

Investment/Owner-User

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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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
Key Lease Details	Rent (2025): \$109,100.82 OA Dues: \$16,586 NOI: \$92,514.71 Lease end date: 09/30/2027
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 and their lease coming up for renewal in 2027.

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.

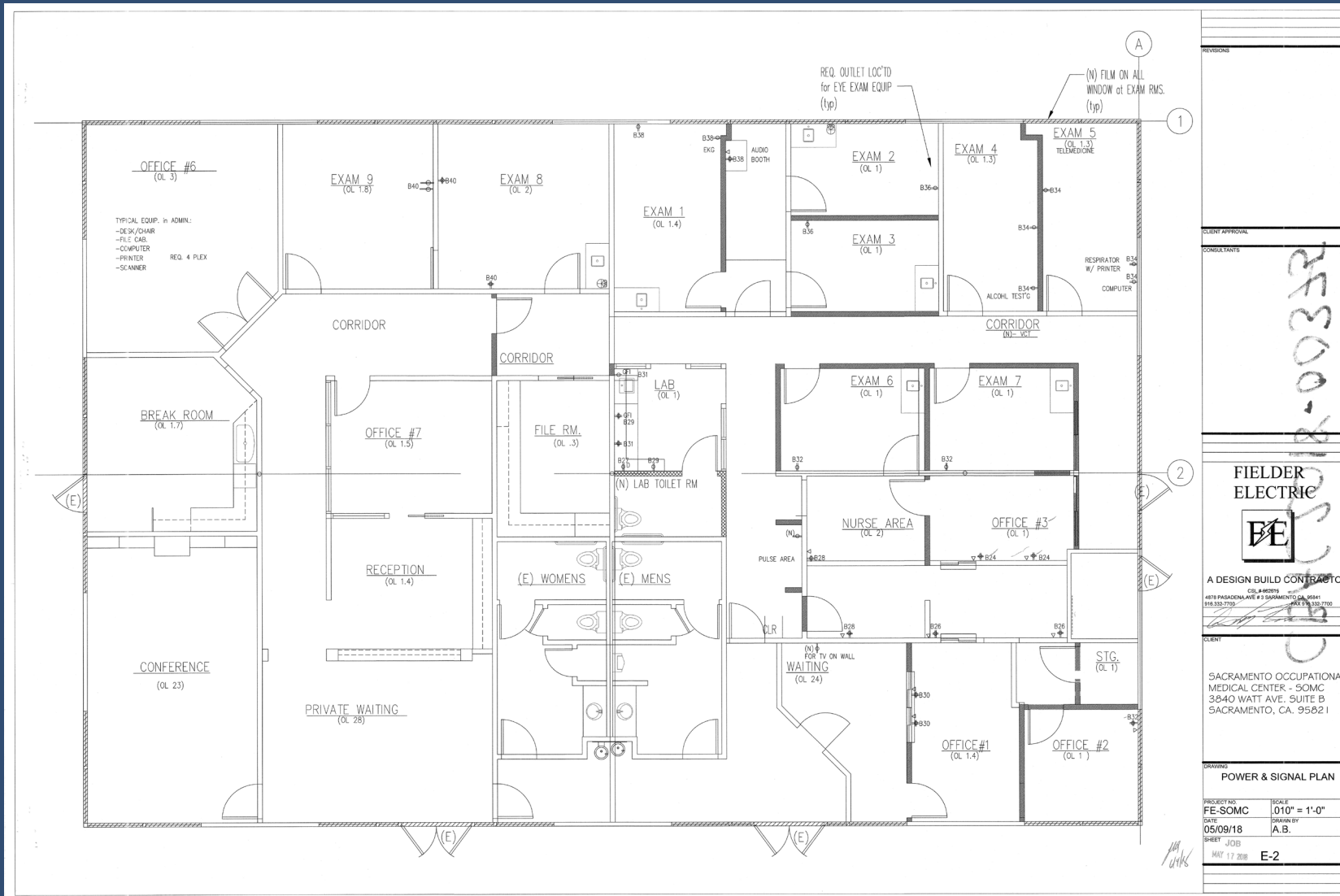
Tenancy Highlights:

- 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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Floor Plan



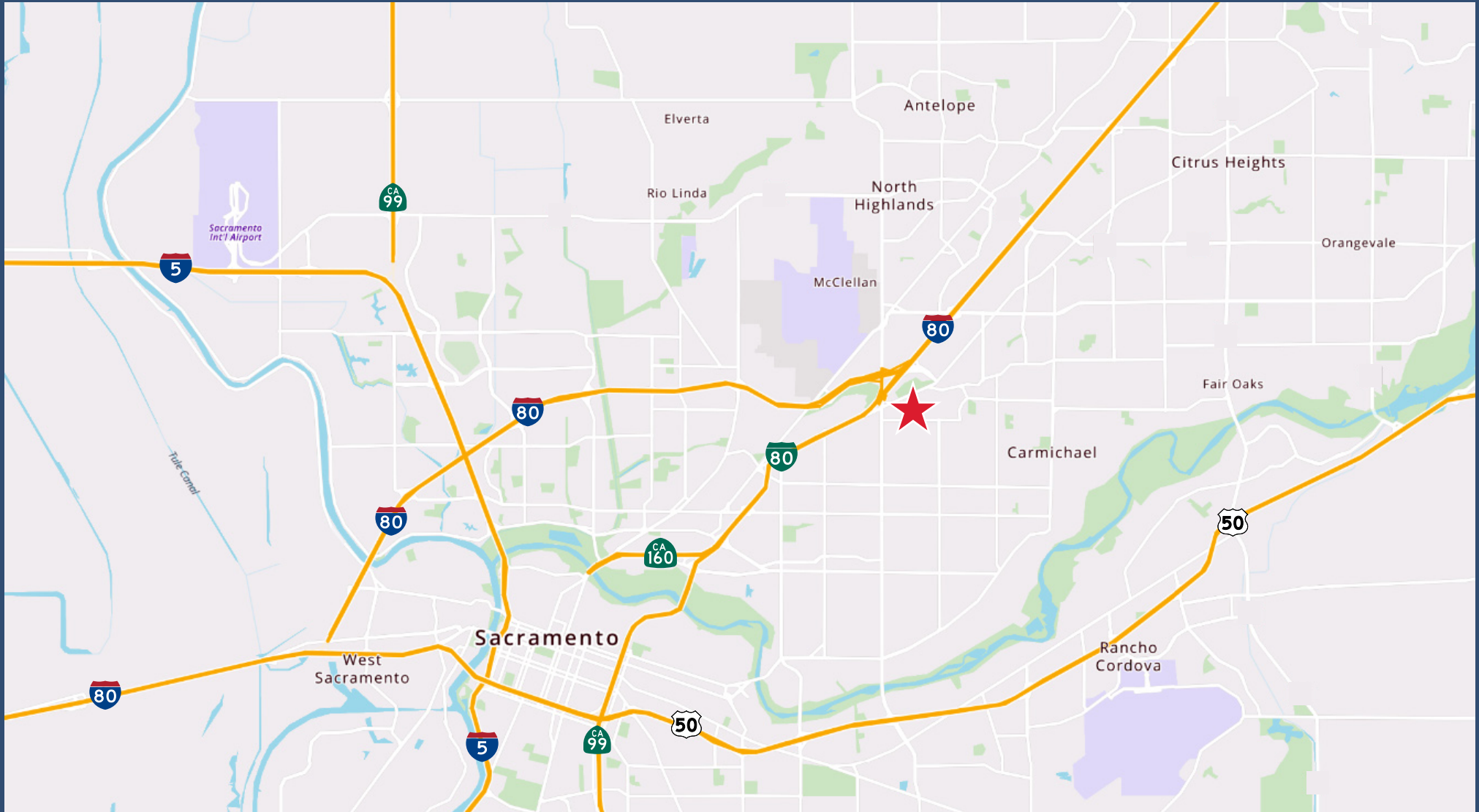
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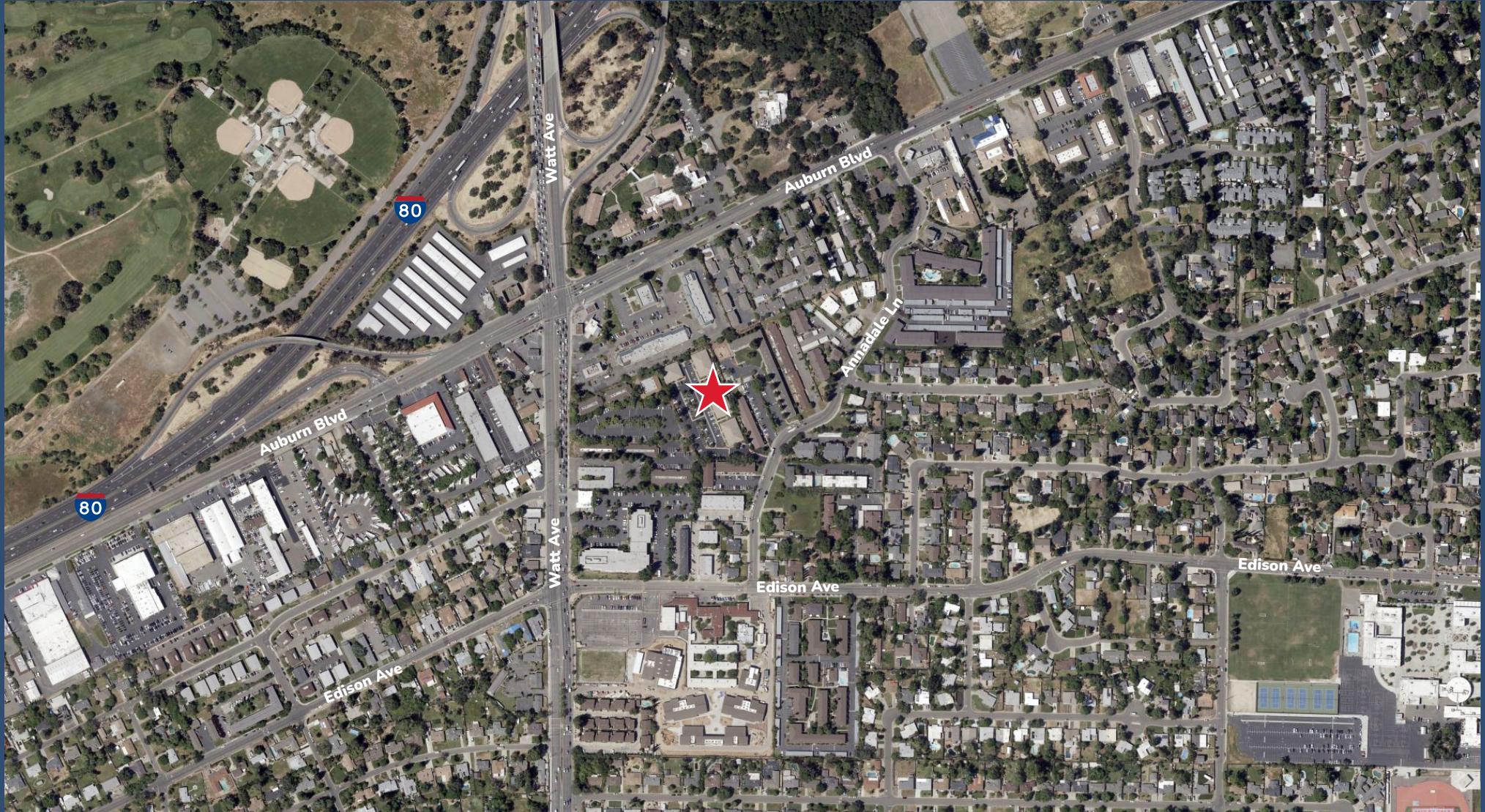
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Key Facts: 5 Mile Radius



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)