



# Offering Memorandum

9210 Beatty Drive, Sacramento, CA

Investment Opportunity for Sale

Colliers



**Nathan Miller**

Senior Associate  
+1 916 563 3011

[nathan.miller@colliers.com](mailto:nathan.miller@colliers.com)

**Mark Demetre**

Vice Chair  
+1 916 563 3010

[mark.demetre@colliers.com](mailto:mark.demetre@colliers.com)

**Michael Hoo**

Vice President  
+1 916 563 3087

[michael.hoo@colliers.com](mailto:michael.hoo@colliers.com)

# The Offering

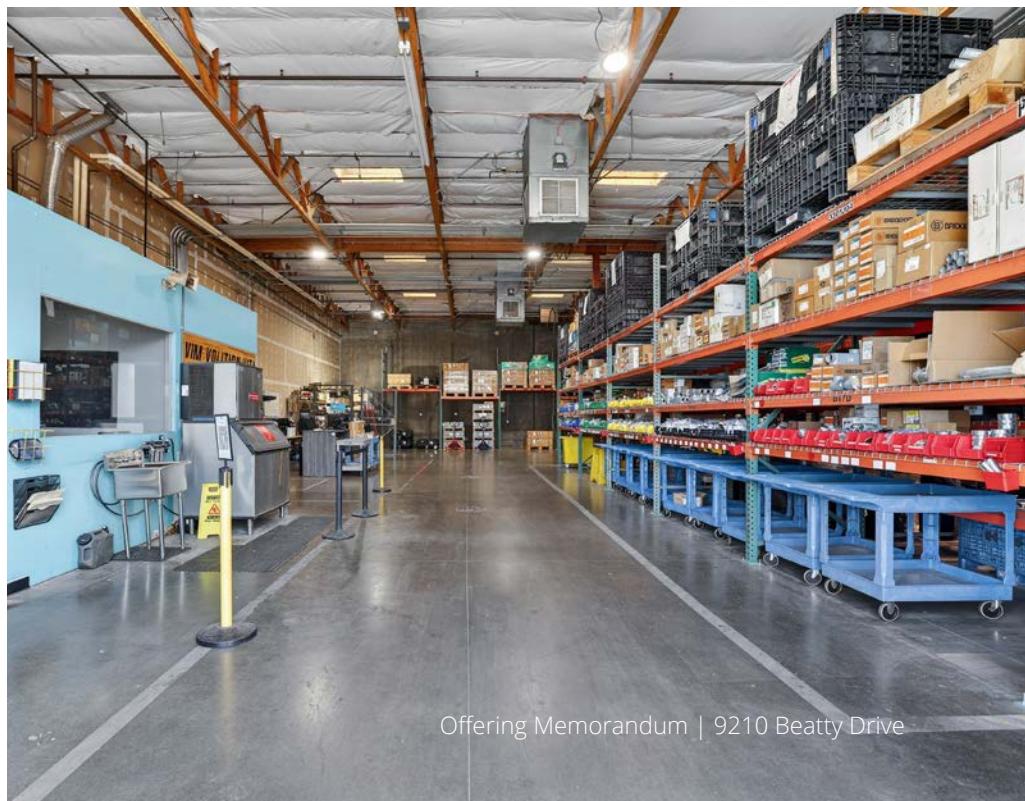
**9210 Beatty Drive** offers an opportunity to acquire a fully leased industrial asset in a proven, supply-constrained Sacramento market. The property provides immediate, stable cash flow with minimal landlord responsibilities, appealing to investors seeking durable income. Industrial properties with yard components remain particularly attractive as functional inventory becomes increasingly limited. This property also doubles as a unique opportunity for a future owner-user to acquire an asset at investor pricing.

Located near Power Inn Road and Highway 50, the asset benefits from excellent regional access, proximity to Downtown and Interstate 5, and a deep surrounding labor base. The Power Inn/Hwy 50 industrial submarket is characterized by strong tenant demand, low turnover, and limited new development - supporting long-term rent stability and exit liquidity for investors seeking a low-volatility industrial position.

## V-3 Group

V3 Electric, Inc is a rapidly growing California-based solar and energy services provider founded in 2014 and headquartered in El Dorado Hills. V3 Electric provides residential solar energy solutions, including solar panel installations and Tesla Powerwall integration, among other offerings. The company assists clients with transitioning to solar power through system design and energy consultation.

With an estimated \$300+ million in revenue, and well over 200 employees, the company has built significant value. V3 has an A+ accreditation from the Better Business Bureau and has consistently earned recognition as a "Top Solar Contractor" in Northern California.



# Investment Highlights



## Single Tenant NNN Lease

Tenant is responsible for 100% of common area operating expenses, property taxes, and insurance.



## Predictable Rent Growth

Three (3%) Percent annual base rent increases.  
Approximately 35 months remaining of lease term.



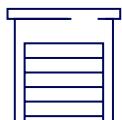
## Concrete-Tilt Construction (Built in 2005)

Industrial assets featuring concrete tilt construction and usable fenced yard space are increasingly scarce in the Sacramento region, driving strong long-term tenant demand and supporting above-market re-tenantability.



## Long-Term Lease

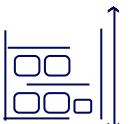
V3 has operated out of the property since 2020. In 2023, they extended their lease for a period of five (5) years, reaffirming their commitment to the site and its utility for business.



5 Grade Level Doors  
(12'x14')



100% Leased  
Exp. 12/31/28



16' - 18'  
Clear Height





## Property Summary

**Building SF**  $\pm 13,993$  SF

**Building Footprint**  $\pm 11,883$  SF

**Warehouse SF**  $\pm 9,773$  SF

**Office Area:**

**First Floor**  $\pm 2,110$  SF

**Second Floor**  $\pm 2,110$  SF

**Lot Area**  $\pm 1.02$  AC ( $\pm 44,431$  SF)

**Fenced Yard**  $\pm 22,000$  SF

**Clear Height** 18' - 20'

**Loading** Five (5) 12'X14' GL Doors

**Power** 400 Amps, 480 Volts 3 Phase  
*\*to be independently verified*

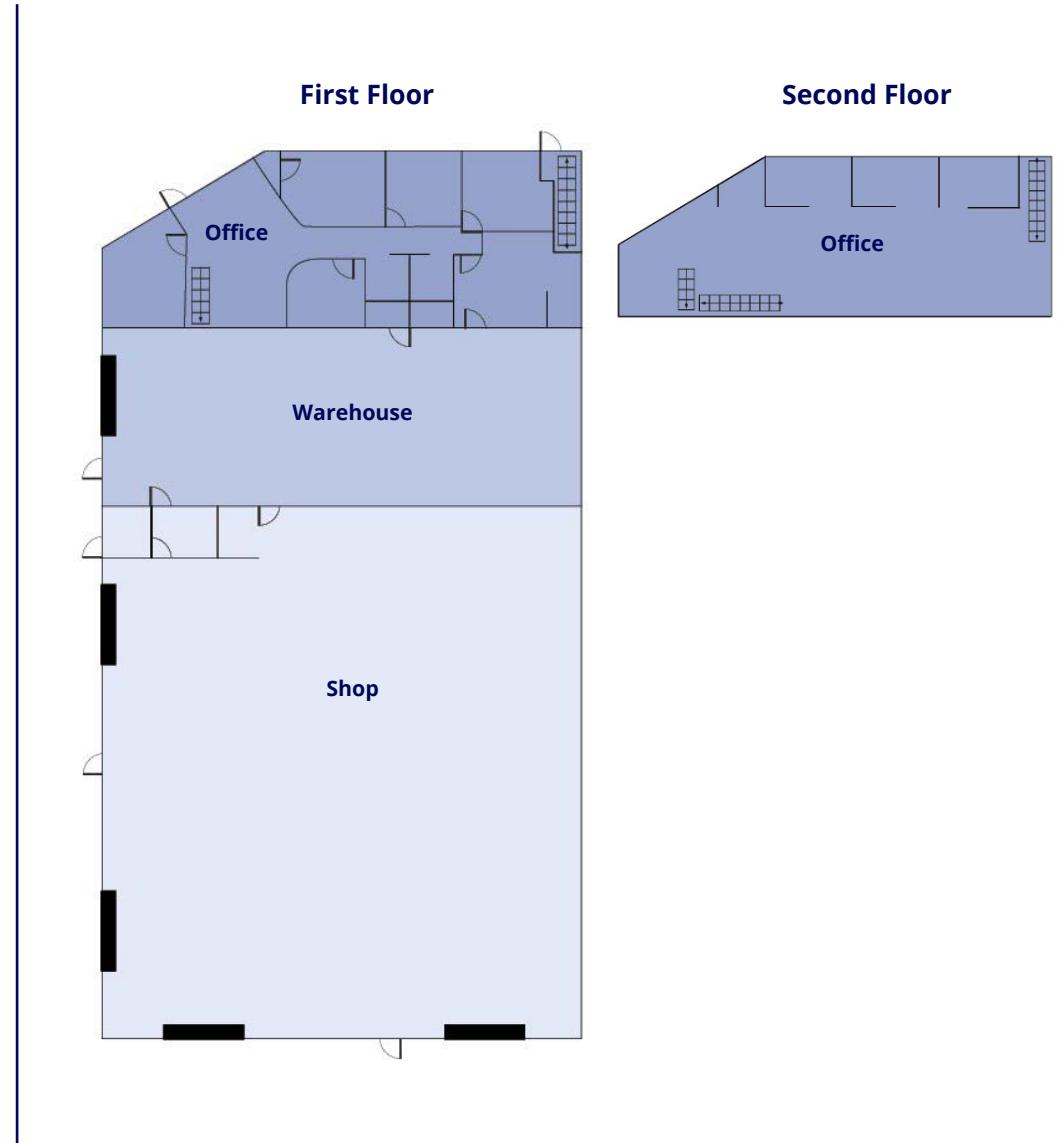
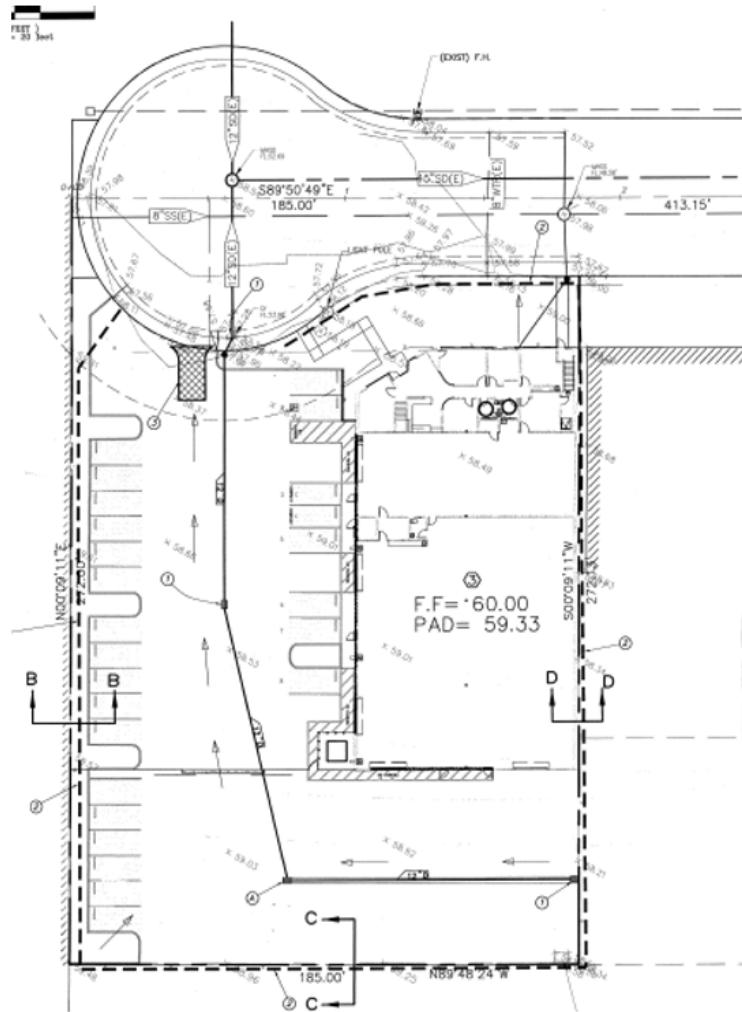
**Sprinklers** YES

**Gas** Natural

**HVAC/Systems** Warehouse heaters + coolers

**Zoning** M-1 Light Industrial  
County of Sacramento

# Site and Building Plans



# Pricing & Financial Summary



<b>Property address</b>	9210 Beatty Drive
<b>Property size</b>	±1.02 AC (+44,431 SF)
<b>Building size</b>	+13,993 SF
<b>Price per square foot</b>	\$171.51
<b>Year 1 Net Operating Income</b>	\$149,273
<b>Unlevered Cash on Cash Return</b>	6.22%
<b>Number of stories</b>	Two
<b>Construction year</b>	2005



**Offering Price**  
**\$2,400,000**

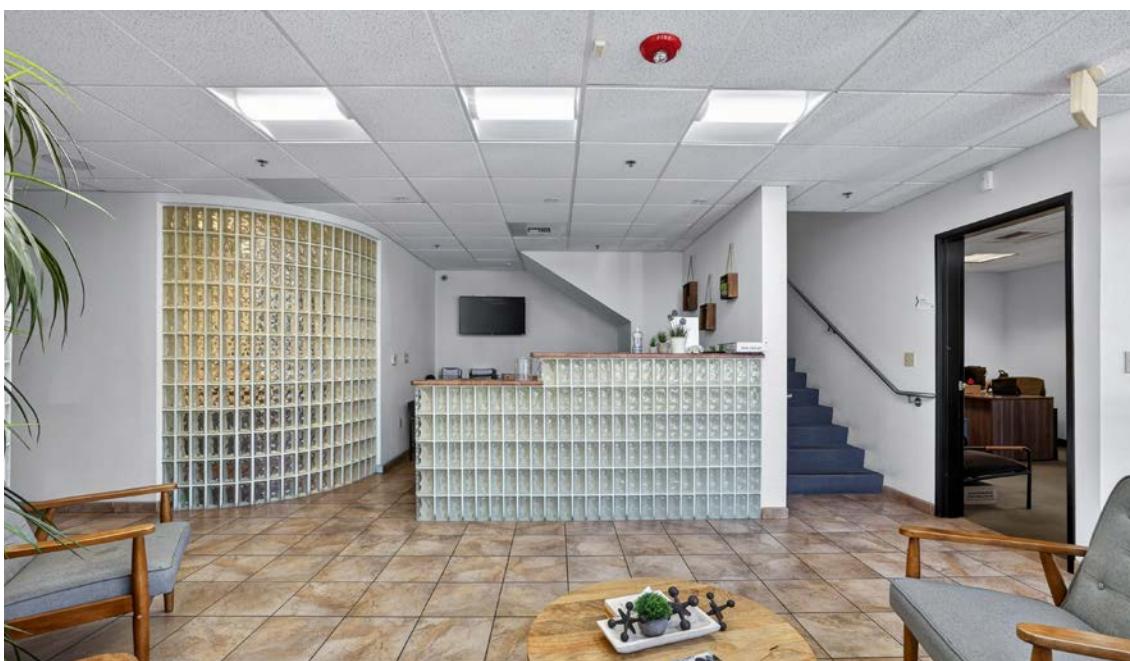
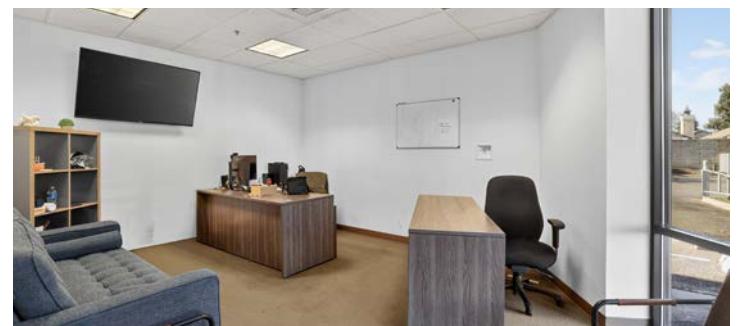
# Cash Flow

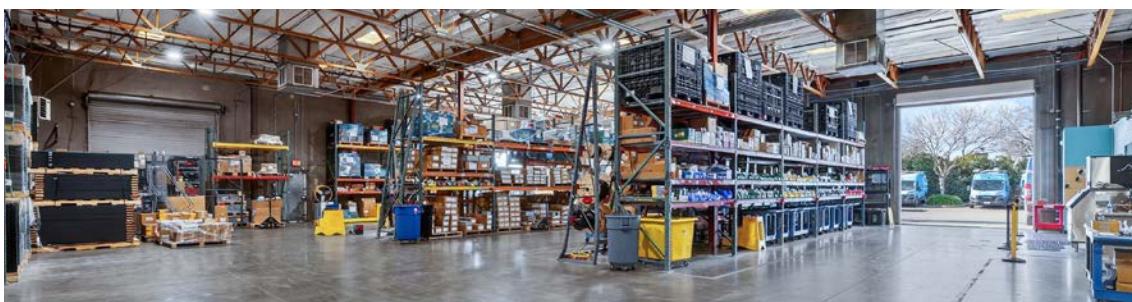
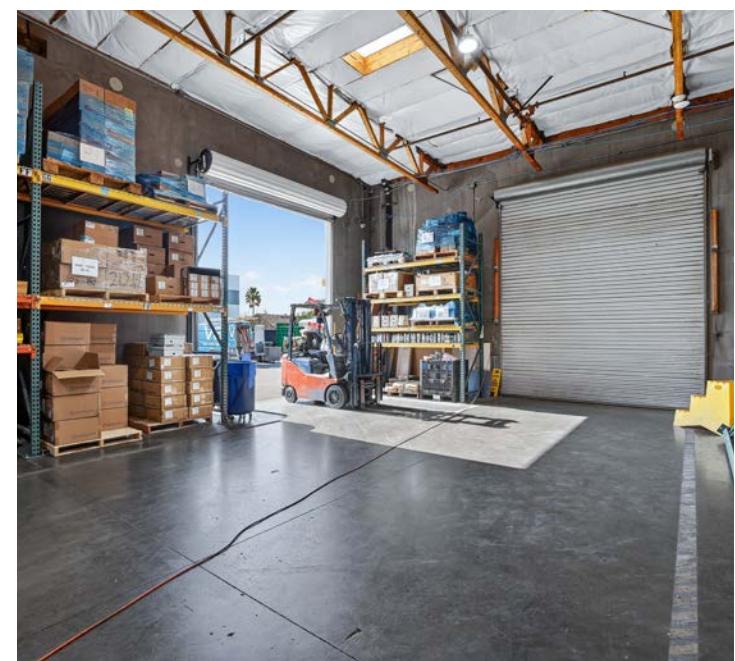
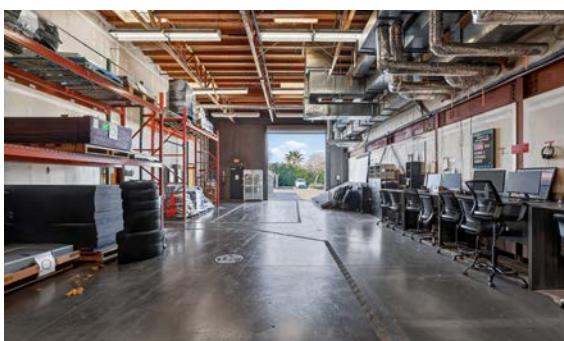
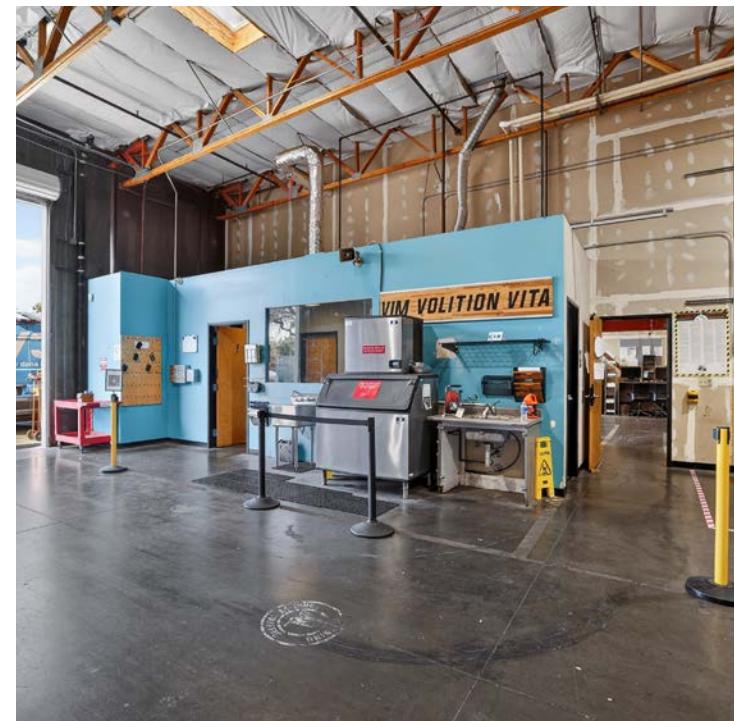
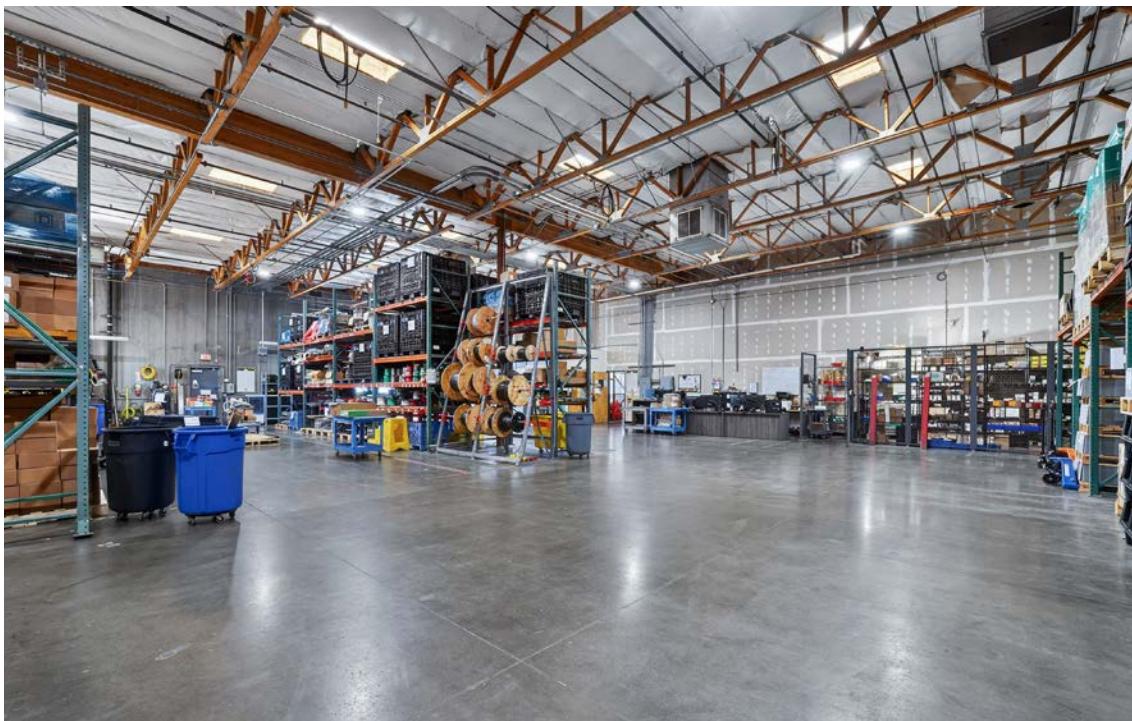
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
<b>For the years ending</b>	<b>Apr-2027</b>	<b>Apr-2028</b>	<b>Apr-2029</b>	<b>Apr-2030</b>	<b>Apr-2031</b>	<b>Apr-2032</b>	<b>Apr-2033</b>	<b>Apr-2034</b>
V3 Electric, Inc	149,267	153,745	159,806	166,807	172,646	178,688	184,942	191,415
Downtown Vacancy	0	0	(27,640)	0	0	0	0	0
Free Rent	0	0	(20,730)	0	0	0	0	0
<b>Base Rental Income</b>	<b>149,267</b>	<b>153,745</b>	<b>111,436</b>	<b>166,807</b>	<b>172,646</b>	<b>178,688</b>	<b>184,942</b>	<b>191,415</b>
<b>Total Recovery Income</b> V3 Electric, Inc	62,191	63,435	53,777	65,998	67,318	68,664	70,038	71,438
<b>Total Potential Gross Income</b>	<b>211,459</b>	<b>217,180</b>	<b>165,214</b>	<b>232,805</b>	<b>239,964</b>	<b>247,352</b>	<b>254,980</b>	<b>262,854</b>
Vacancy & Collection Loss	0	0	0	0	0	0	0	0
<b>Effective Gross Income</b>	<b>211,459</b>	<b>217,180</b>	<b>165,214</b>	<b>232,805</b>	<b>239,964</b>	<b>247,352</b>	<b>254,980</b>	<b>262,854</b>
<b>Expenses</b>								
Water	5,500	5,610	5,722	5,837	5,953	6,072	6,194	6,318
Sewer	2,070	2,111	2,154	2,194	2,241	2,285	2,331	2,378
HVAC Maintenance	1,586	1,618	1,650	1,683	1,717	1,751	1,786	1,822
Fire Sprinkler & Alarm Maintenance	4,576	4,668	4,761	4,856	4,953	5,052	5,153	5,256
Landscape Maintenance	6,035	6,156	6,279	6,404	6,532	6,663	6,796	6,932
General Repairs & Maintenance	9,000	9,180	9,365	9,551	9,742	9,937	10,135	10,338
Insurance	2,466	2,515	2,566	2,617	2,669	2,723	2,777	2,833
Professional Fees	2,916	2,974	3,034	3,094	3,156	3,220	3,284	3,350
Property Tax	28,037	28,598	29,170	29,753	30,348	30,955	31,574	32,206
<b>Total Expenses</b>	<b>62,186</b>	<b>63,430</b>	<b>64,698</b>	<b>65,992</b>	<b>67,312</b>	<b>68,658</b>	<b>70,031</b>	<b>71,432</b>
<b>Net Operating Income</b>	<b>149,273</b>	<b>153,751</b>	<b>100,515</b>	<b>166,813</b>	<b>172,652</b>	<b>178,694</b>	<b>184,948</b>	<b>191,422</b>
<b>Leasing &amp; Capital Costs</b>								
Tenant Improvements	0	0	57,838	0	0	0	0	0
Leasing Commissions	0	0	17,275	0	0	0	0	0
Total Leasing & Capital Costs	0	0	57,838	0	0	0	0	0
<b>Net Cash Flow</b>	<b>149,273</b>	<b>153,751</b>	<b>42,677</b>	<b>166,813</b>	<b>172,652</b>	<b>178,694</b>	<b>184,948</b>	<b>191,422</b>

Notes: Property Taxes based on a \$2.4m purchase price. Operating Expenses are based off ownership's 2026 budget.

## Market Leasing Assumptions

	MLA	UoM
<b>Renewal Probability</b>	75.00%	%
<b>Term</b>	60	Months
<b>Downtime - Blended</b>	1.50	Months
New	6.00	Months
Renewal	0.00	Months
<b>Market Rent - Blended</b>	\$1.00	\$/SF/Month
New	\$1.00	\$/SF/Month
Renewal	\$1.00	\$/SF/Month
<b>Free Rent - Blended</b>	\$1.50	Months
New	3.00	Months
Renewal	1.00	Months
<b>TI - Blended</b>	\$1.25	\$/SF
New	\$2.00	\$/SF
Renewal	\$1.00	\$/SF
<b>LC - Blended</b>	4.50%	%
New	6.00%	%
Renewal	4.00%	%
<b>Recovery Method</b>	NNN	
<b>RLA Upon Expiration</b>	MLA	





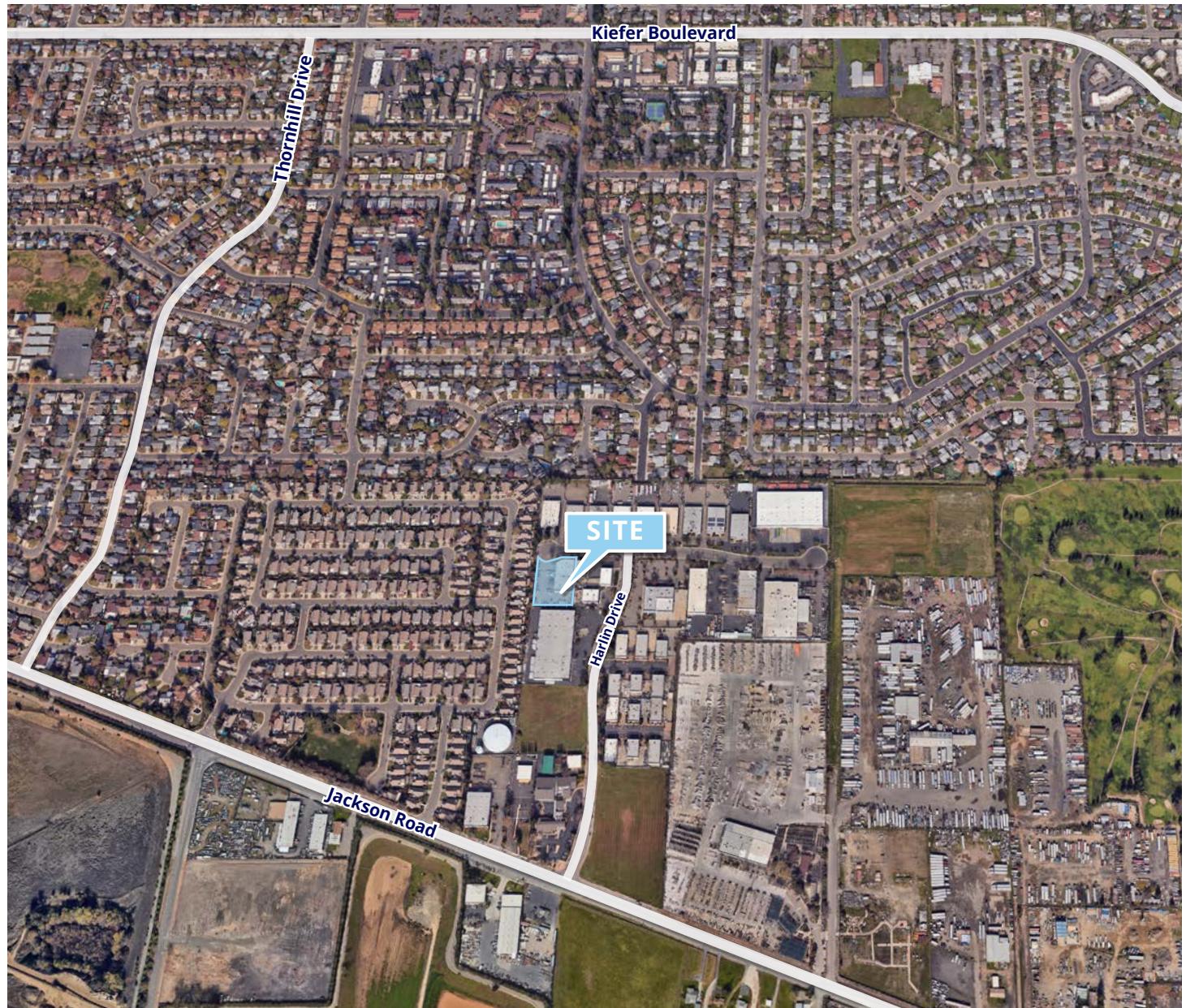
# Location Overview



**Highway 50**  
10 min



**SMF Airport**  
30 min



**Nathan Miller**

Senior Associate  
+1 916 563 3011  
[nathan.miller@colliers.com](mailto:nathan.miller@colliers.com)

**Mark Demetre**

Vice Chair  
+1 916 563 3010  
[mark.demetre@colliers.com](mailto:mark.demetre@colliers.com)

**Michael Hoo**

Vice President  
+1 916 563 3087  
[michael.hoo@colliers.com](mailto:michael.hoo@colliers.com)

**Colliers**

301 University Avenue, Suite 100  
Sacramento, CA, 95825  
+1 916 929 5999

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2026 Colliers Sacramento.