



7840 Madison Ave, Fair Oaks, CA 95628

SUNRISE PROFESSIONAL CENTRE

SUITE 160

FOR SALE

**Fully Leased,
Government-
Backed Investment**



The Osborne Group

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THE OFFERING:

Investment opportunity to purchase an office condominium occupied by the California Department of Rehabilitation. The purchase offers a unique opportunity to own a small, leased investment to a secure, government-backed agency. The California Department of Rehabilitation offers Californians with Disabilities opportunities for employment and independent living. The tenant is a long-time tenant and has occupied the property since 2005.

Rare investment opportunity with government guaranteed tenant with long-term lease, stabilized income and rent increases.

Price: \$798,300
 (\$150/SF)

CAP Rate: 7.4%

NOI: \$59,991.50

Annual Income: \$104,869

Annual Expenses:

Association: \$34,398.00

Property Taxes: \$10,059

Insurance: \$1,277.00

Total Expenses: \$45,733

NOI: \$59,136



PROPERTY HIGHLIGHTS:

- Three building, multi-tenant office project totaling 81,857 SF
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts (43,680 cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

Address: 7840 Madison Ave,
Suite 160, Fair Oaks, CA

Condo Square Footage: ± 5,322 SF

County: Sacramento

Occupancy: One Tenant (100%)

Lease Type: Full-Service

Lease Expiration Date: 5/31/2027



TENANT

The California Department of Rehabilitation (DOR) works in partnership with consumers and other stakeholders to provide services and advocacy resulting in employment, independent living, and equality for individuals with disabilities. DOR administers the largest vocational rehabilitation and independent living programs in the country. Vocational rehabilitation services are designed to help job seekers with disabilities obtain competitive employment in integrated work settings. Independent living services may include peer support, skill development, systems advocacy, referrals, assistive technology services, transition services, housing assistance, and personal assistance services.

RENT ROLL

| SUITE | TENANT | SQ. FT. | LEASE FROM | LEASE TO | MONTHLY BASE RENT | MONTHLY BASE RENT PSF | TOTAL ANNUAL RENT |
|----------|------------------------------|---------|------------|-----------|-------------------|-----------------------|-------------------|
| 7840-160 | Department of Rehabilitation | 5,322 | 9/8/2017 | 5/31/2027 | \$8,739.08 | \$1.64 | \$104,869 |

* Department of Rehabilitation has an ongoing option to terminate beginning May 31, 2023.



Greenback Lane

Marketplace at Birdcage

Sunrise Mall

Macy's, JCPenny's, Red Robin, Famous Footwear, Bath and Body Works, Hot Topic, See's Candies, Tilly's, Vans, Zumiez, Torrid, Taco Bell



Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Walgreens, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Sunrise Blvd

Rite Aid, Smart and Final Extra!, Olive Garden, JOANN Fabric and Crafts, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Nation's Giant Hamburgers, Dos Coyotes, McDonalds, Little Caesars Pizza, Sourdough & Co.



Sunrise Village Shopping Center

Madison Ave

Sunrise Professional Centre

Quail Pointe Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



MARKET OVERVIEW

3 Mile Radius

Sunrise Professional Centre:
7840 Madison Ave

KEY FACTS

| | | | |
|------------|----------------|-------------------------|-----------------|
| POPULATION | 136,536 | AVERAGE HOUSEHOLD SIZE | 2.6 |
| MEDIAN AGE | 40 | MEDIAN HOUSEHOLD INCOME | \$72,918 |

EDUCATION

| | | |
|----------------------|---------------|--------------------------|
| 20.17% | 30.26% | 28.79% |
| HIGH SCHOOL GRADUATE | SOME COLLEGE | BACHELOR/GRAD/DOC DEGREE |

HOUSING STATISTICS

| | | |
|-------------------|---------------|---------------------------------|
| \$360,061 | 51,706 | 39.01% |
| MEDIAN HOME VALUE | HOUSEHOLDS | % RENTER OCCUPIED HOUSING UNITS |

BUSINESS

| |
|-----------------|
| 65,883 |
| TOTAL EMPLOYEES |

COMMUTERS

| | |
|----------------------------|---------------------|
| 0.72% | 81.38% |
| USED PUBLIC TRANSPORTATION | DROVE ALONE TO WORK |

EMPLOYMENT

| | |
|---------------|---------------|
| 64.43% | 35.57% |
| WHITE COLLAR | BLUE COLLAR |



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