

**AVAILABLE
FOR PURCHASE!**

10971

sun center

Rancho Cordova, CA

TAKE THE



VIRTUAL TOUR

PROSPECT PARK OFFICE SPACE AVAILABLE



GPRVENTURES

CBRE

strategic advantage: own 10971 sun center

Elevate your business and unlock significant financial benefits by owning 10971 Sun Center, a 44,758 SF Class A Office Property featuring 17,749 SF to owner-occupy.

WHY OWN? THE 10-YEAR FINANCIAL IMPACT:

- **LEASING:** Equivalent Class A space would cost an average of \$37,473/month (\$2.11/SF).
- **OWNING 10971 SUN CENTER:** Your average monthly expense is dramatically reduced to \$14,000 (\$0.79/SF), thanks to in-place income from a Global Credit Tenant through 2036.

When incorporating appreciation, tax savings, and principal paydown, a company will save approximately \$4.25 million over 10 years as compared to leasing, converting an expense into an asset!

Flexible Options: Whether you need 17,749 SF, a smaller 10,000 SF, or are interested in short-term Seller Financing, we have solutions to fit your company's needs. Secure your future with a strategic investment.

Call us today!



lease vs. purchase analysis

ASSUMPTION TABLE

BUILDING SIZE	44,758 SF
SPACE OCCUPIED BY OWNER	17,749 SF
BUILDING PURCHASE PRICE	\$159 PSF
TENANT IMPROVEMENT COST	\$15 PSF
MARKET LEASE RATE (NNN)	\$1.20 PSF/MO
MORTGAGE AMORTIZATION TERM	25 YEARS
MORTGAGE DOWN PAYMENT	30.00%
MORTGAGE INTEREST RATE	6.50%/YR
RENT & EXPENSE ESCALATION	3.00%/YR
BUILDING APPRECIATION	1.00%/YR
BUILDING SELLING COSTS	7.00%
OPERATING EXPENSES:	
REAL PROPERTY TAXES (1.225%/YR)	\$0.16/MO
REPAIRS AND MAINTENANCE	\$0.10/MO
INSURANCE	\$0.04/MO
JANITORIAL	\$0.07/MO
LANDSCAPE	\$0.03/MO
MISCELLANEOUS	\$0.09/MO
UTILITIES	\$0.15/MO
TOTAL	\$0.64/MO

PURCHASE COST AND MORTGAGE TABLE

Building Purchase Price	\$159 PSF
Tenant Improvement Cost	\$15 PSF
Total Cost	\$174 PSF
Building Size	44,758 SF
Total Cost	\$7,787,892
Down Payment	\$2,336,368
Mortgage	\$5,451,524

YEAR 1 MORTGAGE PAYMENT	\$441,709/YR
	\$36,809/MO
	\$0.82 PSF/MO

continued >

DISCLAIMER: These projections were prepared by CBRE, Inc. and reflect one possible perspective of purchase, leasing, and mortgage opportunities that may be available in the market. They do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein. Prospective investors must develop their own independent market analysis, projections, and assumptions before making any decisions.

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

lease vs. purchase analysis *(continued)*

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
LEASE SCENARIO											
NNN RENT PSF/MO	\$1.20	\$1.24	\$1.27	\$1.31	\$1.35	\$1.39	\$1.43	\$1.48	\$1.52	\$1.57	\$1.38
EXPENSES PSF/MO	0.64	0.66	0.68	0.70	0.72	0.74	0.77	0.79	0.81	0.84	0.74
GROSS RENT PSF/MO	1.84	1.90	1.95	2.01	2.07	2.14	2.20	2.27	2.33	2.40	2.11
GROSS RENT PSF/MO	\$1.84	\$1.90	\$1.95	\$2.01	\$2.07	\$2.14	\$2.20	\$2.27	\$2.33	\$2.40	\$2.11
MONTHS	12	12	12	12	12	12	12	12	12	12	120
SQUARE FEET	17,749	17,749	17,749	17,749	17,749	17,749	17,749	17,749	17,749	17,749	17,749
LEASING COSTS	\$392,255	\$404,022	\$416,143	\$428,627	\$441,486	\$454,731	\$468,373	\$482,424	\$496,896	\$511,803	\$4,496,760
PURCHASE SCENARIO											
MORTGAGE PAYMENT PSF/MO	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82	\$0.82
EXPENSES PSF/MO	0.64	0.66	0.68	0.70	0.72	0.74	0.77	0.79	0.81	0.84	0.74
GROSS PAYMENTS PSF/MO	\$1.46	\$1.48	\$1.50	\$1.52	\$1.54	\$1.57	\$1.59	\$1.61	\$1.64	\$1.66	\$0.31
MONTHS/YR	12	12	12	12	12	12	12	12	12	12	120
SQUARE FEET	44,758	44,758	44,758	44,758	44,758	44,758	44,758	44,758	44,758	44,758	44,758
LEASE INCOME	583,394	600,896	618,923	637,491	656,616	676,314	696,603	717,502	739,027	761,197	
GROSS PAYMENTS	202,956	195,793	188,416	180,817	172,990	164,928	156,625	148,073	139,263	130,190	1,680,051
	\$202,956	\$195,793	\$188,416	\$180,817	\$172,990	\$164,928	\$156,625	\$148,073	\$139,263	\$130,190	\$1,680,051
PURCHASING COSTS OVER 10 YEARS											
					AVG/PSF/	AVG/MO	AVG/YR				10 YR
GROSS PAYMENTS					\$0.79	\$14,000	\$168,005				\$1,680,051
LESS REDUCTION IN MORTGAGE BALANCE					0.58	10,216	122,597				1,225,974
LESS APPRECIATION ON BUILDING NET OF					0.10	1,772	21,260				212,598
NET COST OF OWNERSHIP					0.11	2,012	24,148				241,479
LEASING COSTS OVER 10 YEARS					2.11	37,473	449,676				4,496,760
NET SAVINGS					\$2.00	\$35,461	\$425,528				\$4,255,282

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property highlights

-  Centrally located in the heart of Prospect Park
-  Above-standard 4.8/1,000 parking Ratio
-  Campus-like setting with outdoor water feature, outdoor eating and collaboration areas
-  Recently completed building exterior, lobby, restrooms and corridor renovations
-  Floor-to-ceiling glass line
-  Furnished office and open ceiling/modern options available
-  Easy access to Highway 50
-  Freeway visible building signage available facing Highway 50
-  Professionally owned and managed by GPR Ventures



property photos

floor plan

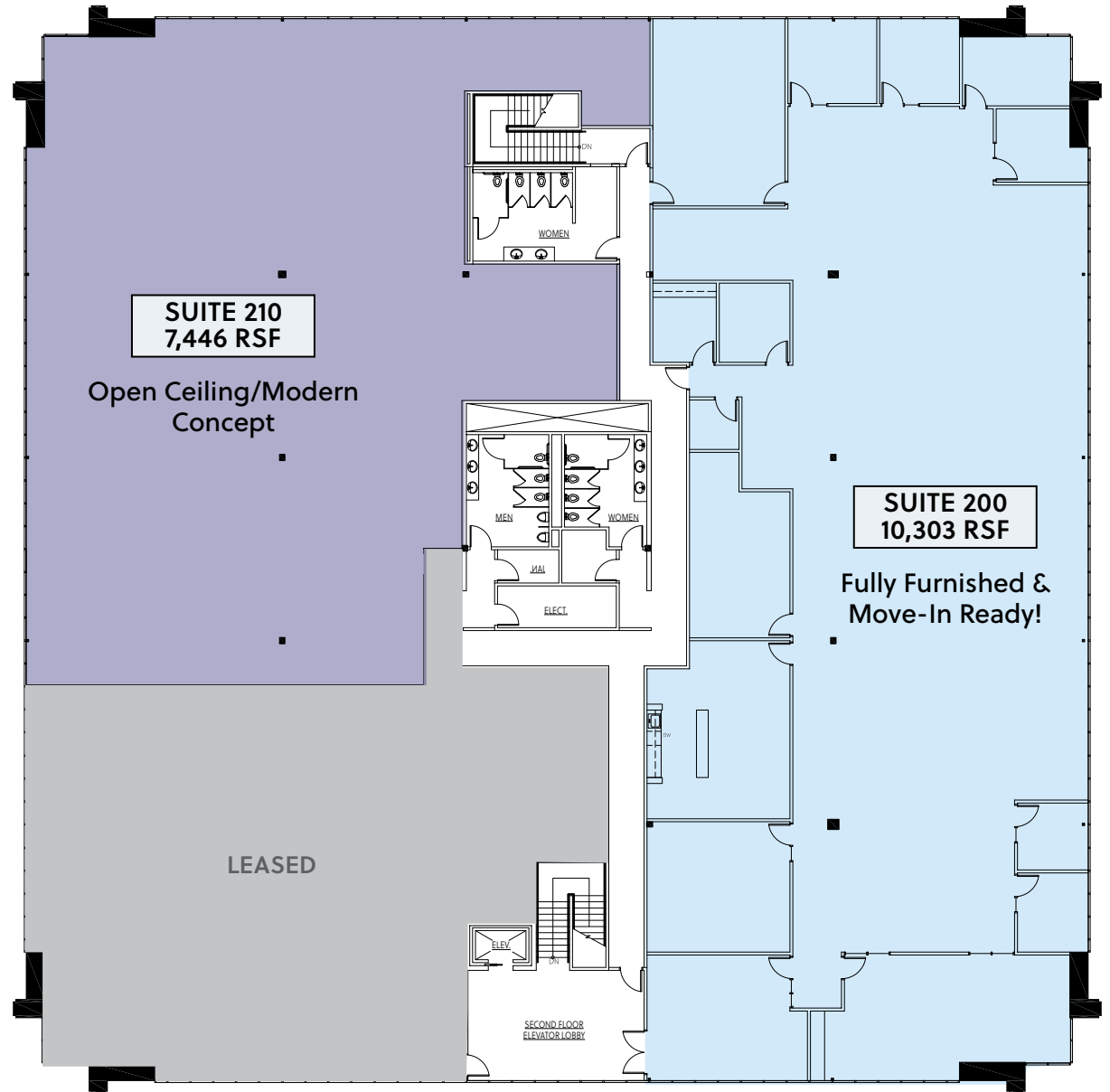
2ND FLOOR

AVAILABILITY

SUITE 200: [VIEW VIRTUAL TOUR](#) 10,303 RSF

SUITE 210: [VIEW VIRTUAL TOUR](#) 7,446 RSF

Up to 17,749 RSF Available



ALL MEASUREMENTS ARE APPROXIMATE.

floor plan

2ND FLOOR

HYPOTHETICAL DEMISING PLAN AVAILABILITY

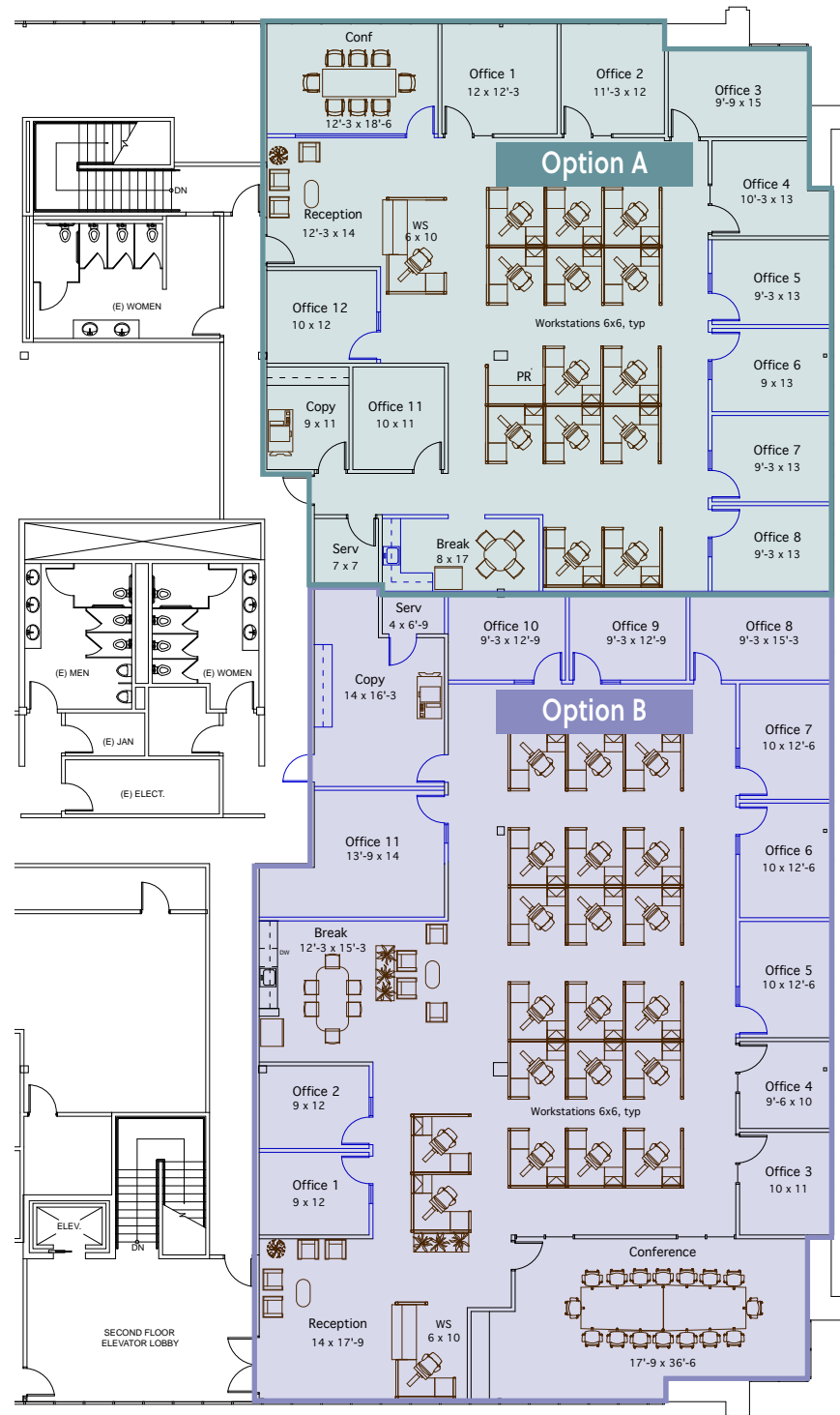
SUITE 200:

[VIEW VIRTUAL TOUR](#)

Option A: 4,238 RSF

Option B: 6,065 RSF

Up to 10,303 Total RSF



ALL MEASUREMENTS ARE APPROXIMATE.



37 min.
SACRAMENTO
INTERNATIONAL AIRPORT



20 min.
SACRAMENTO CENTRAL
BUSINESS DISTRICT

MATHER
AIRPORT

MATHER
SPORTS CENTER



ROUND TABLE PIZZA, JACK IN THE BOX, DD'S DISCOUNTS, CARL'S JR, BANK OF AMERICA, WALMART SUPERCENTER, DOLLAR TREE, RENT-A-CENTER, PLANET FITNESS, SEARS OUTLET, SEE'S CANDIES, KFC, SUBWAY, AUTOZONE

usbank FedEx SUBWAY



CHILI'S, NOODLES & CO, WINGSTOP, STARBUCKS, YOGURTVILLA, MR. PICKLE'S, SOHO SUSHI

ZINFANDEL DR.

FOLSOM BLVD.



Michaels

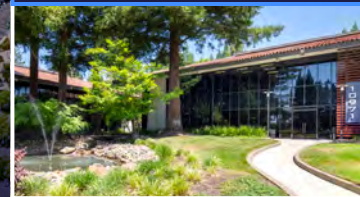
Marshalls POPEYES

SUPERCUTS, ULTA BEAUTY, BURGER KING, TACO BELL, WELLS FARGO, LITTLE CAESARS PIZZA, DOMINO'S PIZZA, SOURDOUGH & CO., GAMESTOP, CVS, ROSS, GOLDEN 1, SUBWAY, MOD PIZZA



WHITE ROCK RD.

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sun center



nearby amenities

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Rancho Cordova, CA

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