

FOR SALE

\$699,000.00

910 GRAND AVE SACRAMENTO CA
95838
-/+3,724 SF on +/- .14 Acres

Multi-Tenant Retail Store Front Building with Improvements
Four units fully-rented

DOCMAI (AMANDA) CABAN

916-271-5119 | DRE #01443358

AMANDACABAN@SACRAMENTOVALLEYPM.COM



Money Tree Realty

Financials

CAP RATE

6.9% If Fully Rented

4.2% Current

910 GRAND AVE \$1,799.00 PER MONTH
912 GRAND AVE \$1,100.00 PER MONTH
3742 RIO LINDA BLVD SUITE A \$1,450.00 PER MONTH
3742 RIO LINDA BLVD SUITE B \$1,550.00 PER MONTH

P&L	
Revenue	
Yearly Rent (If Fully Rented)	\$70,788.00
Expenses (Yearly)	
Insurance	\$6,327.00
Trash	\$4,856.00
Water, Sewer, Storm Drain	\$2,497.00
Property Tax	\$8,738.00
Total Expenses	\$22,418.00
Net Op Income	\$48,370.00

Property Description

Region	Availability	Zoning	Opportunity	Pricing
Sacramento	3,740 SF	C-2 General Commercial	Multi-Tenant Building FOR SALE	\$699,000.00

Municipality	City of Sacramento
Area	Del Paso Heights
APN	251-0093-001
Intersection	Rio Linda Blvd. & Grand Ave.
Traffic	11,000 VPD
Parcel Size	6,000 SF / 0.14 Acres
Building Size	3,740 SF
Year Built	1944
4 Total Suites	
HVAC	Individual Mini Splits
Fully-Rented	100% Leased

Lease Summaries



IN AUG 1 2025 A RENT INCREASE FOR UNIT 3742 A, WHICH IS IN HER LEASE AGREEMENT, THE NEW TOTAL WILL BE \$1,137.76 (8.3% INCREASE) PLUS NNN OF \$399.44 TOTALING \$1,537.20 A MONTH



910 AND 912 GRAND AVE HAVE AN INCREASE IN AUG 2026 SINCE THEY WERE ALREADY PAYING MORE MONEY PER SQ FT THAN UNIT 3742 A.



ON JULY 15, 2026 912 GRAND WILL BE PAYING A TOTAL OF \$954.38 RENT (8.3% INCREASE) PLUS NNN OF \$223.23 TOTALING \$1,177.61

910 Grand Ave Sacramento Ca 95838

- Chtherea Beauty
- Delicia Salvadorenas
- Elephant Basil
- Community Service Center

