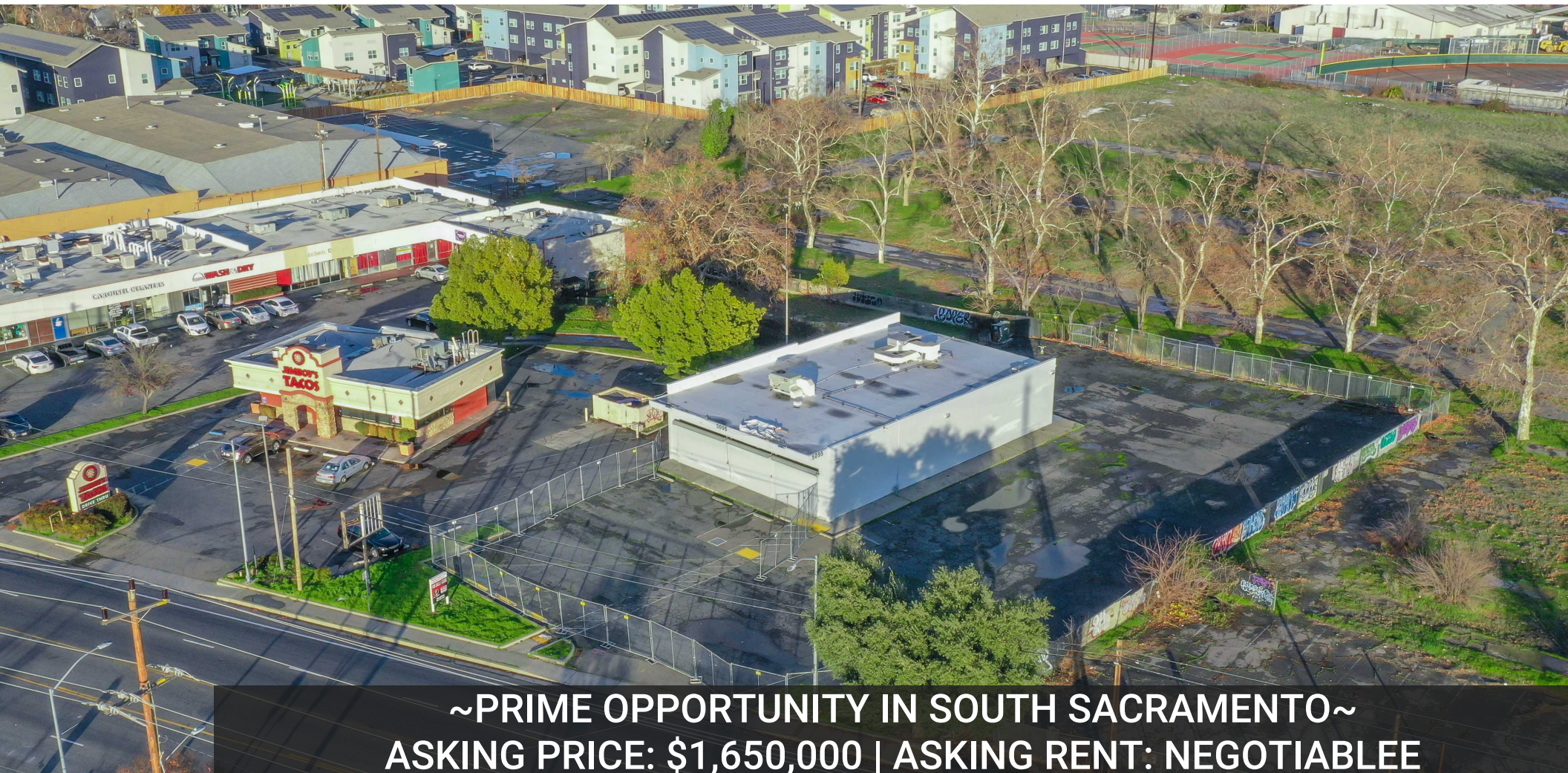


FOR SALE & LEASE OFFERING MEMORANDUM

OLD PAYLESS SHOESOURCE BUILDING

5095 STOCKTON BOULEVARD, SACRAMENTO, CA 95820



~PRIME OPPORTUNITY IN SOUTH SACRAMENTO~
ASKING PRICE: \$1,650,000 | ASKING RENT: NEGOTIABLE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

TUAN V. NGUYEN

Director

O: (916) 798-5798

C: (916) 798-5798

tuan@kwcommercial.com

01754434, CA

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

5095 STOCKTON BOULEVARD



PROPERTY OVERVIEW

KW Commercial is pleased to present an excellent opportunity to purchase or lease a free-standing commercial building located at 5095 Stockton Blvd, Sacramento, CA 95820. This property offers approximately $\pm 4,025$ square feet of building space situated on a ± 0.57 -acre lot, strategically located on a high-traffic commuter and transit corridor in the South Sacramento submarket.

The property is zoned C-2-SPD, allowing for a wide range of commercial uses, including office, retail, and mixed-use developments. It is ideally positioned within a bustling area surrounded by well-established neighborhoods and prominent national tenants such as Walmart, FoodsCo, Smart & Final, SF (Shun Fat) Supermarket, and Planet Fitness. The location also boasts a vibrant multicultural food scene, making it one of the most diverse dining hubs in the region.

This property offers an excellent opportunity for investors, developers, and owner-users alike. Investors and developers can leverage the potential to re-tenant or redevelop the property, while owner-users have the option to take immediate occupancy and establish their footprint in this vibrant submarket.

Don't miss out this rare chance to acquire a versatile and well-located property in the heart of South Sacramento's bustling commercial landscape.

OFFERING SUMMARY AND PROPERTY HIGHLIGHTS

5095 STOCKTON BOULEVARD



OFFERING SUMMARY

Asking Price:	\$1,650,000
APN #s:	023-0111-028- (Building)*029-(Vacant Land)
Asking Price For Building:	\$1,450,000 (Building \$360.25 per square foot)
Asking Price For Vacant Land:	\$200,000 (\$16.91 per square foot)
Asking Rent:	Negotiable + NNN
Building Size:	±4,025 sq. ft. on ±0.30 acres
Vacant Land:	0.27 acres
Zoning:	C-2-SPD
Parking Spaces:	60
Cross Street:	Fruitridge Road
Airport:	Sacramento International Airport
Submarket:	South Sacramento
Traffic Counts:	±25,731 ADT
Year Built:	1970

PROPERTY HIGHLIGHTS

Surrounded by major national retailers and popular brands, including Smart & Final, Planet Fitness, Dutch Bros Coffee, Popeye's, and Ross, ensuring a steady draw of customers to the area.

Located in the heart of "Little Saigon" area, a 2 mile stretch of Stockton Blvd between Florin Rd and Fruitridge Road.

Just minutes away from UC Davis Med Center and new Aggie Square development.

Great ingress and egress with excellent proximity to Highway 99.

Centrally located in the South Sacramento submarket.

High visibility on Stockton Boulevard.

Positioned in a densely populated area with Sacramento's renowned diversity, making it one of the most multicultural cities in the U.S.

High Day and Evening Population.

Surrounded by a strong mix of retail, dining, and service providers that draw consistent visitor traffic.

PARCEL MAP

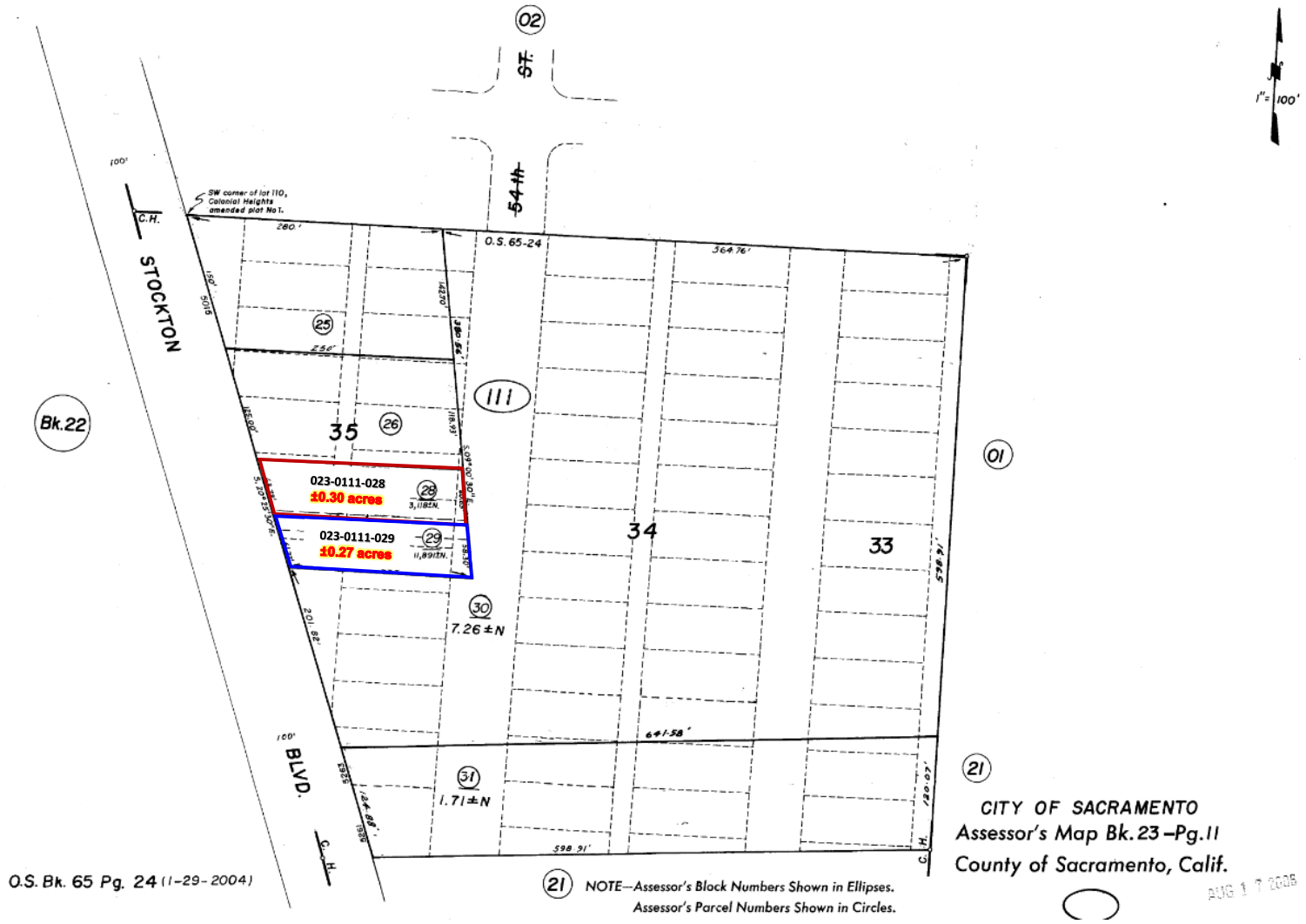
5095 STOCKTON BOULEVARD



POR. COLONIAL HEIGHTS & COLONIAL HEIGHTS AMD. PLAT NO. 1

Tax Area Code

23-11



O.S. Bk. 65 Pg. 24 (1-29-2004)

(21) NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 23-Pg. 11
County of Sacramento, Calif.

AUG 17 2006

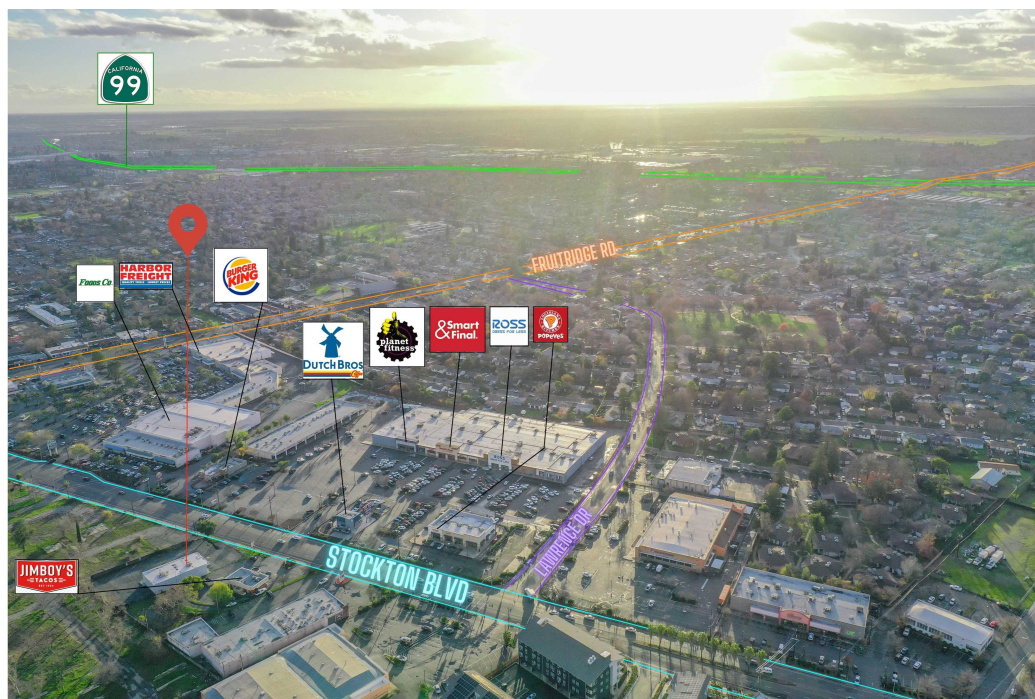
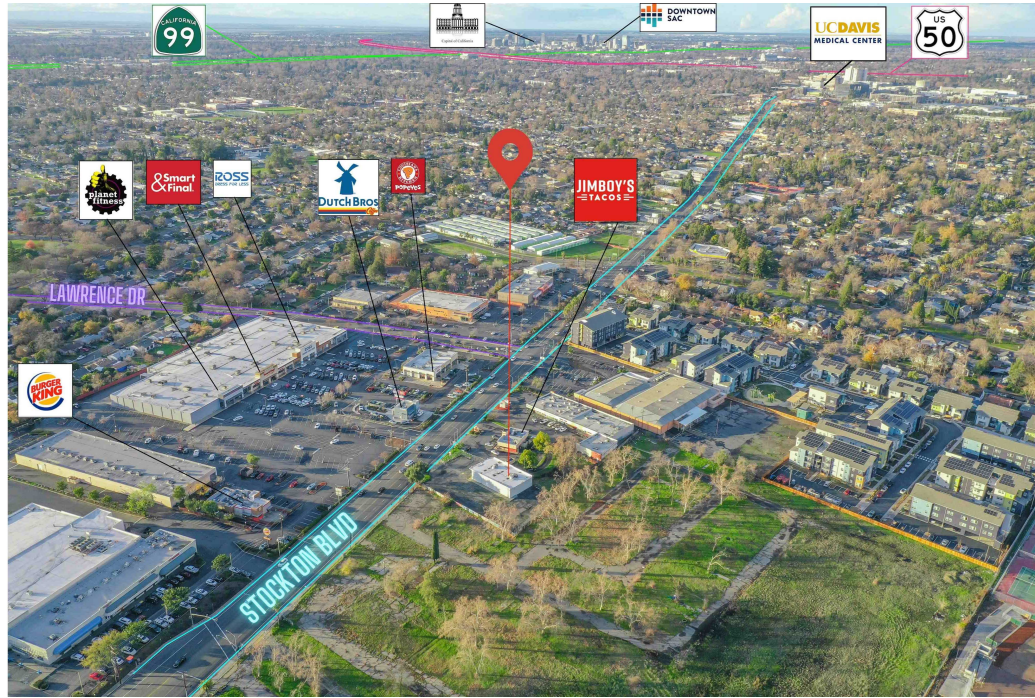
PROPERTY PHOTOS

5095 STOCKTON BOULEVARD



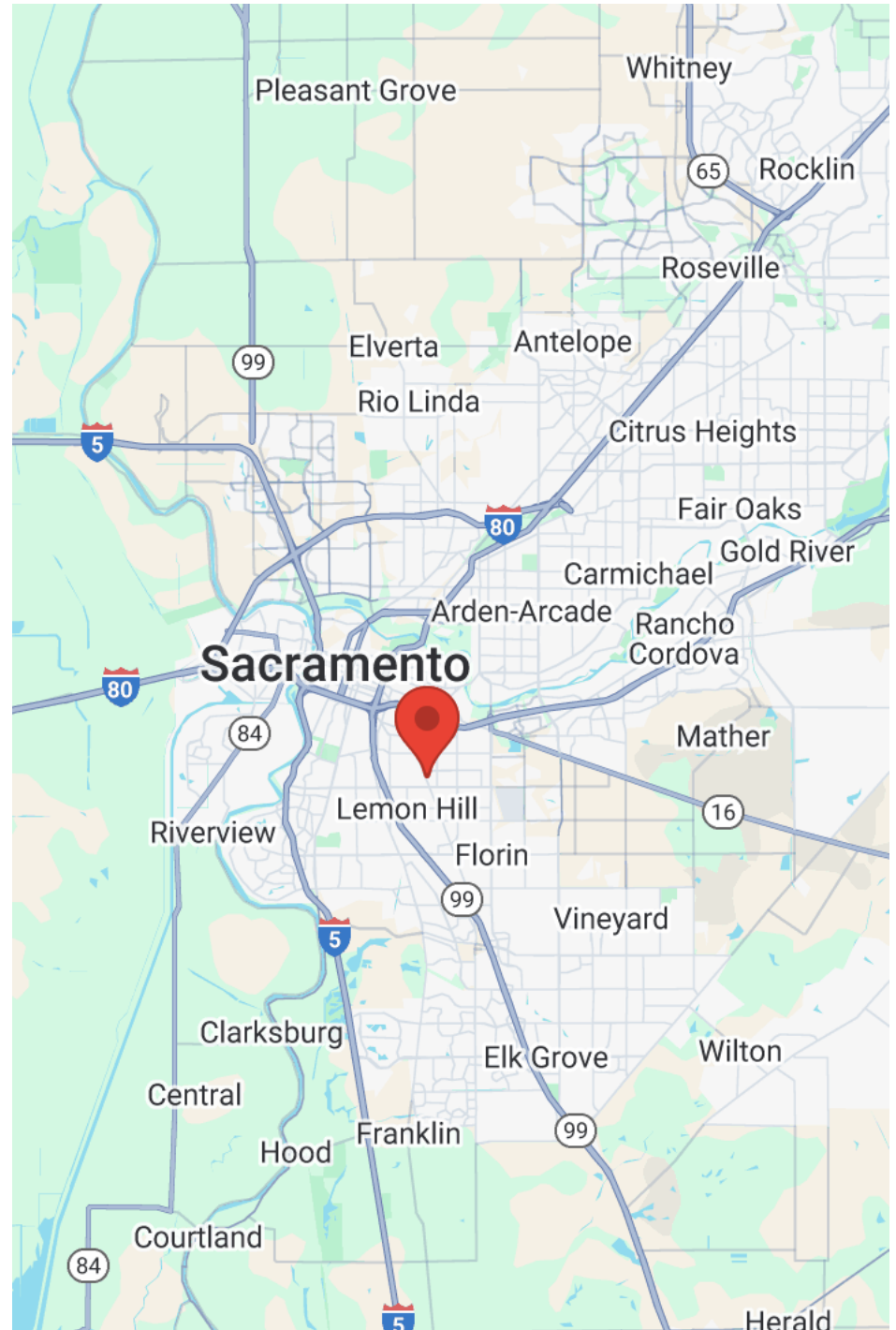
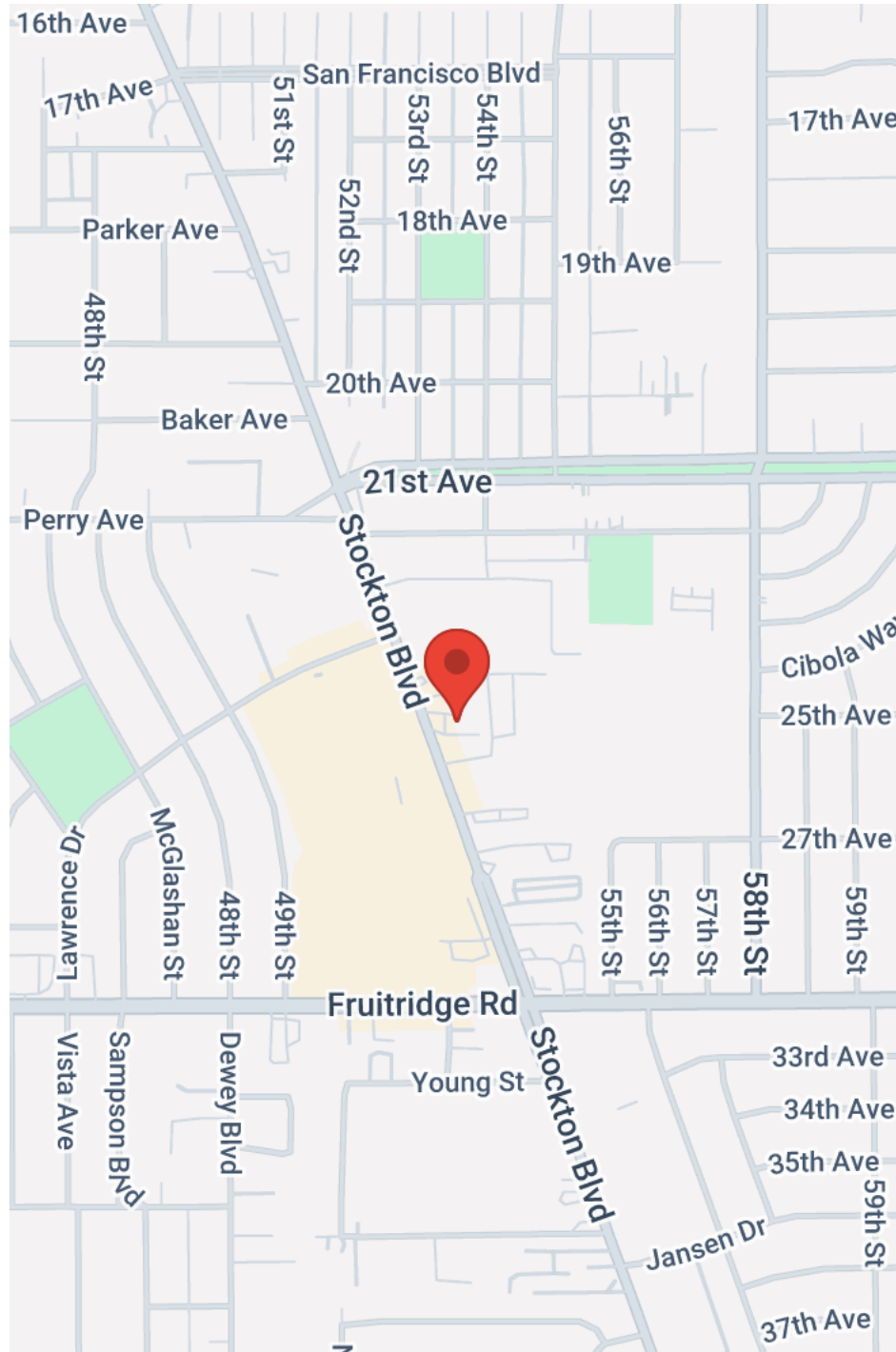
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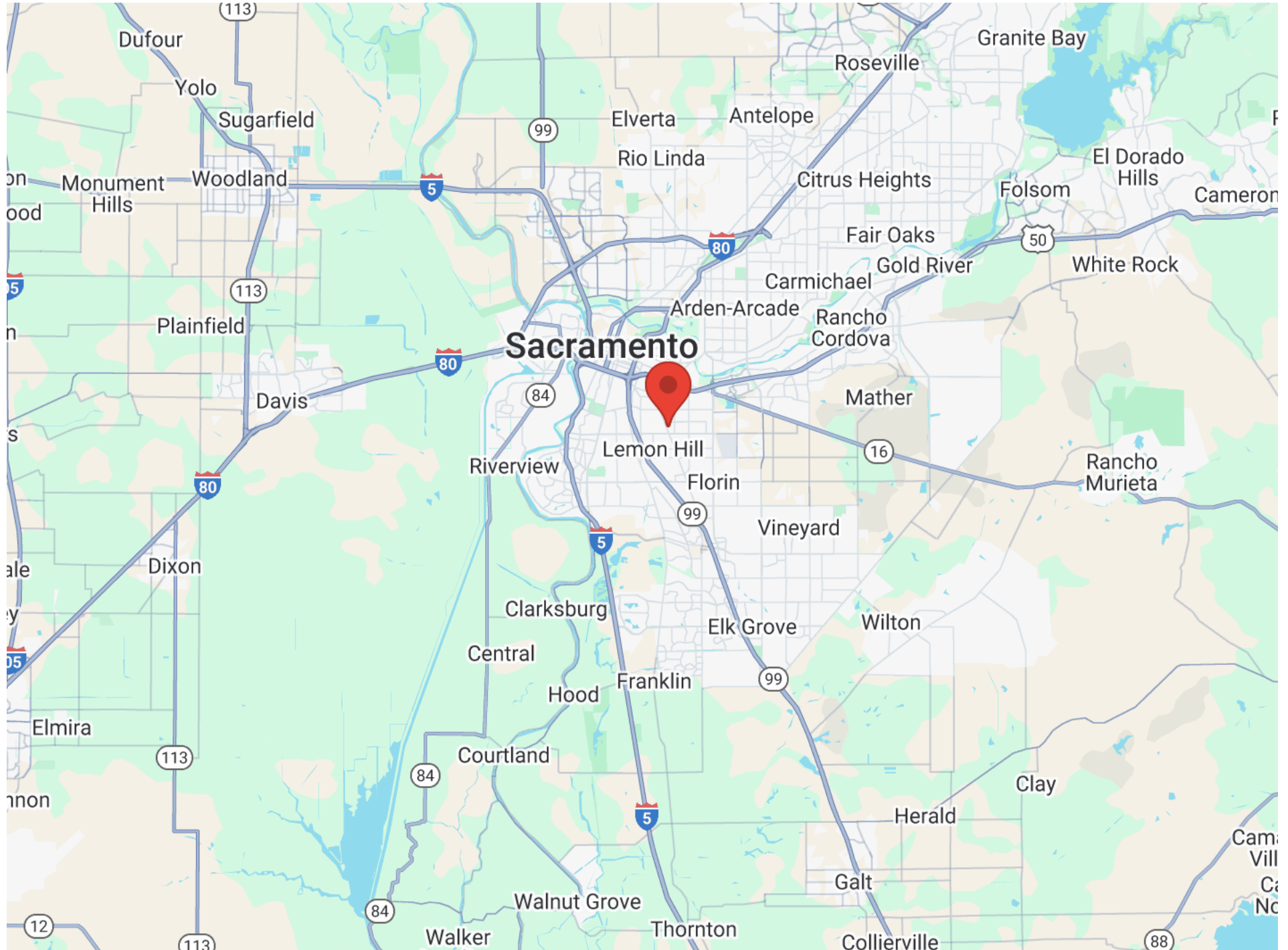
LOCATION MAPS

5095 STOCKTON BOULEVARD



REGIONAL MAP

5095 STOCKTON BOULEVARD



DEMOGRAPHICS

5095 STOCKTON BOULEVARD



Demographic Summary Report

5095 Stockton Blvd, Sacramento, CA 95820

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	26,036	173,126	429,401
2024 Estimate	25,830	171,545	425,784
2020 Census	25,614	169,010	421,203
Growth 2024 - 2029	0.80%	0.92%	0.85%
Growth 2020 - 2024	0.84%	1.50%	1.09%
2024 Population by Hispanic Origin	11,270	61,341	128,700
2024 Population	25,830	171,545	425,784
White	7,836 30.34%	56,405 32.88%	151,320 35.54%
Black	2,497 9.67%	17,619 10.27%	50,685 11.90%
Am. Indian & Alaskan	535 2.07%	2,995 1.75%	6,269 1.47%
Asian	3,521 13.63%	30,743 17.92%	77,631 18.23%
Hawaiian & Pacific Island	620 2.40%	2,980 1.74%	7,168 1.68%
Other	10,821 41.89%	60,803 35.44%	132,710 31.17%
U.S. Armed Forces	12	259	562
Households			
2029 Projection	8,821	61,161	161,844
2024 Estimate	8,760	60,559	160,265
2020 Census	8,718	59,389	157,368
Growth 2024 - 2029	0.70%	0.99%	0.99%
Growth 2020 - 2024	0.48%	1.97%	1.84%
Owner Occupied	4,543 51.86%	28,712 47.41%	72,744 45.39%
Renter Occupied	4,217 48.14%	31,847 52.59%	87,521 54.61%
2024 Households by HH Income	8,761	60,559	160,265
Income: <\$25,000	1,707 19.48%	12,842 21.21%	30,906 19.28%
Income: \$25,000 - \$50,000	1,637 18.69%	11,518 19.02%	28,065 17.51%
Income: \$50,000 - \$75,000	2,040 23.29%	10,991 18.15%	28,218 17.61%
Income: \$75,000 - \$100,000	1,197 13.66%	7,549 12.47%	20,799 12.98%
Income: \$100,000 - \$125,000	868 9.91%	5,937 9.80%	16,214 10.12%
Income: \$125,000 - \$150,000	420 4.79%	3,780 6.24%	11,136 6.95%
Income: \$150,000 - \$200,000	524 5.98%	3,730 6.16%	11,005 6.87%
Income: \$200,000+	368 4.20%	4,212 6.96%	13,922 8.69%
2024 Avg Household Income	\$77,313	\$84,138	\$91,237
2024 Med Household Income	\$60,554	\$62,632	\$67,901