

29 FLOORING LIQUIDATORS

MASSIE CT | SACRAMENTO, CA



FOR SALE

10,000 SF | \$1,913,000



7.25 Years
WALT



\$133,910
NOI



10,000
Square Foot



7%
Cap Rate

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CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.



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29 MASSIE CT
SACRAMENTO, CA 95823

OFFERING PRICE
\$1,913,000

MONTHLY BASE RENT:	\$11,160 NNN
CAP RATE:	7%
LEASE TERM:	10 YEARS LEASE 1/1/2023-12/31/2032 OPTIONS: 3 x 5-year
LEASE RATE:	\$1.12 PSF / Month
SQUARE FOOTAGE:	10,000
PRICE PER SQUARE FOOT:	\$191.30
LOT SIZE:	0.79 ACRES
YEAR BUILT:	1976
APN:	118-0131-040
ZONING:	C-2-R

INVESTMENT HIGHLIGHTS

Established Commercial Asset: This 10,000 sq ft single-story retail property, built in 1976, is situated on a 0.79-acre lot in Sacramento's Florin neighborhood.

Prime Location with Strong Visibility: Located on Massie Ct near Highway 99, offering high visibility and easy access to major routes.

Stable Long-Term Tenancy: The property is currently occupied by Flooring Liquidators, a reputable tenant specializing in flooring sales and installation, indicating a stable income stream for investors.

PROPERTY SUMMARY

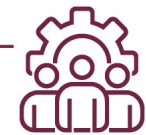
TENANT SUMMARY



Established company with a well-known reputation in California's flooring industry.



Strategic and sophisticated operator in place to expand the brand and strengthen the company's financials.



Distribution hub in Modesto, California to facilitate efficient operations to the locations throughout northern and southern California.



According to an IBISWorld report, the flooring industry in California would expand to \$4.5 billion in 2025.

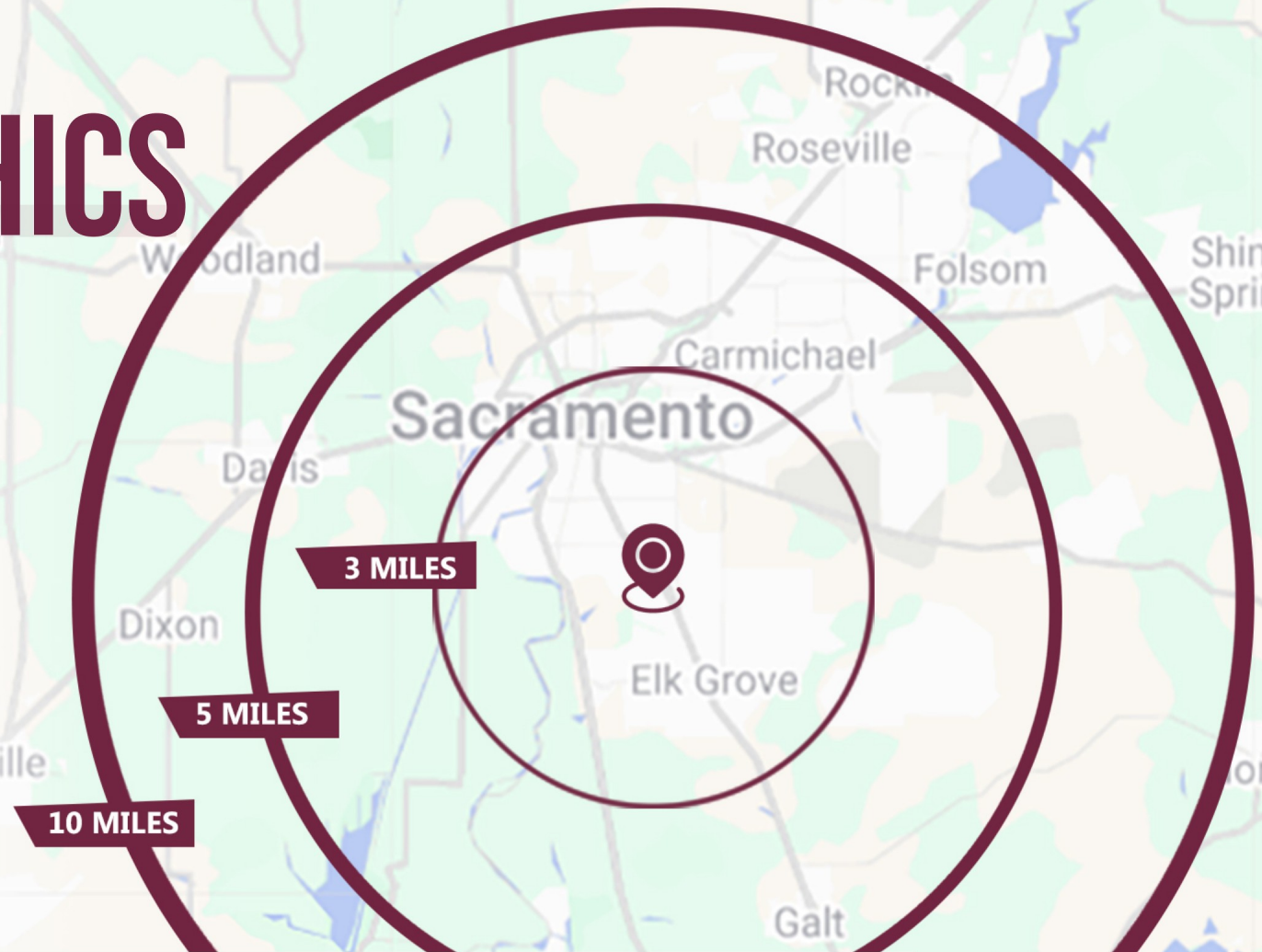


Founded by Steve Kellogg in 1997, Modesto, California- based Flooring Liquidators provides floor, cabinets, countertops, and installation services in California and Nevada, operating 20 warehouse- format stores and a design center. Over the years, the company established a strong reputation for innovation, efficiency and service in the home renovation and improvement market.

Flooring Liquidators serves retail and builder customers through two businesses: retail customers through its Flooring Liquidators retail stores, and builder and contractor customers through Elite Builder Services, Inc., which services national builders.

In January of 2023, it was announced Live Ventures Incorporated (Nasdaq: LIVE), a diversified holding company ("Live Ventures "), had acquired Flooring Liquidators. The transaction was valued at approximately \$84 million. The Flooring Liquidators company and brand fit seamlessly into the company' s strategy and portfolio. The acquisition dramatically increased Live Venture' s sales figures.

DEMOGRAPHICS



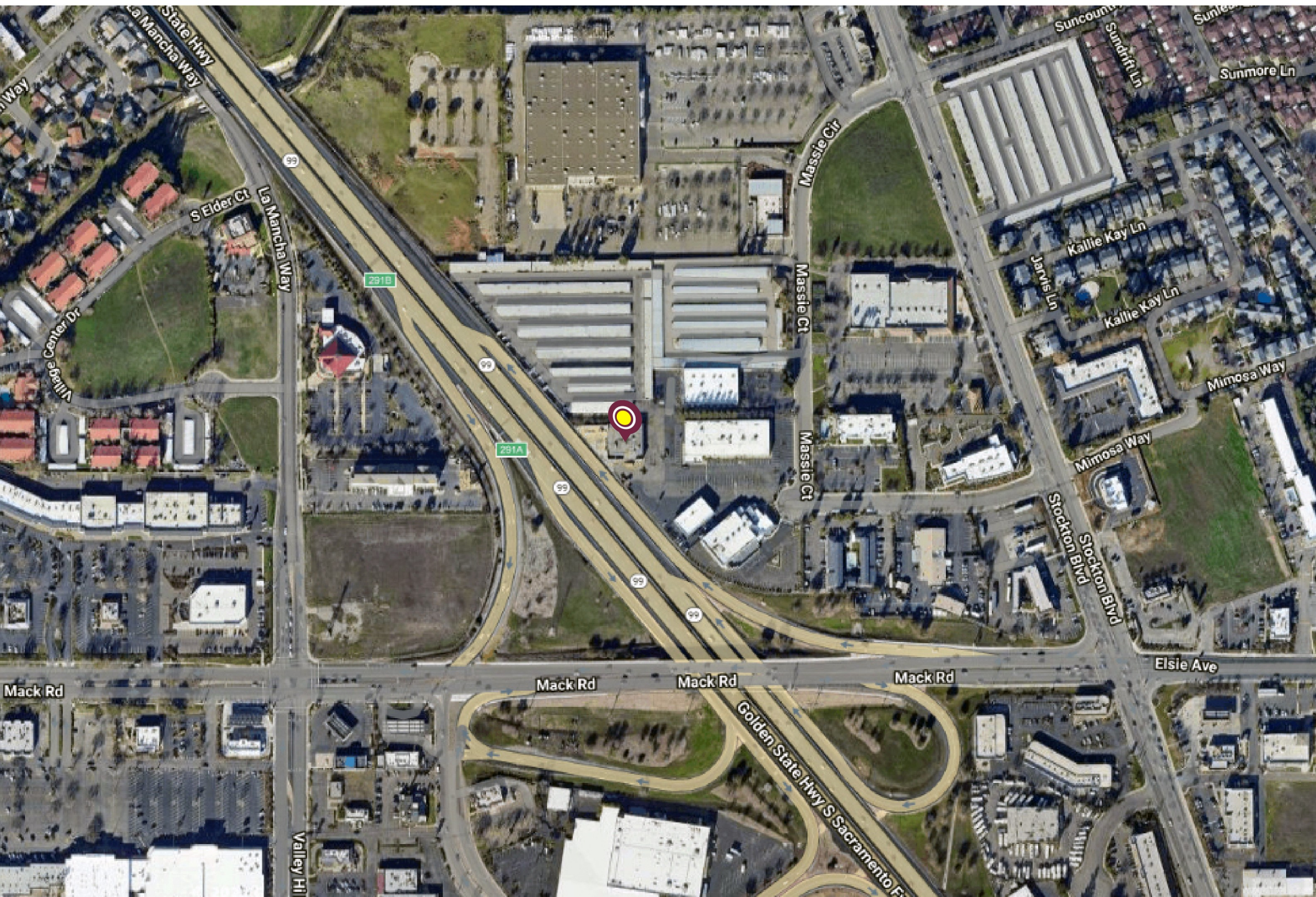
SUMMARY	3 MILES	5 MILES	10 MILES
2024 Population	181,983	375,683	873,151
2029 Population	182,809	377,634	880,213
2024 Households	53,513	116,287	310,926
2029 Households	53,734	116,834	313,662
Annual Growth 2024-2029	0.10%	0.10%	0.20%
Median Home Value	\$360,614	\$410,717	\$476,382
Median Household Income	\$63,137	\$71,905	\$78,929

PROPERTY PHOTOS









FL FLOORING LIQUIDATORS OUTLET STORE

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