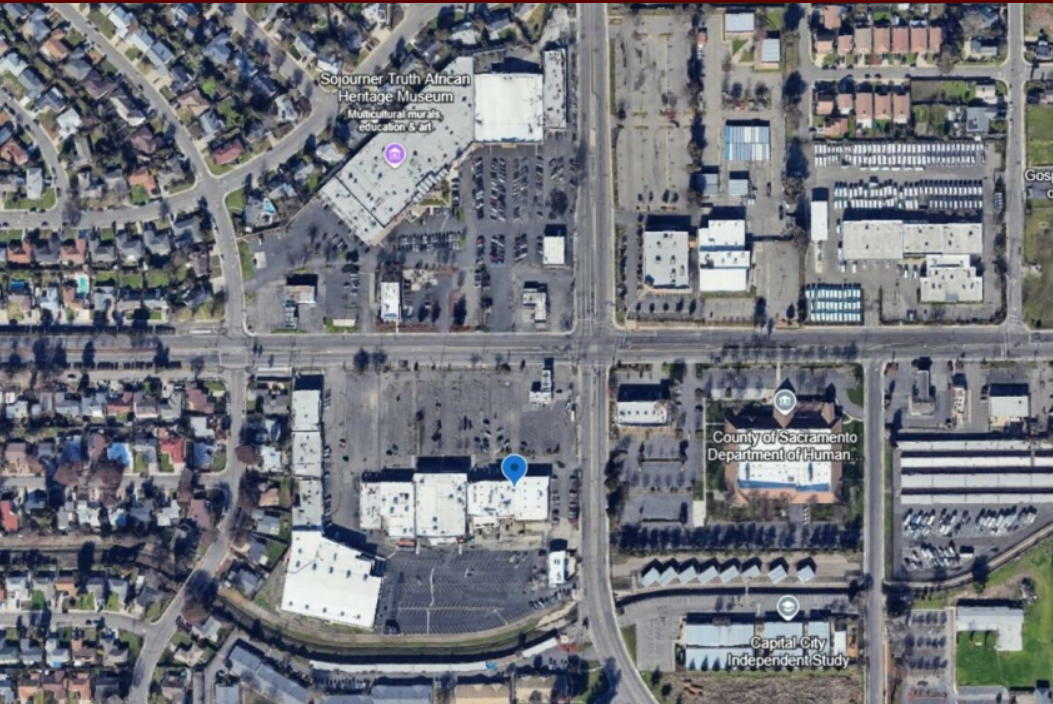
# PROPERTY SUMMARY

Offering Price	\$2,950,000.00
Building SqFt	17,200 SqFt
Year Built	1961
Lot Size (acres)	2.03
Parcel ID	047-0012-014-0000
Zoning Type	Commercial
County	Sacramento
Frontage	324.00 Ft
Coordinates	38.494901,-121.483327

# INVESTMENT SUMMARY

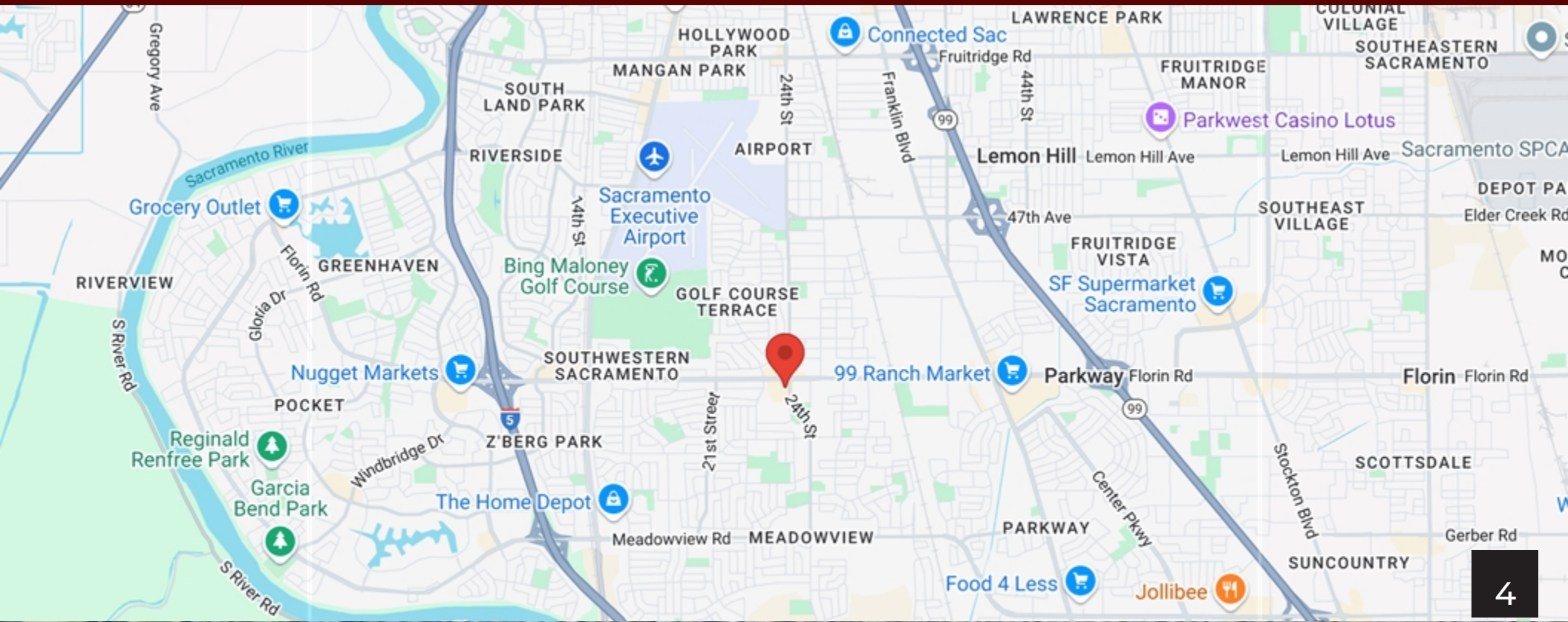
Team Singh is pleased to present an exceptional commercial investment opportunity at 2374–2378 Florin Road, Sacramento, CA. This expansive 17,200 sq ft freestanding building, situated on a generous 2-acre parcel, offers outstanding visibility, access, and long-term income potential in one of South Sacramento's busiest commercial corridors.

The building is currently divided into three separate units, two of which are occupied by well-established tenants: B&K Clothing and Anderson Pharmacy, both of whom have been in place for multiple years, providing stable, reliable rental income. The third unit, formerly home to the iconic Rice Bowl Restaurant, is currently vacant, offering an excellent opportunity for owner-user occupancy or new lease-up potential. The vacant unit spans approximately 9,200 sq ft, making it ideal for a restaurant, banquet hall, retail showroom, or a variety of other commercial use

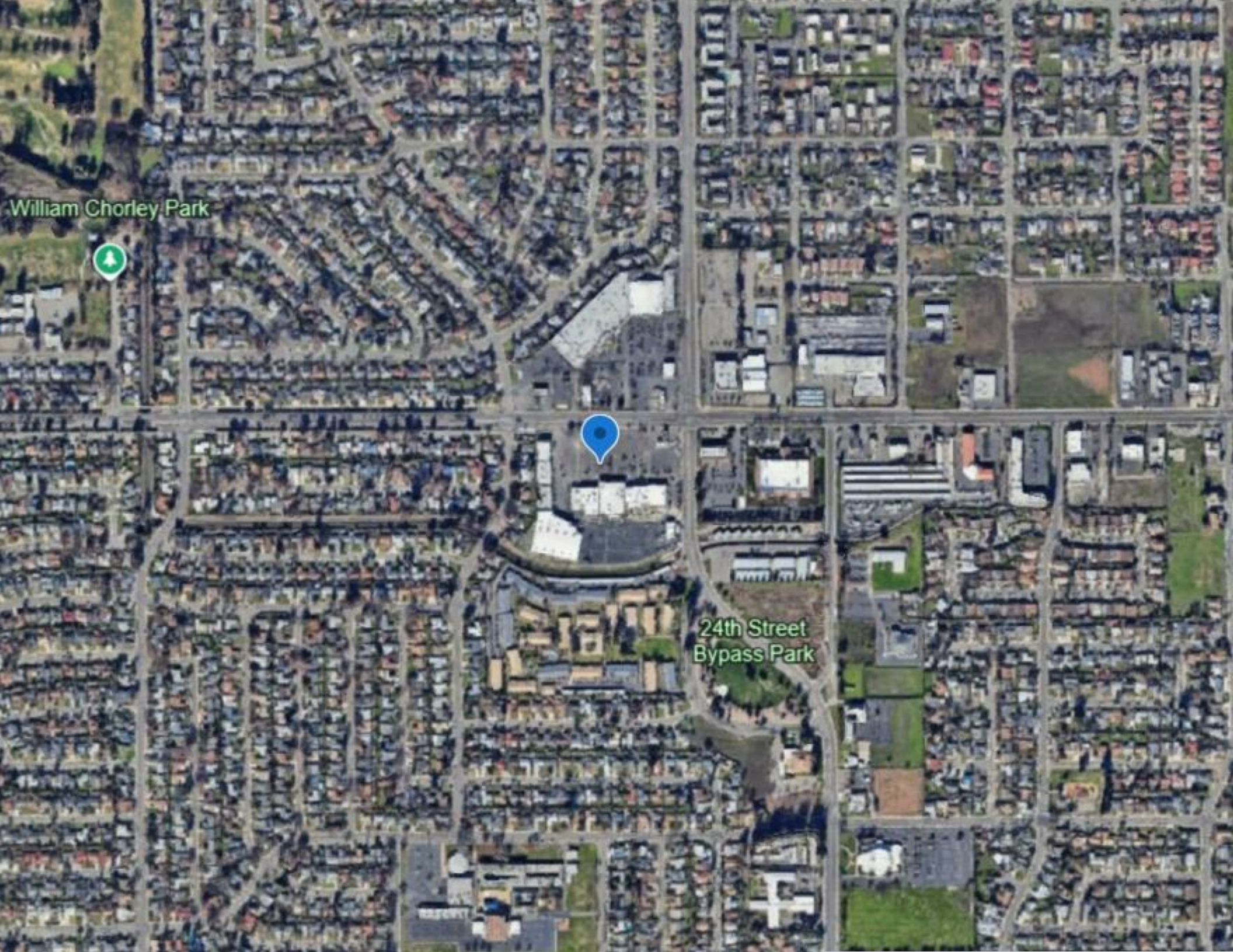


# INVESTMENT HIGHLIGHTS

- Generous on-site parking to accommodate guests and staff
- Conveniently located on Florin Road, a major thoroughfare in Sacramento, ensuring high visibility and easy access for customers
- The property is surrounded by a mix of residential neighborhoods and commercial establishments, providing a steady flow of potential customers
- Close to major highways and public transportation, facilitating easy commutes for employees and patrons alike
- High-performing intersection with excellent visibility.
- Two Ingress/Egress Points.







William Chorley Park



24th Street  
Bypass Park



# LOCATION HIGHLIGHTS

- Excellent Visibility from Florin Rd and Surrounding Businesses.
- Located on Florin Rd, a major thoroughfare and premier location in the submarket.
- Dense Residential Neighborhood.
- Rice Bowl is strategically located on a hard corner with tremendous traffic count.
- Excellent access, frontage and visibility.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
2374	B& K clothing	3,000	\$48,060.00	\$16.02	Other Income - \$0.00	05/01/2021	04/30/2026
2976	Anderson Pharmacy	5,000	\$89,988.00	\$18.00	NNN - \$6,996.00	05/01/2023	06/30/2028
2378	Rice Bowl	9,200	\$168,000.00	\$18.26	Other Income - \$0.00	03/29/2025	03/28/2030
Total Occupied		17200	\$306,048.00				
TOTAL		17200	\$306,048.00		\$6,996.00		

# OVERVIEW & ASSUMPTIONS

PRICING SUMMARY		EXPENSE BREAKDOWN	
PRICING	\$2,950,000.00	PROPERTY INSURANCE	\$14,000.00
PRICE PSF	\$171.51	PROPERTY TAX	\$35,400.00
YEAR 1 NOI	\$260,289.32	MANAGEMENT FEE	\$3,600.00
YEAR 1 CAP RATE	8.82%	CAM	\$8,400.00
YEAR 1 LEVERAGED CASH / CASH RETURN	8.82%	TOTAL EXPENSES	\$61,400.00
GENERAL INFORMATION			
ANALYSIS PERIOD	5		
ANALYSIS START DATE	03/29/2025		
INCOME GROWTH RATE	3.00%		
PROPERTY INSURANCE GROWTH RATE	1.00%		
CAM / EXPENSE GROWTH RATE	3.00%		
PROPERTY TAX GROWTH RATE	1.00%		
MARKET RENT/SF	\$17.79		





# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$306,048.00	\$315,229.44	\$324,686.32	\$334,426.91	\$344,459.72	\$354,793.51
SCHEDULED BASE RENTAL REVENUE	\$306,048.00	\$315,229.44	\$324,686.32	\$334,426.91	\$344,459.72	\$354,793.51
NNN	\$6,996.00	\$7,205.88	\$7,422.06	\$7,644.72	\$7,874.06	\$8,110.28
TOTAL POTENTIAL GROSS REVENUE	\$313,044.00	\$322,435.32	\$332,108.38	\$342,071.63	\$352,333.78	\$362,903.79
EFFECTIVE GROSS REVENUE	\$313,044.00	\$322,435.32	\$332,108.38	\$342,071.63	\$352,333.78	\$362,903.79
OPERATING EXPENSES						
PROPERTY TAX	\$35,400.00	\$35,754.00	\$36,111.54	\$36,472.66	\$36,837.38	\$37,205.76
INSURANCE	\$14,000.00	\$14,140.00	\$14,281.40	\$14,424.21	\$14,568.46	\$14,714.14
MANAGEMENT FEE	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
CAM	\$8,400.00	\$8,652.00	\$8,911.56	\$9,178.91	\$9,454.27	\$9,737.90
TOTAL OPERATING EXPENSES	\$61,400.00	\$62,146.00	\$62,904.50	\$63,675.78	\$64,460.11	\$65,257.80
NET OPERATING INCOME	\$251,644.00	\$260,289.32	\$269,203.88	\$278,395.85	\$287,873.67	\$297,645.99
CAP RATE		8.82%	9.13%	9.44%	9.76%	10.09%

# SALES COMPARABLES

## 5930 Stockton Blvd. Sacramento, California 95824

A private individual sold this 21,440 square foot retail building to Sahar Janah Daycare for \$2,875,000, or \$134.10 per square foot. The property was vacant at the time of sale. The property was on the market for 92 days, with an initial asking price of \$2,950,000.



PRICE	\$2,875,000.00
SALE DATE	01/17/2025
BUILDING SIZE	21,440 SQFT
LOT SIZE	1.98 ACRES

## 6020 Florin Rd Sacramento, California 95823

A private individual sold this 20,604 square foot building to a private individual for \$3,100,000, or \$150.46 per square foot.



PRICE	\$3,100,000.00
SALE DATE	12/11/2023
CAP RATE%	6.50
NET OPERATING INCOME	\$20,192.00
BUILDING SIZE	20,604 SQFT
LOT SIZE	1.63 ACRES
OCCUPANCY %	100.00
MARKET RENT (PSF)	\$0.98

## 5635 Freeport Blvd Sacramento, California 95822

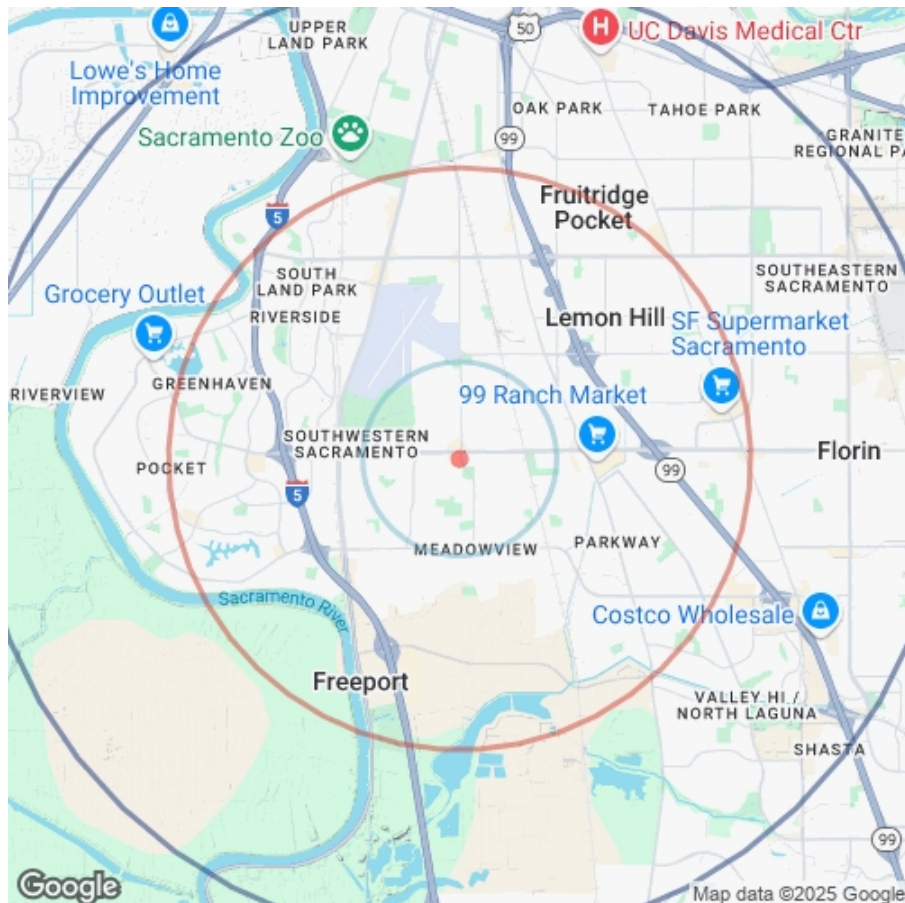


PRICE	\$2,000,000.00
SALE DATE	02/26/2025
CAP RATE%	7.70
NET OPERATING INCOME	\$154,000.00
BUILDING SIZE	12,650 SQFT
LOT SIZE	0.93 ACRES
OCCUPANCY %	100.00
MARKET RENT (PSF)	\$1.46



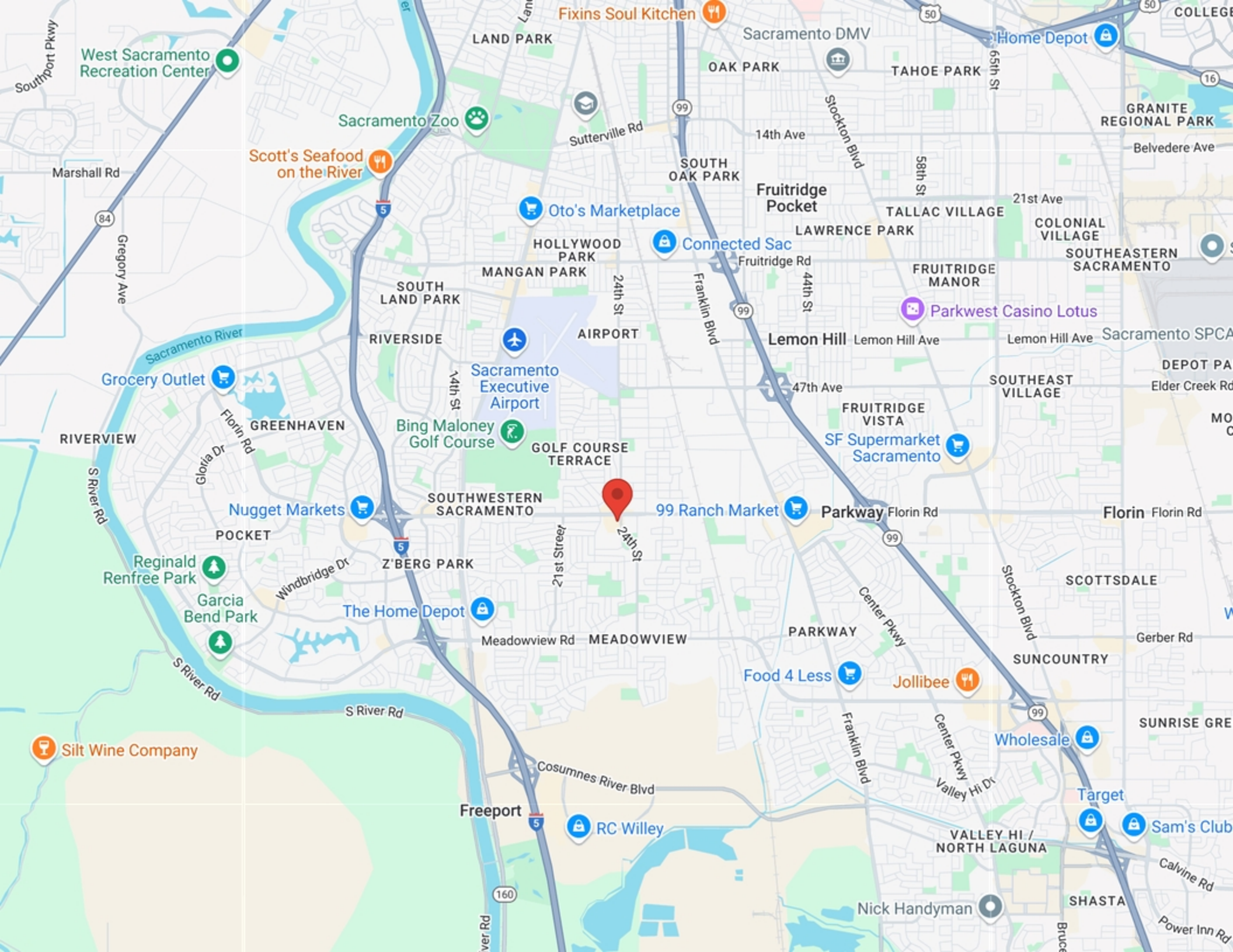
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,828	152,169	319,523
2010 Population	22,421	151,549	326,128
2024 Population	24,377	160,434	352,792
2029 Population	24,341	161,730	357,644
2024-2029 Growth Rate	-0.03 %	0.16 %	0.27 %
2024 Daytime Population	19,349	136,298	314,074



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	801	5,268	11,185
\$15000-24999	513	3,458	7,140
\$25000-34999	471	3,671	7,398
\$35000-49999	909	5,938	11,417
\$50000-74999	1,293	9,552	20,452
\$75000-99999	1,140	7,699	17,806
\$100000-149999	1,271	8,498	22,008
\$150000-199999	428	4,445	11,312
\$200000 or greater	415	4,586	13,177
Median HH Income	\$ 65,901	\$ 70,290	\$ 78,653
Average HH Income	\$ 85,328	\$ 97,446	\$ 107,593

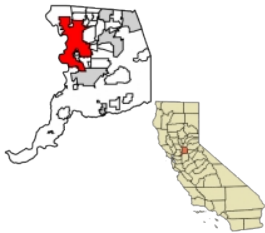
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,812	50,716	110,958
2010 Total Households	6,806	50,646	113,456
2024 Total Households	7,242	53,117	121,896
2029 Total Households	7,152	52,993	122,573
2024 Average Household Size	3.33	2.99	2.86
2024 Owner Occupied Housing	3,948	26,914	65,347
2029 Owner Occupied Housing	4,003	27,658	66,855
2024 Renter Occupied Housing	3,294	26,203	56,549
2029 Renter Occupied Housing	3,148	25,335	55,718
2024 Vacant Housing	195	2,516	5,419
2024 Total Housing	7,437	55,633	127,315





# ABOUT SACRAMENTO

Sacramento ( SAK-rə-MEN-toh; Spanish: [sakra'mento]; Spanish for 'sacrament') is the capital city of the U.S. state of California and the seat of Sacramento County. Located at the confluence of the Sacramento and American Rivers in Northern California's Sacramento Valley, Sacramento's 2020 population of 524,943 makes it the fourth-most populous city in Northern California, the sixth-most populous in the state, the ninth-most populous state capital, and the 35th most populous in the United States. Sacramento is the seat of the California State Capitol.



## CITY OF SACRAMENTO

COUNTY	SACRAMENTO
INCORPORATED	2/26/1850

## AREA

CITY	99.8 SQ MI
LAND	97.7 SQ MI
WATER	2.1 SQ MI
ELEVATION	30 FT

## POPULATION

POPULATION	524,943
RANK	35
DENSITY	5,374.11 SQ MI
URBAN	1,946,618



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DETAILS.**