

Net Leased Investment

3840 WATT AVE, BLDG. B
SACRAMENTO, CA 95821



Property Highlights:

- Single Tenant Net Leased Investment
- Medical office building with credit tenant
- 5,400 sf building
- Located within an established business park
- Immediate access to highway 80
- Centrally located in the Sacramento metro area

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



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Offering Summary

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|----------------------------------|---|
| Building Address | 3840 Watt Avenue, Building B, Sacramento, CA |
| Owners' Association | Lincoln Center East Business Park |
| Assessor's Parcel Number | 255-0031-039-0000 |
| County | Sacramento |
| Property Type | 100% leased Medical Office |
| Building Size | 5,400 sf |
| Sale Price | \$1,500,000 |
| Tenant | Agile Occupational Medicine |
| Lease Type | Net Lease |
| Landlord Responsibilities | OA dues, HVAC replacement, building structure |
| Net Operating Income | Rent (2025): \$109,100.82 OA Dues: \$16,586 NOI: \$92,514.71 |
| Cap Rate | 6.17% |
| Year built | 2005 |
| Zoning | Business Professional |

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Offering Details

3840 Watt Avenue, Building B is a 5,400 s.f. medical office building located within the Lincoln Center East Business Park, in Sacramento, CA. This offering is a net leased investment opportunity, with a credit rated Tenant occupying 100% of the building.

The building features a Reception area, nine medical examination rooms, private offices, front office area, physical therapy areas, blood draw room with restroom, employees' break room, multi-stall restrooms, etc. The building was built around 2005 and remodeled in 2016. Located within an established business park, the property features abundant parking and a well landscaped and maintained grounds.

Agile Occupational Medicine has been a tenant at the property based upon a net lease. The Tenant pays the base rent, property taxes and property insurance. In addition, the Tenant is responsible for the inside of the property with the Landlord being responsible for the structure, the OA dues and HVAC replacement. Given the specialized nature of the medical practice, the Tenant would face significant operational challenges to relocate, including specialized build-outs, equipment relocation, and regulatory requirements.

This is an outstanding smaller, single tenant investment opportunity, requiring very little management effort and offers consistent income and security from a credit worthy, recession resistant tenant that would find it difficult to relocate.



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Tenant Profile

Agile Occupational Medicine is a leader in occupational medicine with 43 locations across California and Arizona. As of mid-2025, following a merger with Akeso Occupational Health, Agile became the nation's second-largest independent occupational medicine provider.

Agile delivers comprehensive clinical services tailored to the unique needs of both employees and employers. In addition to core work injury treatment, clinics offer a broad suite of ancillary services designed to accelerate healing and restore physical function, including physical therapy, chiropractic care, and acupuncture. Agile provides essential services—workers' compensation injury management, DOT physicals, drug testing, and employee screening, services required by law for many employers (logistics, manufacturing, etc.), making them a stable, recession-resistant tenant.

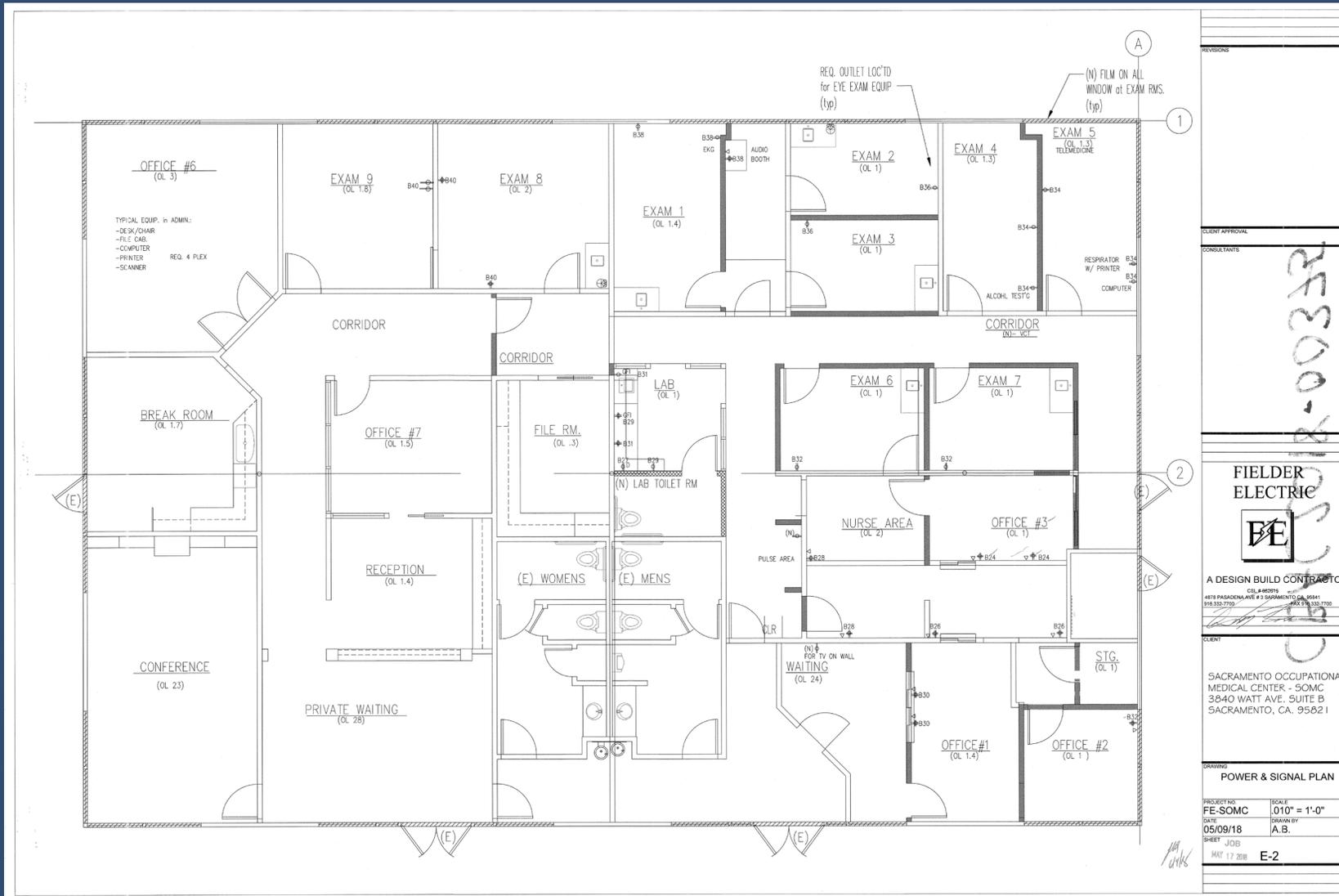
Tenancy Highlights:

- Well-capitalized tenant with private equity backing
- Essential "Needs-Based" Service:
- Strong Regional Footprint
- Long-Term Client Base
- High-Quality Medical Tenant

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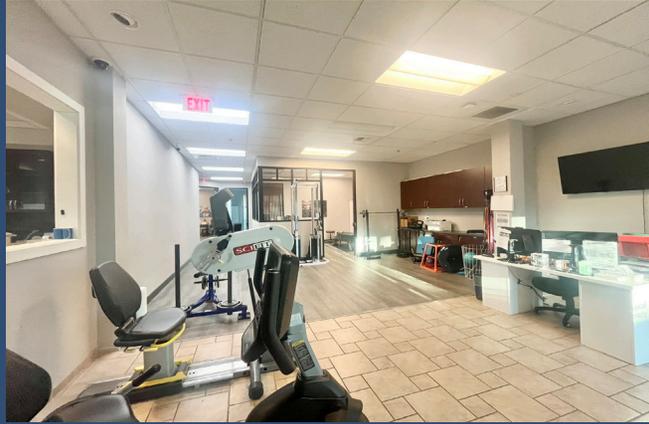
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Floor Plan



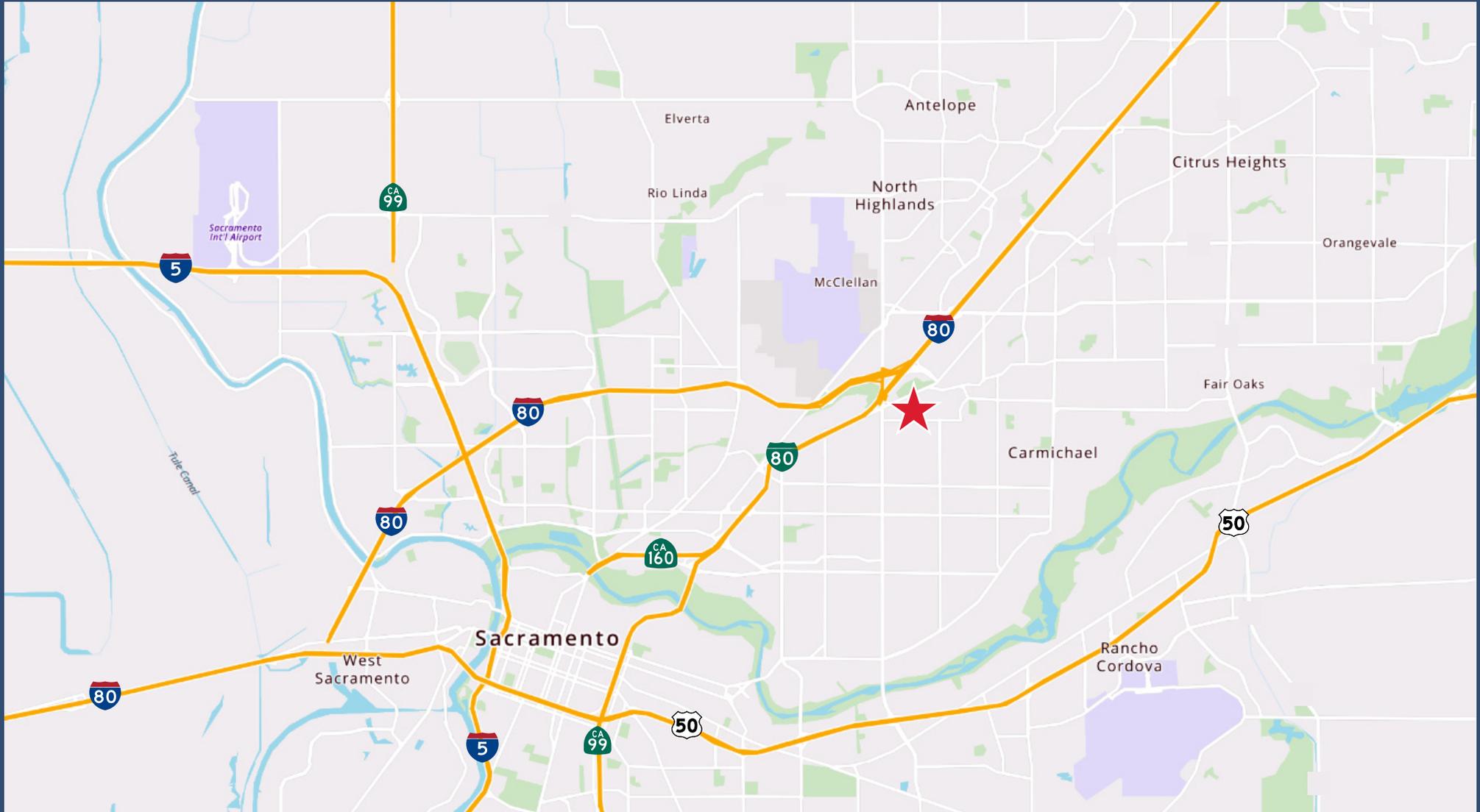
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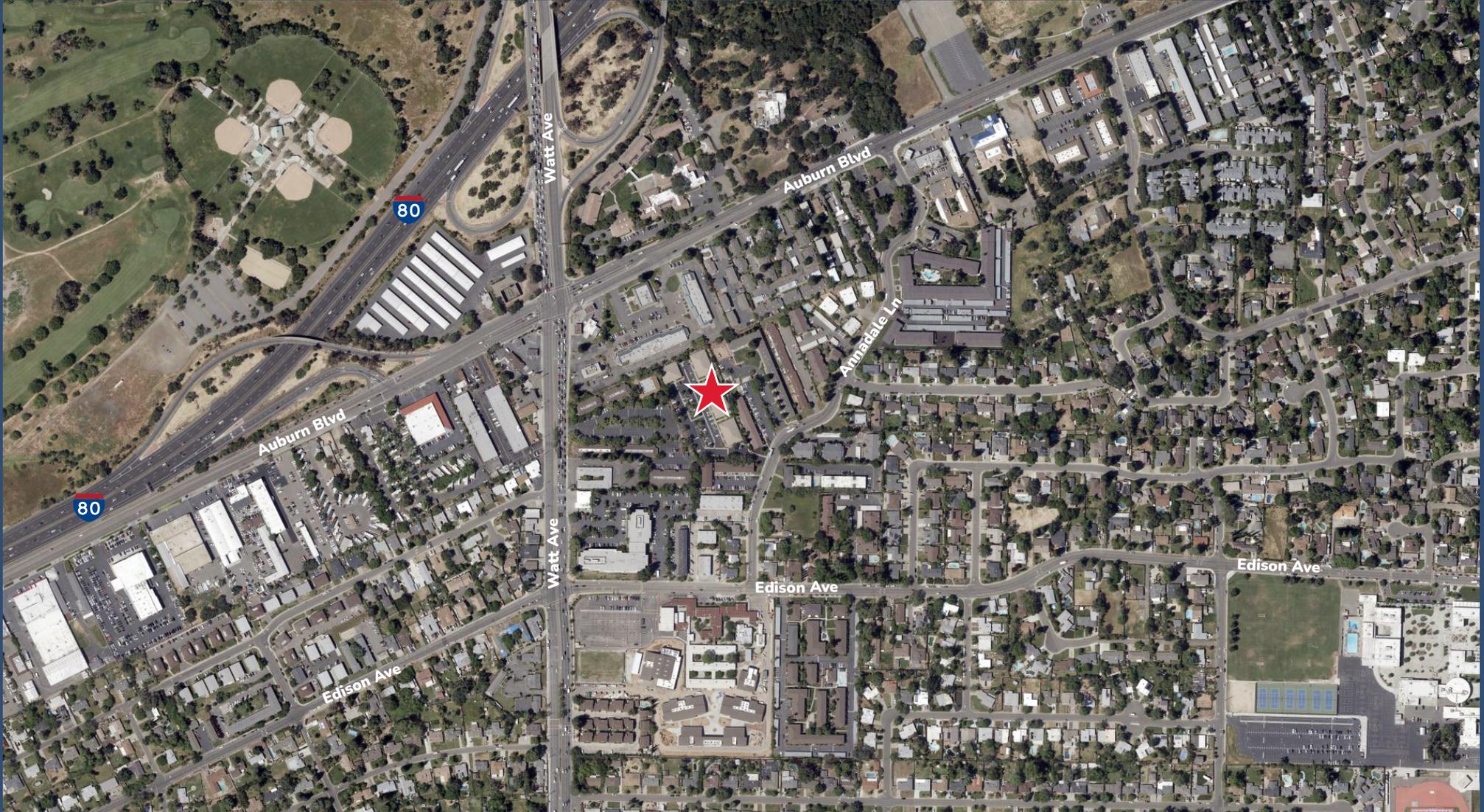
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Key Facts: 5 Mile Radius



365,689
Total Population



\$88,443
Average Household Income



17,513
Businesses



122,423
Daytime Employees



66,640
Owner Occupied Households



\$424,229
Median Home value

ADT Watt Avenue (Cross St Auburn Blvd S) **51,894** (2024)