

\$120,000
PRICE REDUCTION

3945

**Marysville
Boulevard**

**Dental Office Building
Sacramento, CA**

For Sale Dental Office Building
Owner/User or Investment Opportunity





Marysville
Boulevard



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THE OPPORTUNITY

± 8,067 RSF	\$2,880,000 PURCHASE PRICE	TURN-KEY DENTAL OFFICE	5 YEARS LEASE REMAINING
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TURN-KEY DENTAL BUILDING OWNER/USER OR INVESTMENT OPPORTUNITY IN NATOMAS

This remarkable investment opportunity in Sacramento, CA, presents a perfect scenario for both investors and established dentists seeking a future home for their practice. This turn-key dental building boasts a spacious 8,067 square feet and offers a secure investment with a ± 6 year lease already in place, that could be made available immediately upon close to an owner/user.

GUARANTEED RETURN ON INVESTMENT:

- **Stable Income Stream:** Enjoy a consistent and reliable income stream throughout the lease term, with a well-established tenant already occupying the space.
- **Prime Location Advantage:** Natomas' growing population ensures continued demand for dental services, making this a sound long-term investment.

OWN AND OCCUPY OPPORTUNITY:

- **Future Flexibility:** As the lease nears its end, capitalize on the chance to seamlessly transition the space into your dream dental practice, eliminating the need for construction or build-out delays.
- **Own Your Space:** Invest in your future by owning the building you operate from. This not only fosters stability but also offers potential tax benefits and equity-building opportunities.

MOVE-IN READY CONVENIENCE:

- **Turn-Key Design:** The meticulously designed space features modern dental infrastructure, ready to accommodate a variety of dental practices.
- **Minimize Disruption:** Existing tenants often maintain the property well, ensuring a smooth transition for future owner-occupants.



BEYOND THE BUILDING:

- **Natomas' Charm:** This desirable Sacramento suburb offers a thriving community and a family-friendly atmosphere, ideal for attracting patients.
- **Accessibility and Growth:** The Property's convenient location ensures easy patient access, with ample parking available. Natomas' continued growth potential bodes well for future value appreciation.

This turn-key dental building presents a unique opportunity to secure a stable investment or lay the foundation for your future dental practice or as a perfect long term investment for your real estate portfolio.

Note: The current tenant, Western Dental, has an expiring lease, with no options 12/31/2030, and may be open to a lease termination in advance of that for an owner/user.

PROPERTY DETAILS

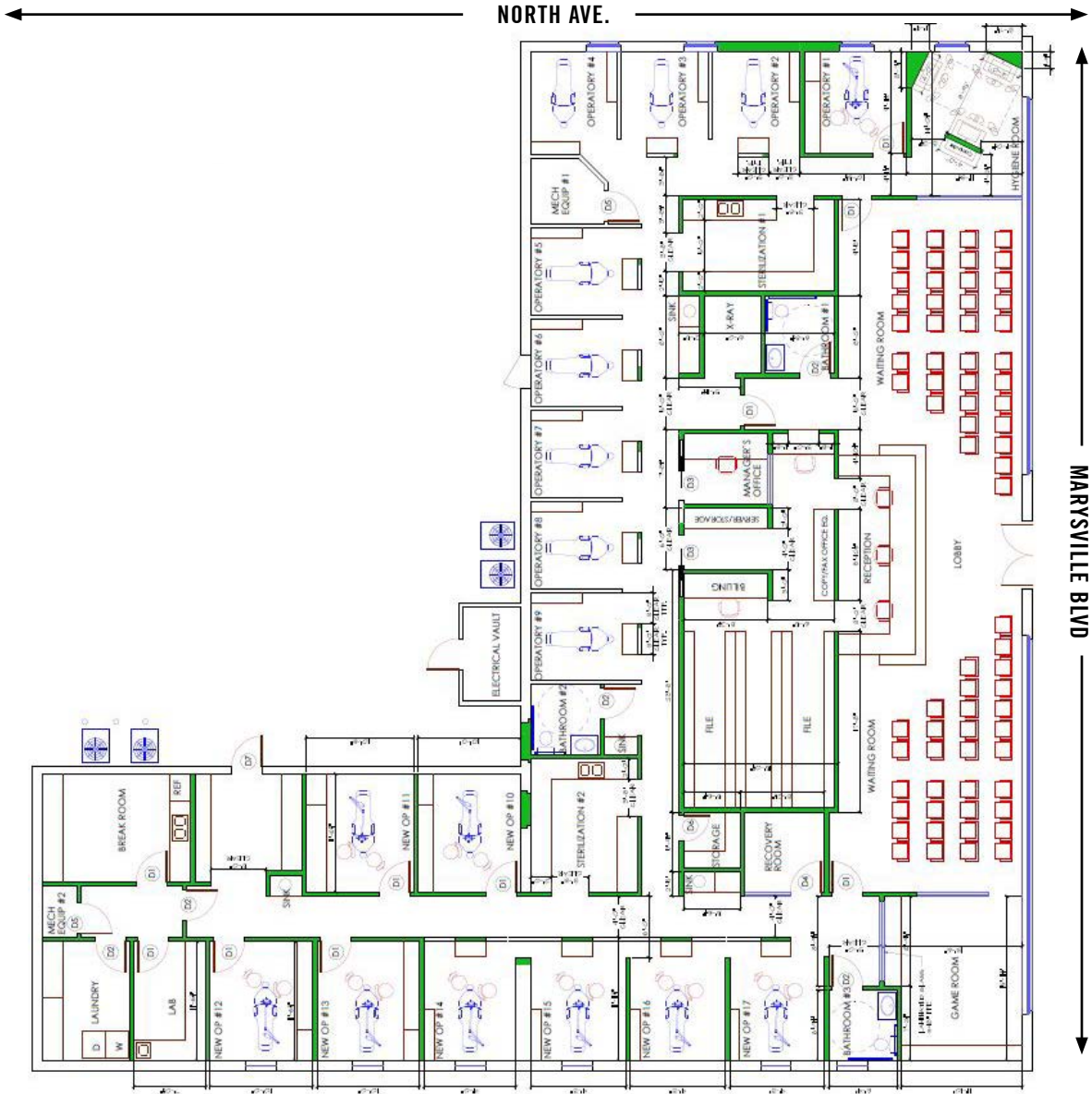
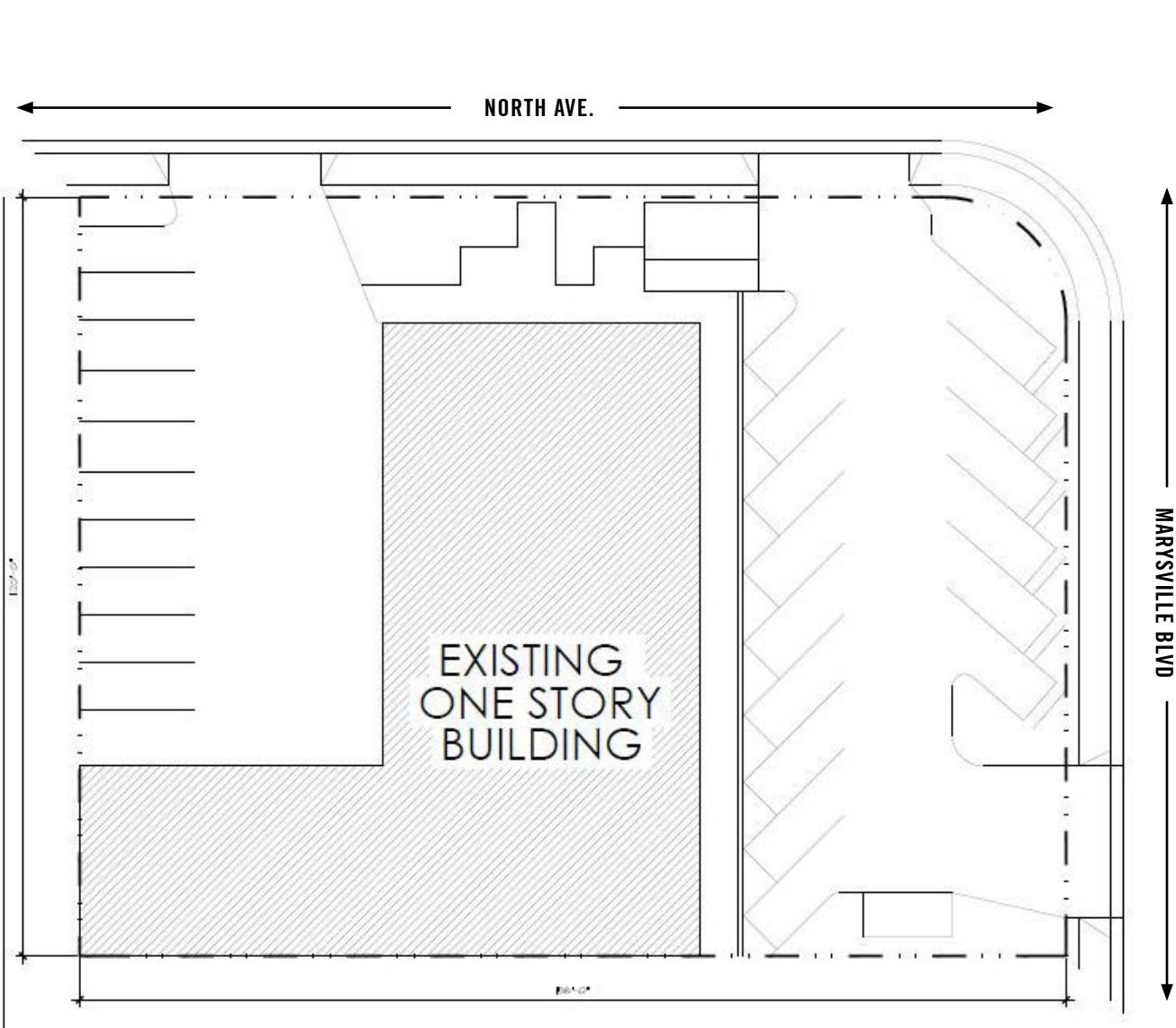
Address:	3945 Marysville Blvd, Sacramento, CA 95838
APN:	251-0044-002
County:	Sacramento County
Purchase Price:	\$2,880,000
Capitalization Rate:	5.87%
Building Size:	± 8,067 SF
Building Type:	Medical / Dental Building
Stories:	One (1)
Parcel Size:	± 18,731 SF
Year built:	1947
Zoning:	C-2
Current Lease Expiration:	12/31/2030
Options to Renew:	None

Notes: The current tenant, Western Dental, has an expiring lease, with no options 12/31/2030, and may be open to a lease termination in advance of that for an owner/user.



SITE PLAN

FLOOR PLAN



ECONOMICS

REVENUE

Suite	Tenant	Size	Expiration	Base Rent Per Mo	Base Rent Per Year MG
108-110	Western Dental	8,067	12/31/30	\$16,140.35	\$193,684.20
	Base Year Passthrough			\$1,961.94	\$23,543.24
Subtotal		8,067		\$18,102.29	\$217,227.44

EXPENSES

Item	Per Month	Per Year
Transaction Fee	\$0.00	\$0.00
Business Tax	\$0.00	\$0.00
CAM Expense	\$0.00	\$0.00
Insurance Expense	\$179.36	\$2,152.27
Janitorial Expense	\$73.33	\$880.00
Landscaping & Groundkeeping	\$308.33	\$3,700.00
License & Permit Fee	\$8.26	\$99.16
Repairs & Maintenance	\$385.63	\$4,627.50
Taxes - Property	\$3,052.98	\$36,635.71 *
Subtotal	\$4,007.89	\$48,094.64
Net Operating Income		\$169,132.80

* Note: based on disposition price of \$2,880,000





NATOMAS

THRIVE IN NATOMAS: A COMMUNITY WHERE DENTISTRY FLOURISHES

Sacramento’s dynamic Natomas region offers a fertile ground to cultivate a thriving dental practice. This fast-growing community presents an exceptional opportunity to cater to a diverse and expanding patient base.

Owning a dental practice in Natomas positions you at the heart of a flourishing community. This strategic location, coupled with the building’s features, presents a remarkable opportunity to establish a successful and enduring dental practice.

POPULAR RESTAURANTS & AMENITIES NEAR 3945 MARYSVILLE BLVD (NOT ALL ARE MENTIONED HERE):

AutoZone Auto Parts	El Pollo Loco	Hagginwood Elementary	Lucky Express	Robla Community Park
Cap City Kreationz	El Senor del Monte Taco	Haggin Oaks Golf Complex	Luna’s Flame & Grill	Smart & Final Extra!
Castori Park	Fiji Mart	Hooten Tire Co	Michael J. Castori Elementary	Taylor Street Park
Connie’s Drive-In	Foods Co	Jimboy’s Tacos	Pothong Market	Tori’s Place
dd’s DISCOUNTS	Futures High School	Jimmy’s Deli Soul Food	Pupusas Central	USPS
Del Paso Country Club	Grant Union High School	Keema School	Q & R BBQ	Valley Tire & Wheel
Dollar General	Grant West High School	Las Nenas Taqueria	Rainbow Market	Viva Supermarket



A COMMUNITY ON THE RISE:

- **Explosive Growth:** Natomas is one of the fastest-growing areas in Sacramento, attracting young families and professionals. This translates to a constant influx of new patients seeking dental services.
- **Family-Oriented Focus:** With numerous schools and a family-friendly atmosphere, Natomas presents a lucrative market for pediatric dentistry, orthodontics, and general dentistry services.

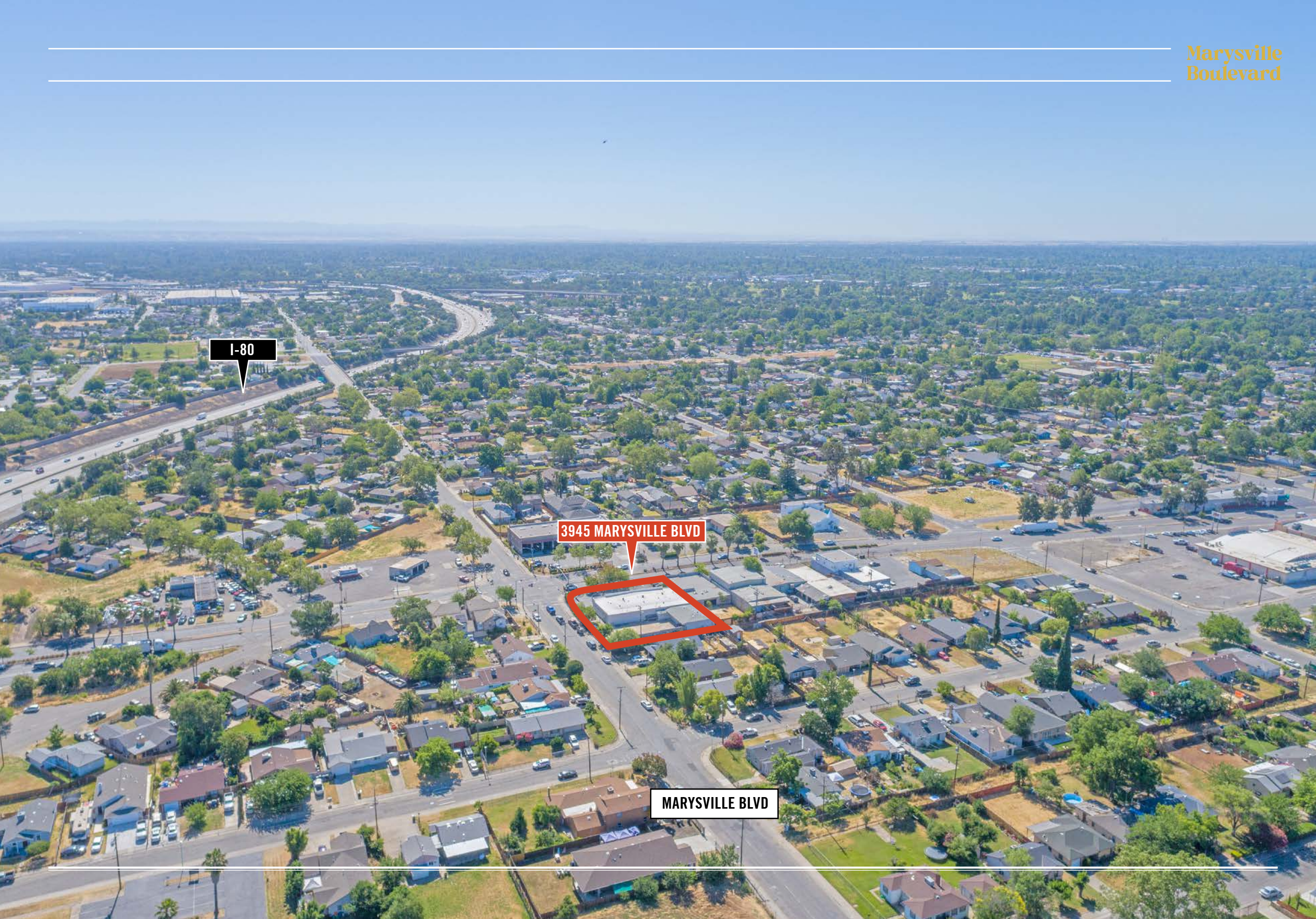
STRATEGIC ADVANTAGES:

- **Central Hub:** Natomas boasts a central location within Sacramento, offering convenient access to patients from all corners of the city.
- **Excellent Infrastructure:** The area features a well-developed network of roads and highways, ensuring easy patient commutes and ample parking options near the property.

BEYOND DEMOGRAPHICS:

- **Active Lifestyle:** Natomas residents enjoy a vibrant lifestyle, with access to parks, trails, and outdoor recreation facilities. This focus on health and wellness fosters a strong demand for preventative dental care.
- **Economic Powerhouse:** Natomas is home to a booming business sector, attracting professionals with disposable income and a focus on maintaining good oral health.

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COMMERCIAL REAL ESTATE