

FOR SALE

TURN-KEY PRESCHOOL



**QUIROZ
COMMERCIAL INC**

QUIROZ COMMERCIAL, INC

950 GLENN DRIVE, SUITE 130
FOLSOM, CA. 95630
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BRE# 02113619

Douglas Quiroz

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Kaci Dube

Leasing Agent/Property Manager
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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

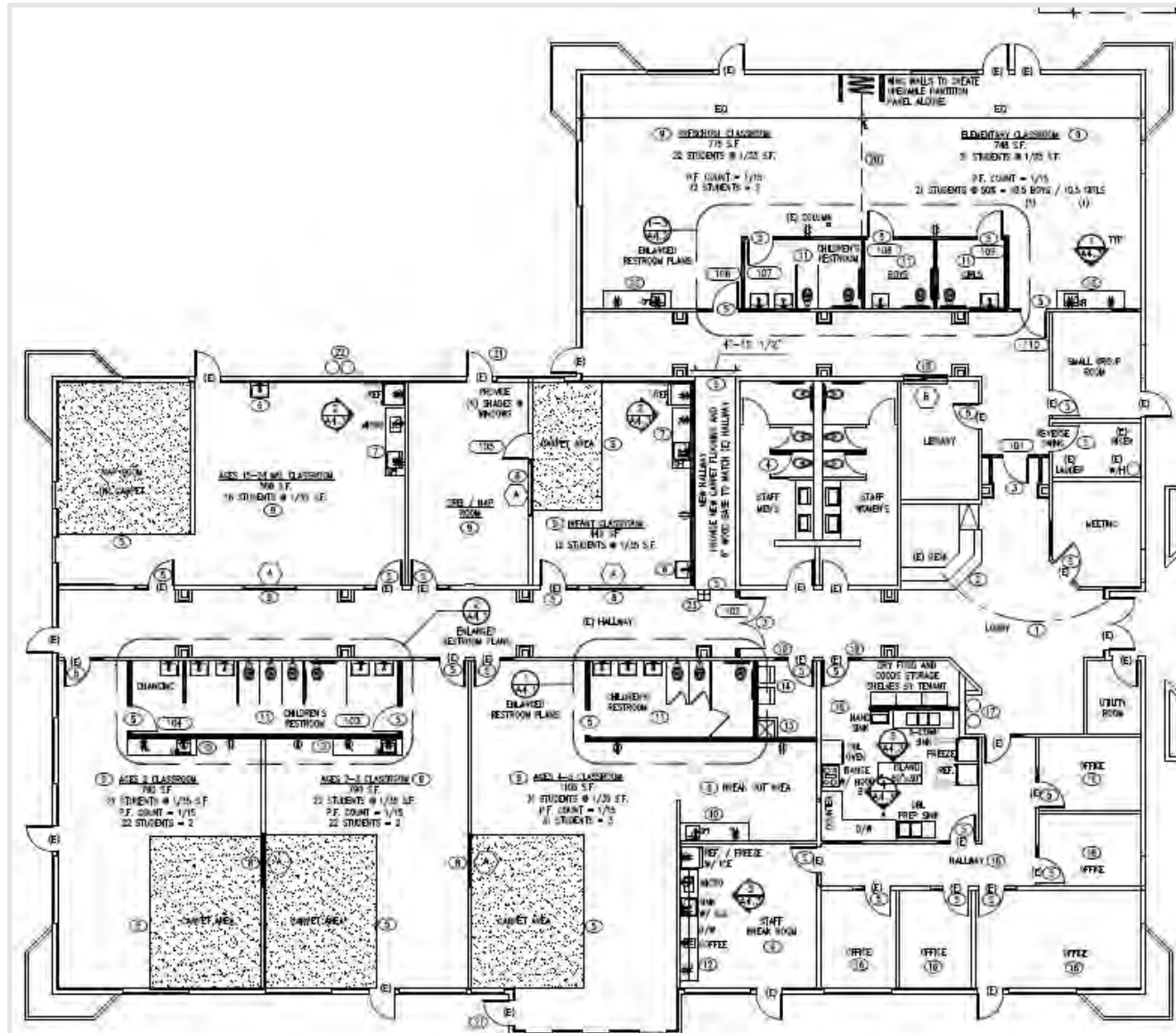
OVERVIEW

PROPERTY SUMMARY

- Address: 2317 Gold Meadow Way, Gold River, CA 95670
- Building SF: 11,942
- Parcel Size: 1.57 acres (68,389 SF)
- Parking Ratio: 4:1000
- Asking Price: \$4,400,000

PROPERTY HIGHLIGHTS

- Leased Investment Preschool with high quality play structures in place
- 14 years remaining on a 20 year lease
- \$295,000 NOI offered a 6.75% cap rate
- Approximately \$1.5 mm invested in the property since 2015
- Facility has 8 classrooms with an estimated licensing capacity of 160 children ranging from infants to elementary age students
- Facility has a state of the art kitchen with appliances
- Located in Gold River, Ca. neighborhood with close proximity to the Sunrise commute corridor and an abundance of retail amenities
- Located 1 mile from HWY 50



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BUILDING PHOTOS



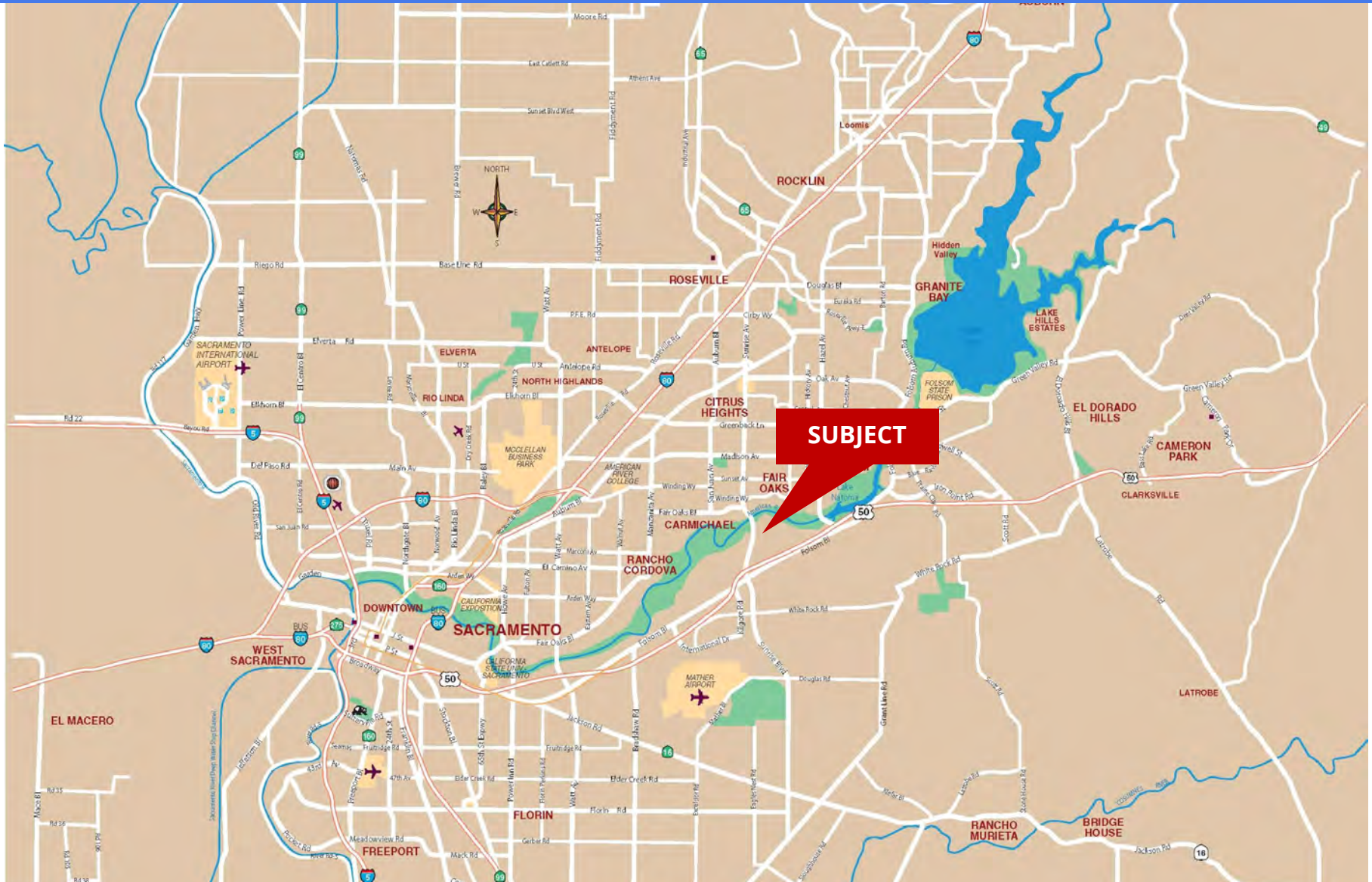
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STREET MAP



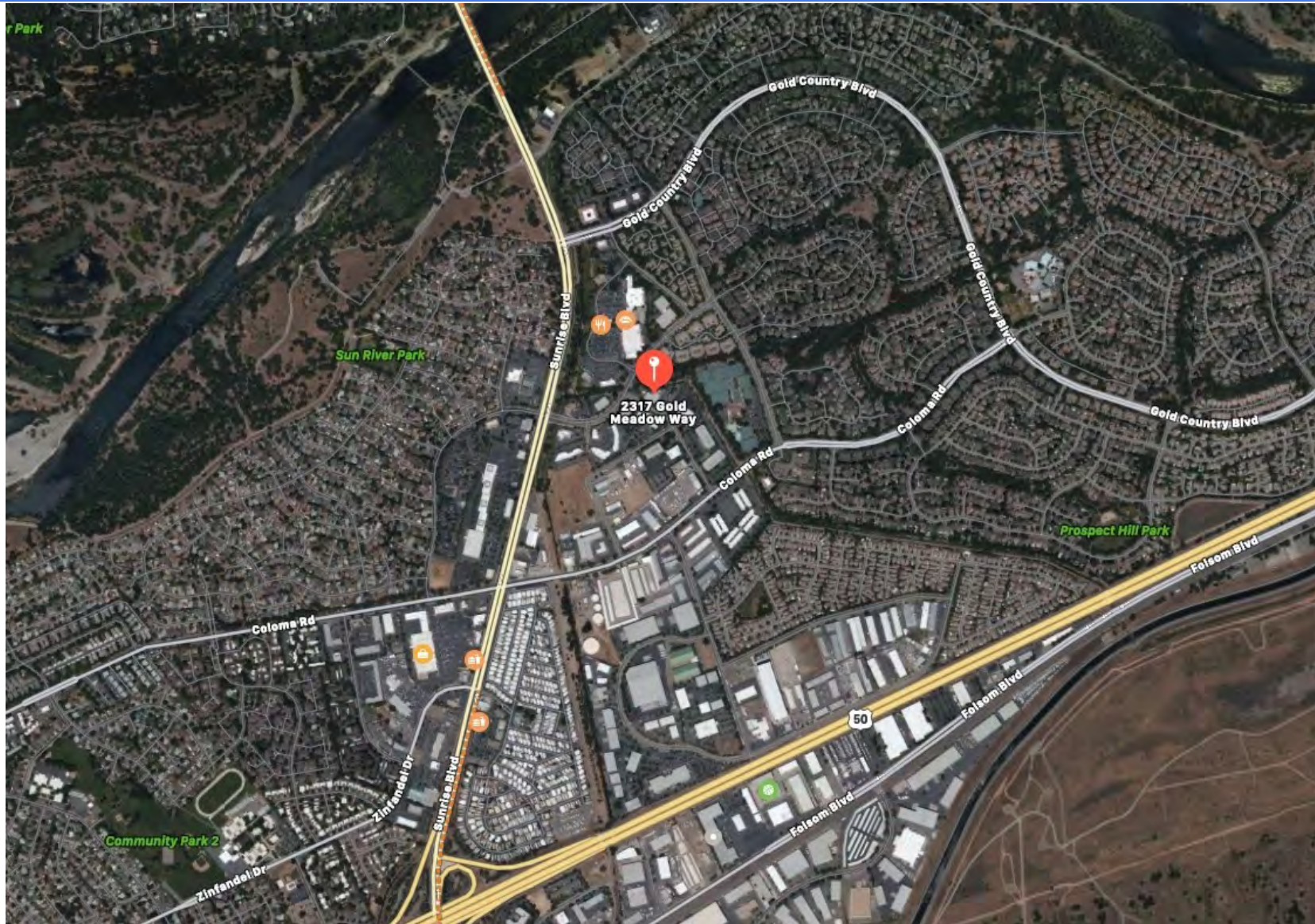
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AIR PHOTO



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COMPANY SUMMARY

Quiroz Commercial, Inc. is a full service commercial real estate company located in the greater Sacramento region. We specialize in all aspects of commercial real estate, including land acquisition, office space, industrial facilities, retail complexes, early childcare development centers, adult special needs facilities, and memory care facilities. From purchasing raw land to selling completed buildings, our agents have brokered over \$500 million in transactions and currently maintain and manage close to 600k square feet of commercial property in the marketplace. At Quiroz Commercial, we truly are a

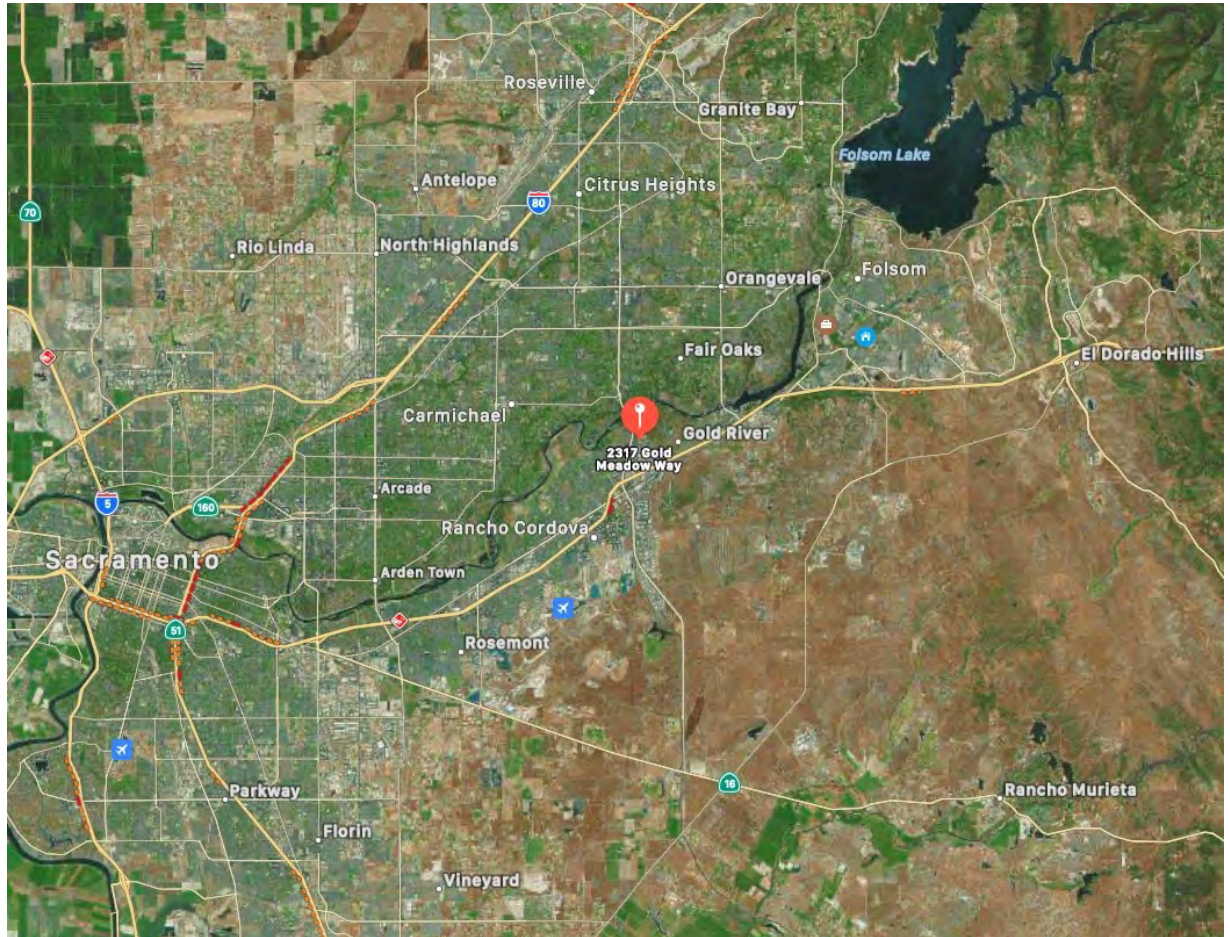


DOUGLAS QUIROZ

PRESIDENT

doug@quirozcre.com

Douglas J. Quiroz serves as President of Quiroz Commercial where he oversees Quiroz Commercial's operations. Quiroz brings with him to his real estate career more than 13 years of real estate experience, project management and construction project oversight experience. Quiroz's passion for business development and strategic marketing is reflected in his instrumental efforts to create and manage three successful businesses over the course of the past 28 years.



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