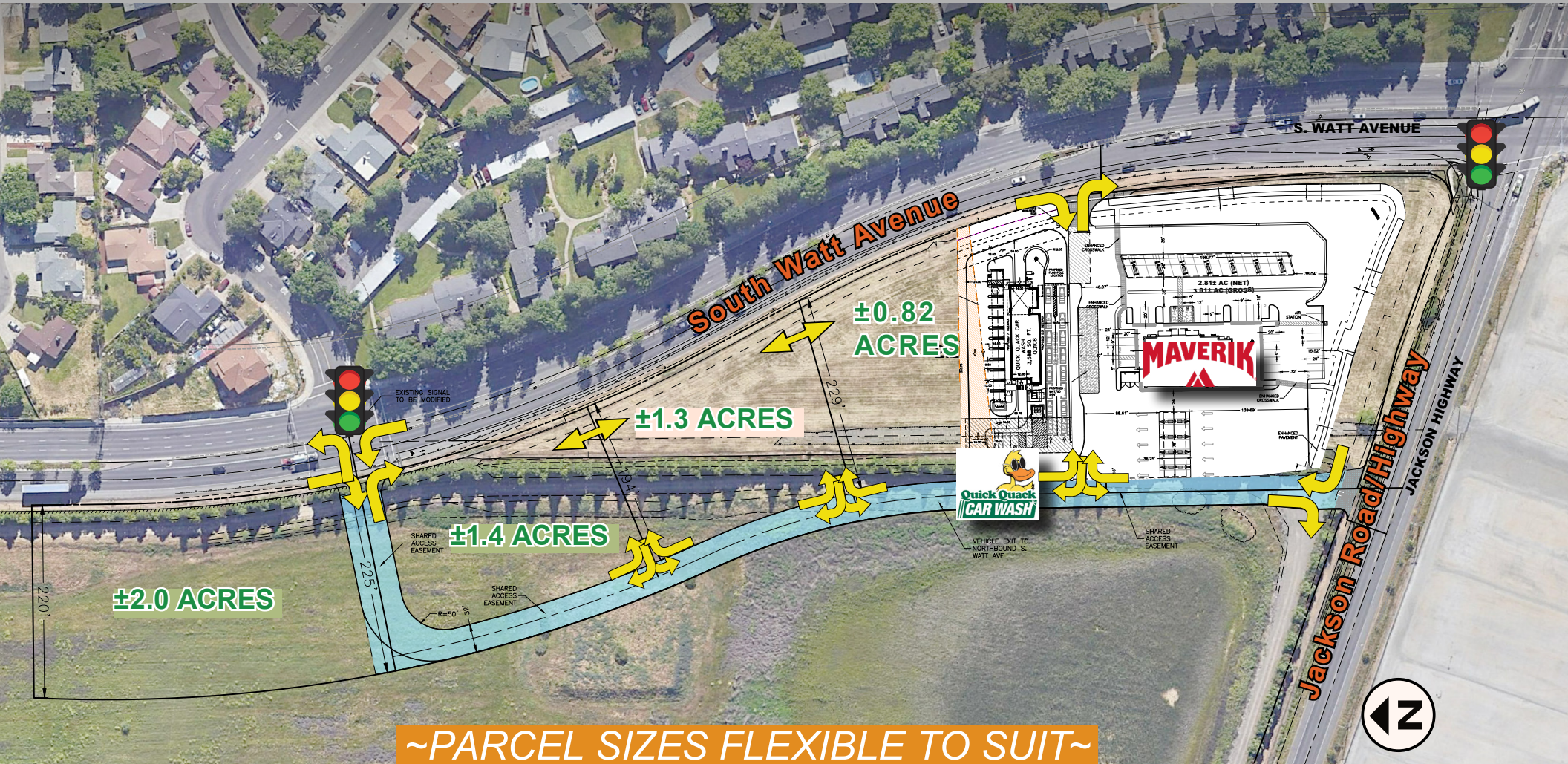


NWC SOUTH WATT AVENUE & JACKSON HIGHWAY, SACRAMENTO

GROUND LEASE Multiple Parcels to Suit ~ All or Part



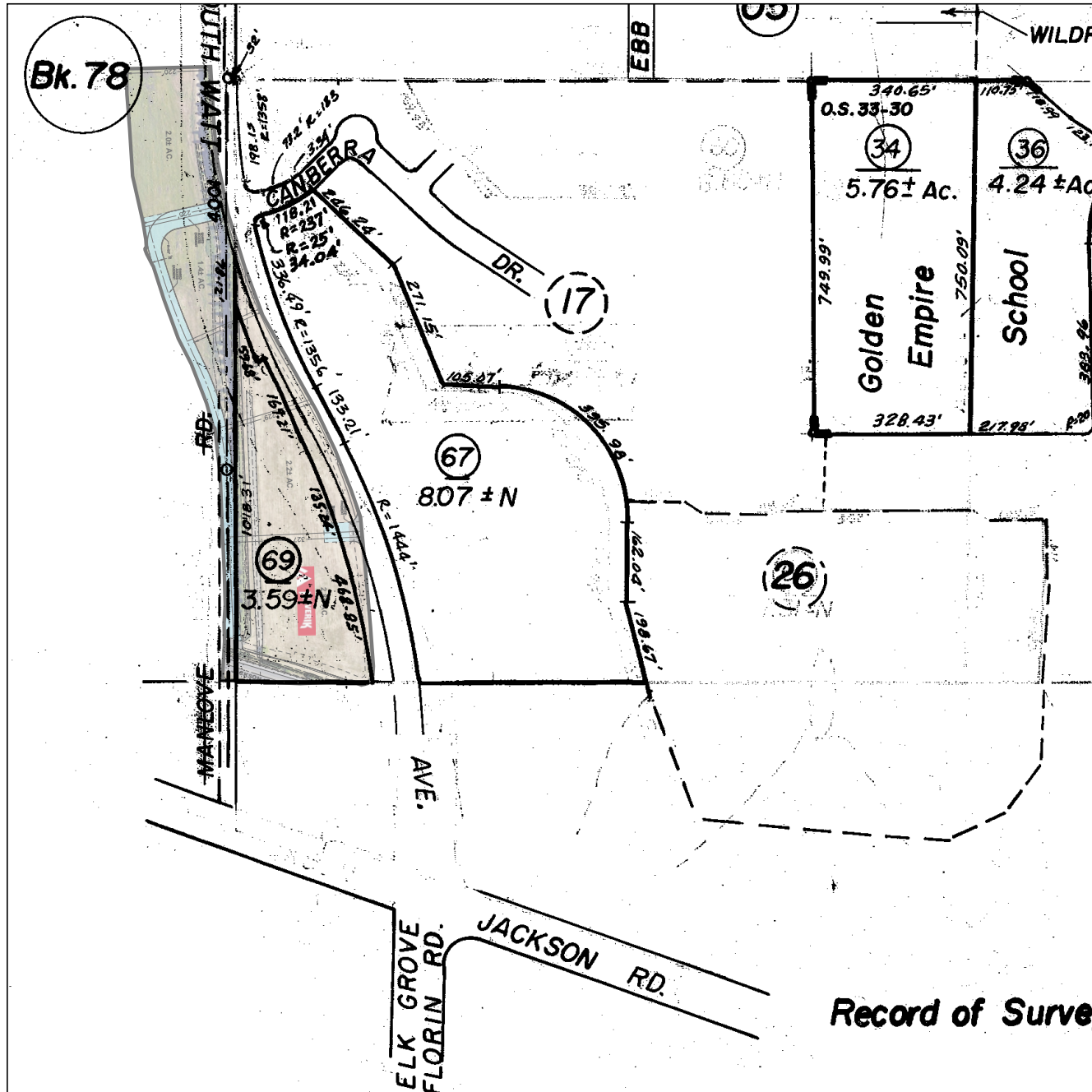
~PARCEL SIZES FLEXIBLE TO SUIT~

PROPERTY HIGHLIGHTS

GROUND LEASE

LAND @ S WATT &
JACKSON HWY

2



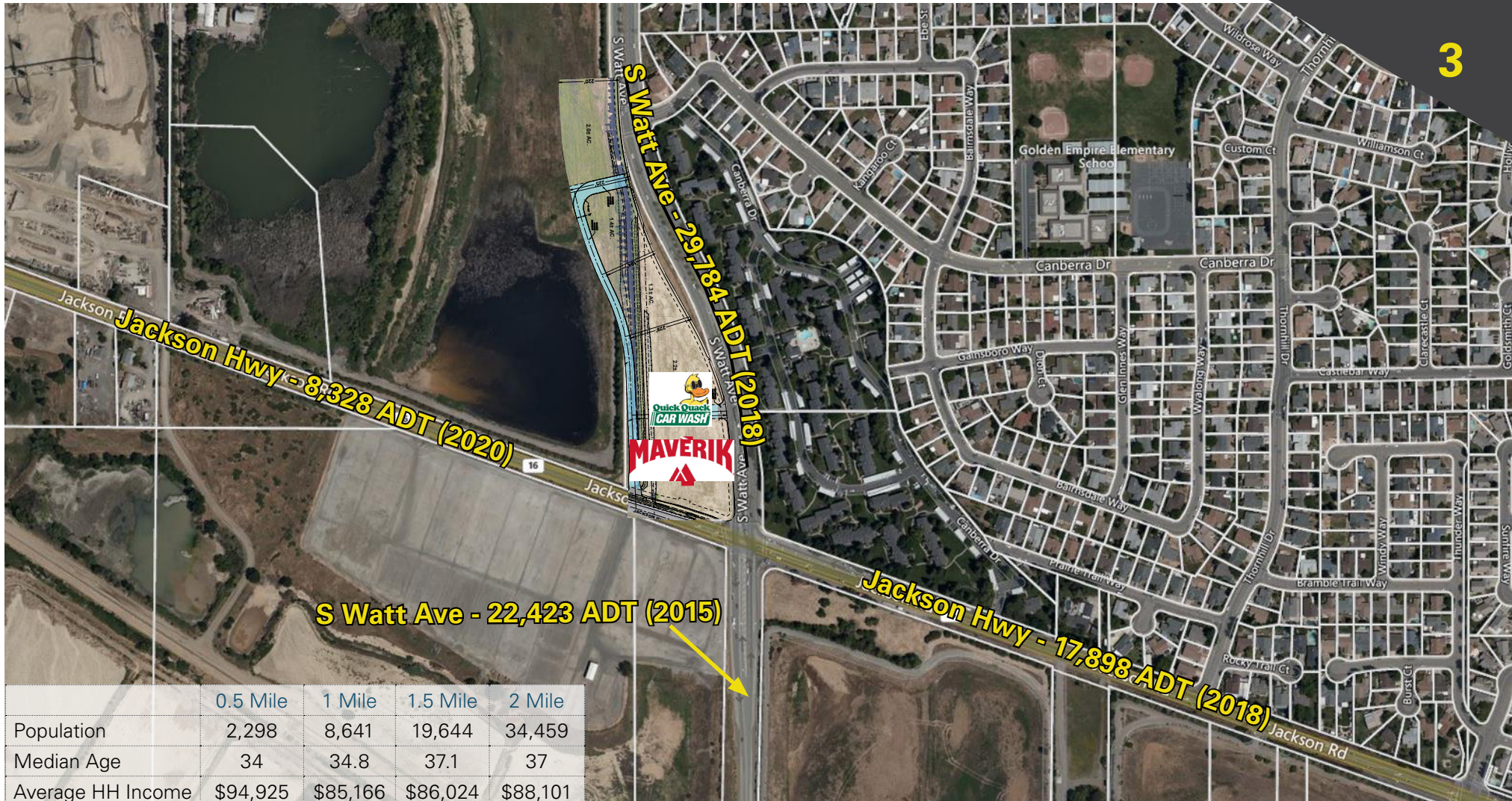
- ✓ SACRAMENTO COUNTY
- ✓ ZONED M-2 (NPA)
- 👉 [CLICK HERE FOR PERMITTED USES](#)
- ✓ FLEXIBLE PARCEL SIZES (DIVISIBLE)
- ✓ ESTABLISHED RESIDENTIAL AND INDUSTRIAL CONSUMER BASE
- ✓ APN# 074-0010-069 & 054

PARCEL AERIAL

GROUND LEASE

LAND @ S WATT &
JACKSON HWY

3



	0.5 Mile	1 Mile	1.5 Mile	2 Mile
Population	2,298	8,641	19,644	34,459
Median Age	34	34.8	37.1	37
Average HH Income	\$94,925	\$85,166	\$86,024	\$88,101

~PARCEL SIZES FLEXIBLE TO SUIT~

NEWMARK

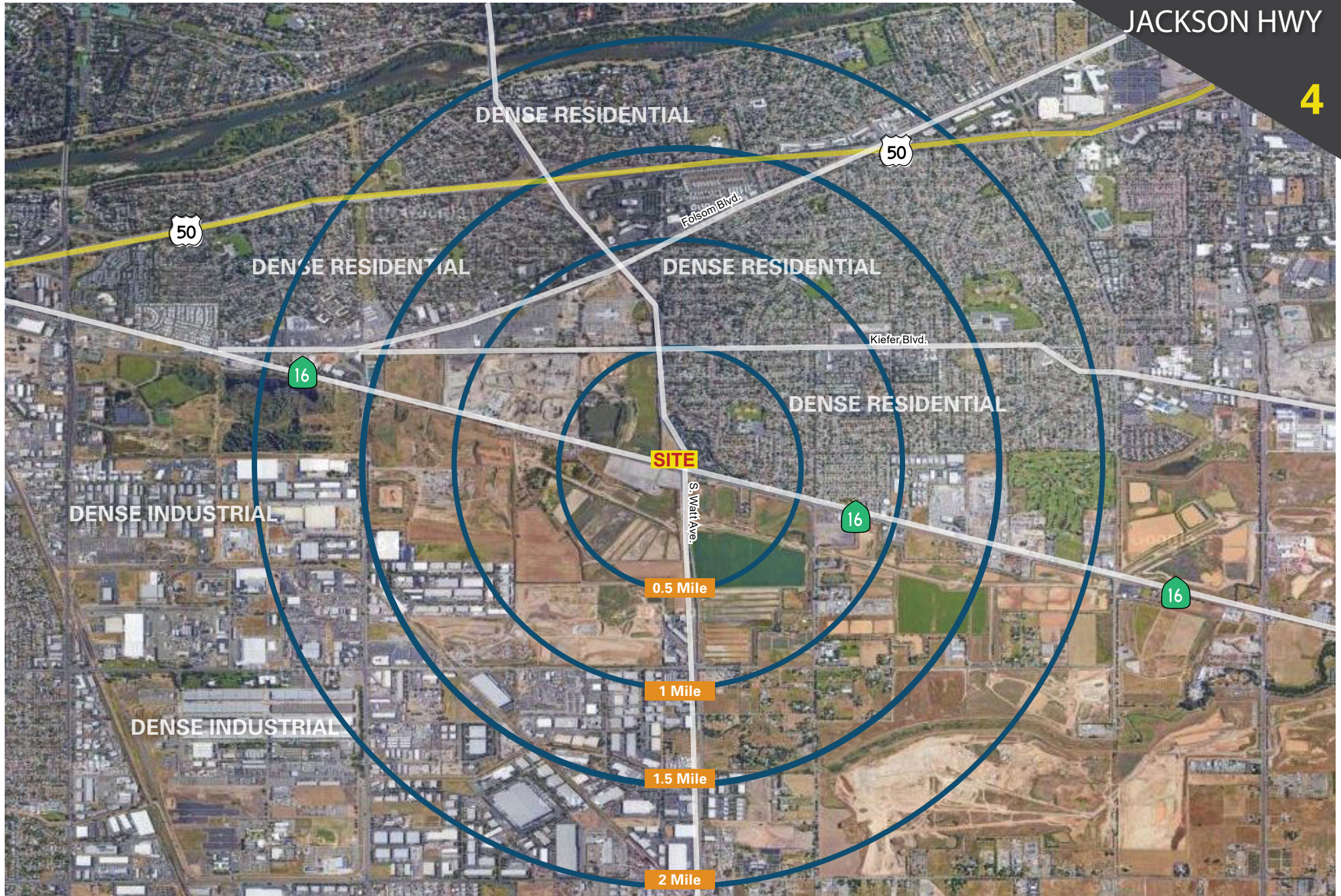
KEN NOACK, JR. Senior Managing Director
t 916-747-6442 / ken.noack@nmrk.com
CA RE LICENSE #0077705

RADIUS AERIAL

GROUND LEASE

LAND @ S WATT &
JACKSON HWY

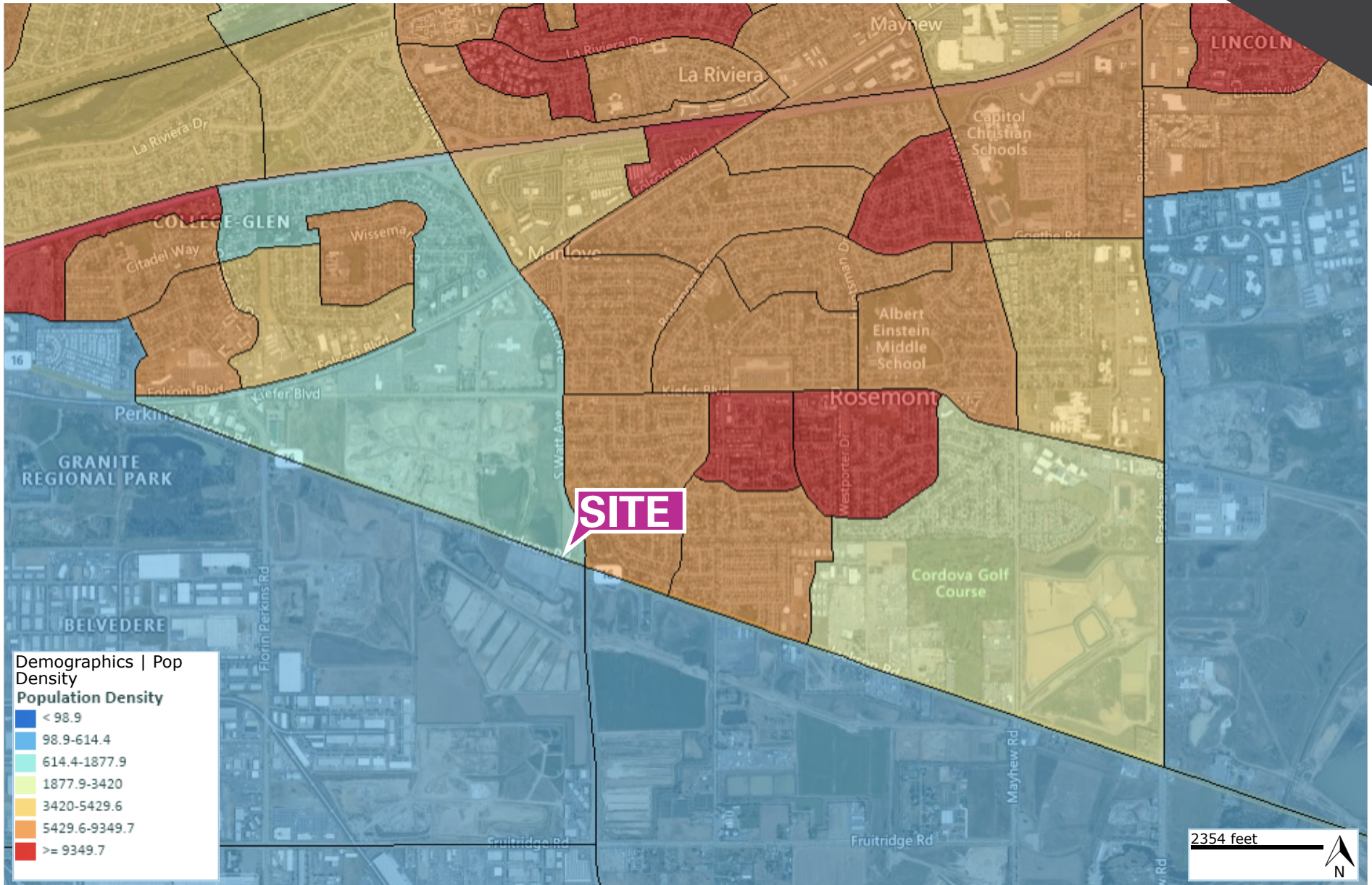
4



POPULATION AERIAL

GROUND LEASE

LAND @ S WATT &
JACKSON HWY

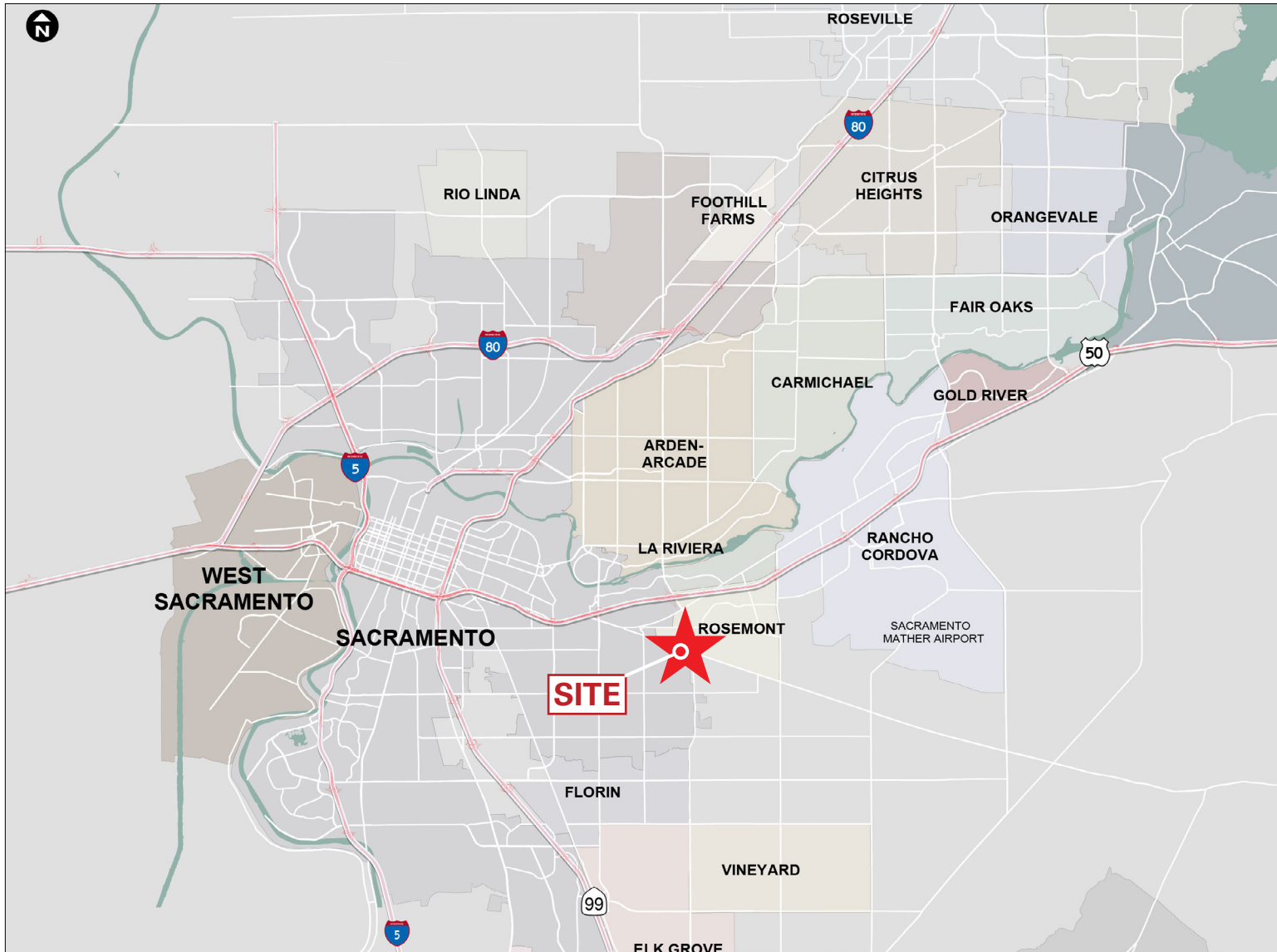


LOCATION MAP

GROUND LEASE

LAND @ S WATT &
JACKSON HWY

5



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Ken Noack, Jr.

Senior Managing Director

D 916.569.2384

C 916.747.6442

CA RE Lic# 00777705

ken.noack@nrmk.com

YEARS OF EXPERIENCE

45

AREAS OF SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

“There is no limit to what you can accomplish if you don’t care who gets the credit”