



Offering Memorandum

9210 Beatty Drive, Sacramento, CA

Investment Opportunity for Sale



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Accelerating success.

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.



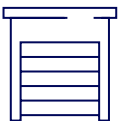
Concrete-Tilt Construction (Built in 2005)

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

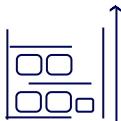
V3 has operated out of the property since 2020. In 2023, they extended their lease for a period of five (5) years, reaffirming their commitment to the site and its utility for business.



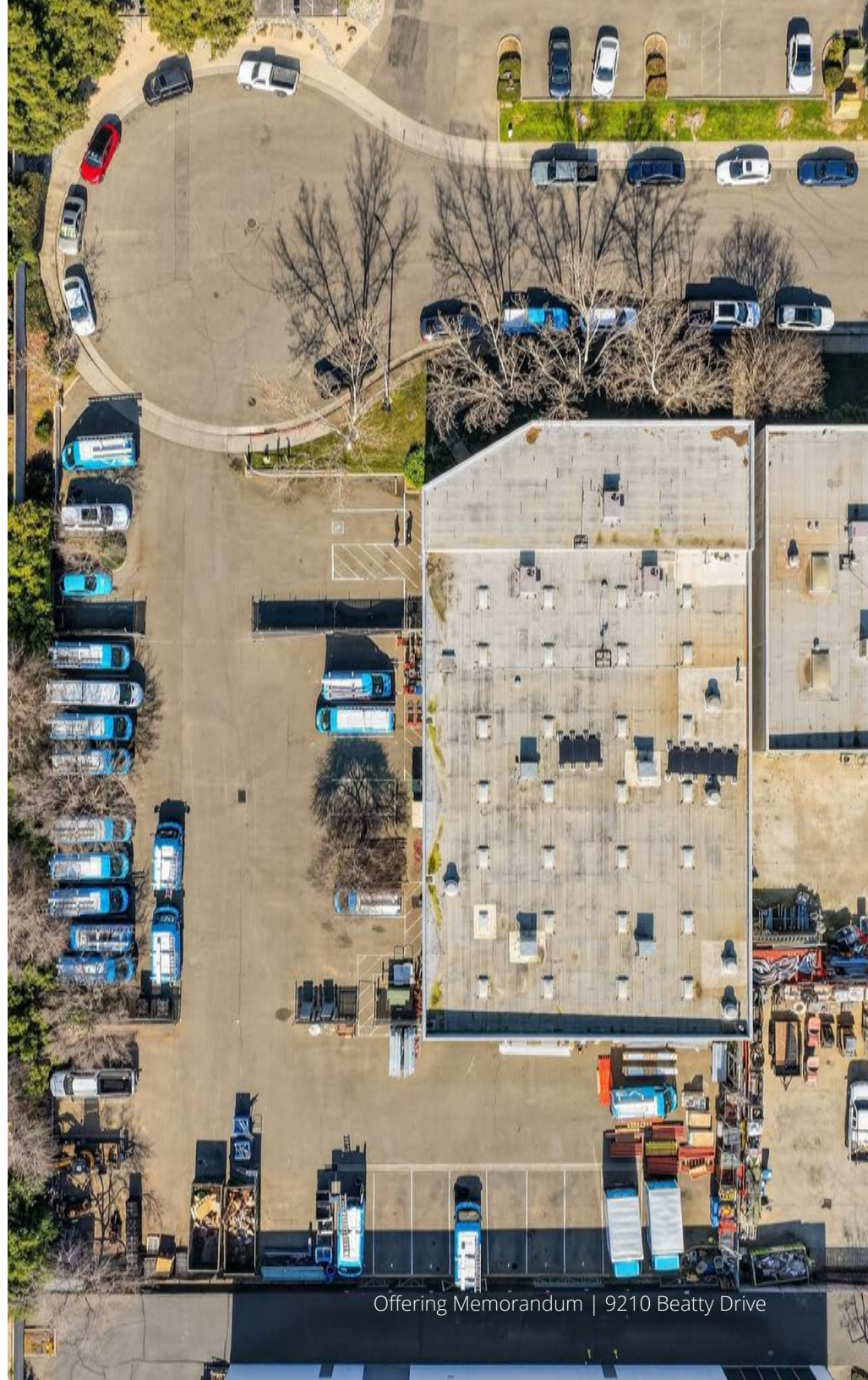
5 Grade Level Doors
(12'x14')



100% Leased
Exp. 12/31/28



16' - 18'
Clear Height

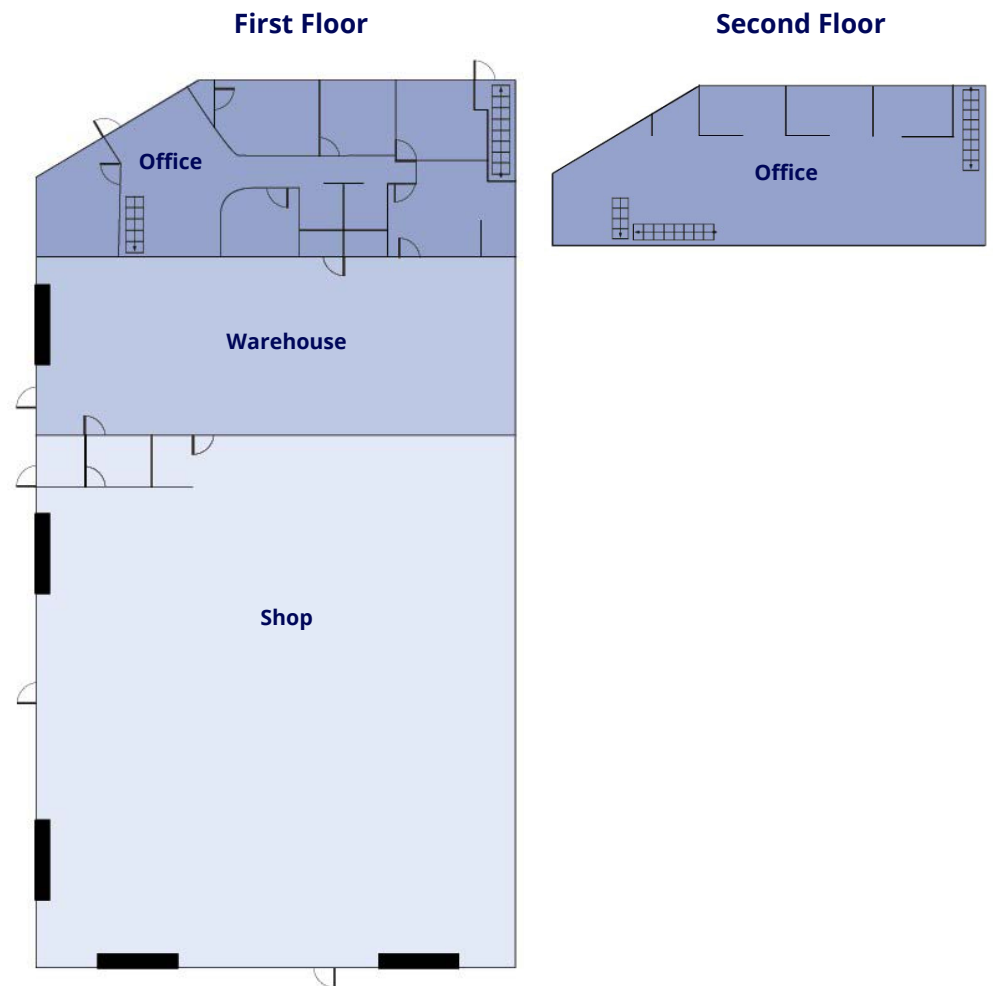
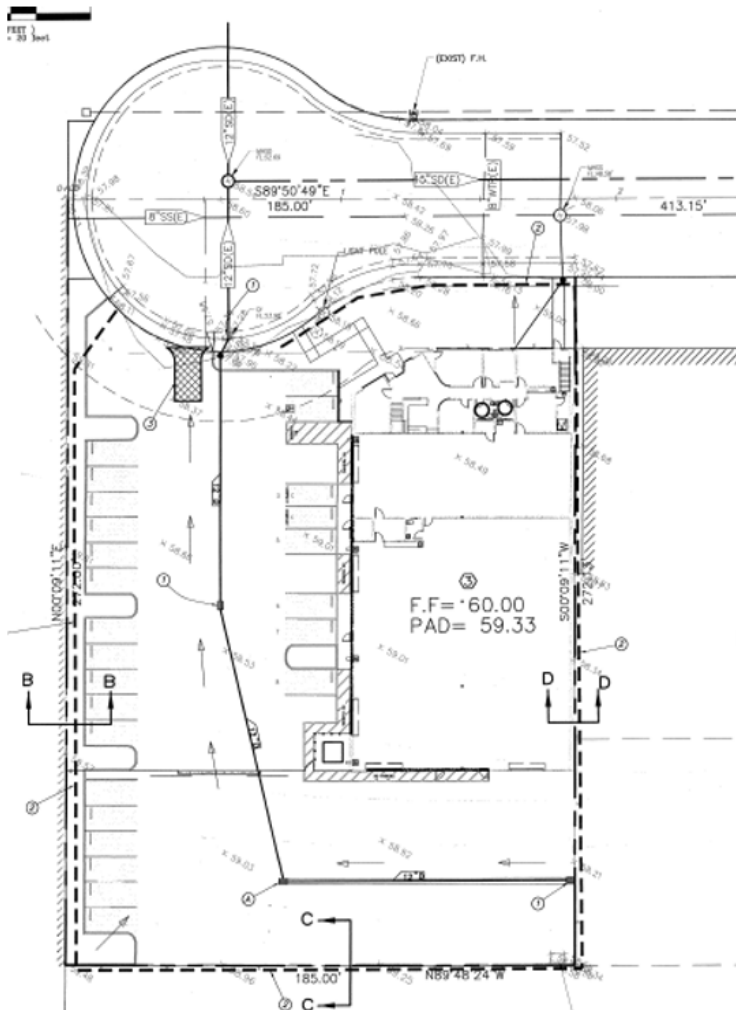




Property Summary

Building SF	<u>±</u> 13,993 SF
Building Footprint	<u>±</u> 11,883 SF
Warehouse SF	<u>±</u> 9,773 SF
Office Area:	
First Floor	<u>±</u> 2,110 SF
Second Floor	<u>±</u> 2,110 SF
Lot Area	<u>±</u> 1.02 AC (<u>±</u> 44,431 SF)
Fenced Yard	<u>±</u> 22,000 SF
Clear Height	18' - 20'
Loading	Five (5) 12'X14' GL Doors
Power	400 Amps, 480 Volts 3 Phase <i>*to be independently verified</i>
Sprinklers	YES
Gas	Natural
HVAC/Systems	Warehouse heaters + coolers
Zoning	M-1 Light Industrial County of Sacramento

Site and Building Plans



Pricing & Financial Summary

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



Offering Price
\$2,400,000

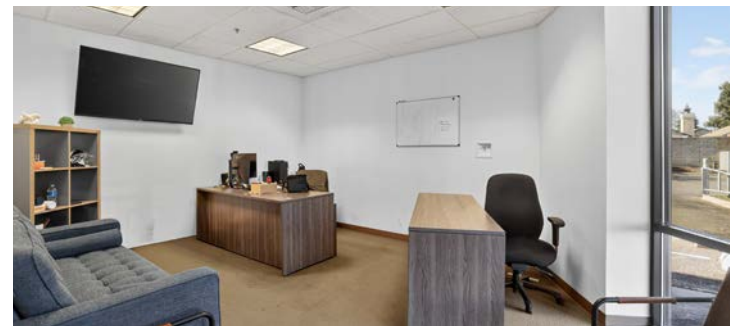
Cash Flow

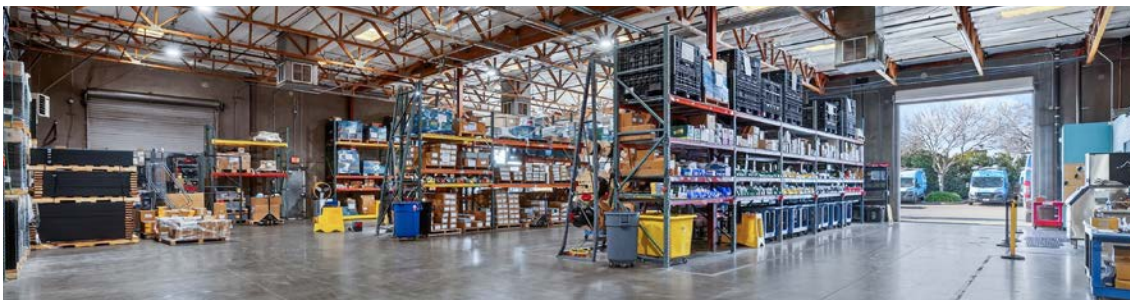
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
For the years ending	Apr-2027	Apr-2028	Apr-2029	Apr-2030	Apr-2031	Apr-2032	Apr-2033	Apr-2034
V3 Electric, Inc	149,267	153,745	159,806	166,807	172,646	178,688	184,942	191,415
Downtown Vacancy	0	0	(27,640)	0	0	0	0	0
Free Rent	0	0	(20,730)	0	0	0	0	0
Base Rental Income	149,267	153,745	111,436	166,807	172,646	178,688	184,942	191,415
Total Recovery Income <i>V3 Electric, Inc</i>	62,191	63,435	53,777	65,998	67,318	68,664	70,038	71,438
Total Potential Gross Income	211,459	217,180	165,214	232,805	239,964	247,352	254,980	262,854
Vacancy & Collection Loss	0	0	0	0	0	0	0	0
Effective Gross Income	211,459	217,180	165,214	232,805	239,964	247,352	254,980	262,854
Expenses								
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
Total Expenses	62,186	63,430	64,698	65,992	67,312	68,658	70,031	71,432
Net Operating Income	149,273	153,751	100,515	166,813	172,652	178,694	184,948	191,422
Leasing & Capital Costs								
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
Net Cash Flow	149,273	153,751	42,677	166,813	172,652	178,694	184,948	191,422

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

Market Leasing Assumptions

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





Location Overview



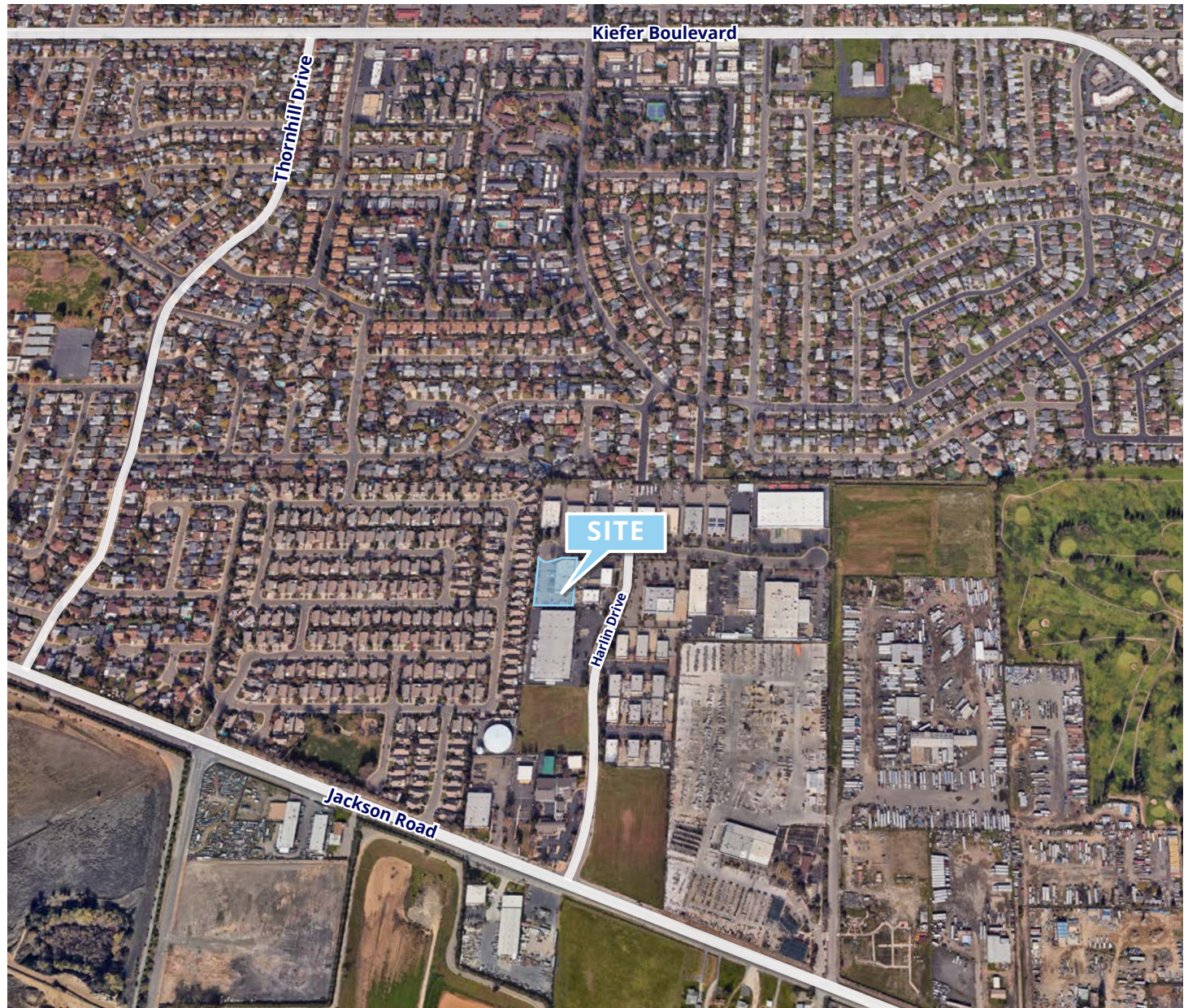
Highway 50

10 min



SMF Airport

30 min





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