RENOVATION COMPLETE • NOW OPEN AND OPERATING • STRONG MONTH 1 SALES

4727 Auburn Blvd., Sacramento, CA

15 YEAR CORPORATE SALE LEASE-BACK | ABSOLUTE TRIPLE NET

CUSHMAN & WAKEFIELD

NEWMARK

G AND C Auto Body

EXECUTIVE SUMMARY

A compelling opportunity to purchase 4727 Auburn Blvd. (the “Property”) a corporately-backed, approximately 10,400 square foot state of the art collision repair facility strategically located in Sacramento, CA. At close of escrow, G&C Auto Body will sign a new 15-year absolute triple net lease with 2% annual increases.

G&C Auto Body is a well-established, high-performing, family-owned and operated business with over 50 locations, strategically focused on Northern California. Its regional approach drives strong operational performance and leading market share.

The Property has undergone a complete rehab including remodeled office improvement, new electrical plumbing and mechanical systems, ADA compliance upgrades, new landscaping and parking lot sealing. The store is open and operating and reported excellent first month sales.

Offering Summary

Sale Price: $2,600,000

Cap Rate: 6.0%

Year 1 NOI: $156,000

Lease Term: 15 years from close of escrow

Increases: 2.0% annual

Options: 4 x five-year options with 2.0% annual increases

Improvements: ±10,400 square feet

Site: ±0.83 acres

OFFERING HIGHLIGHTS

Absolute Net Lease

Absolute net lease with zero landlord responsibilities

15 Year Lease with Options

Rare corporately-backed (31 units) 15-year lease term with 2% annual increases

Experienced Tenant

Lease will be backed by a profitable and experienced tenant operating since 1972 and with over 50 Northern California locations

Full Remodel

Full remodel completed updating the office and upgrading full site mechanical, electrical and plumbing

Strategic Location

Strategic location less than one mile from Interstate 80

High-Traffic Location

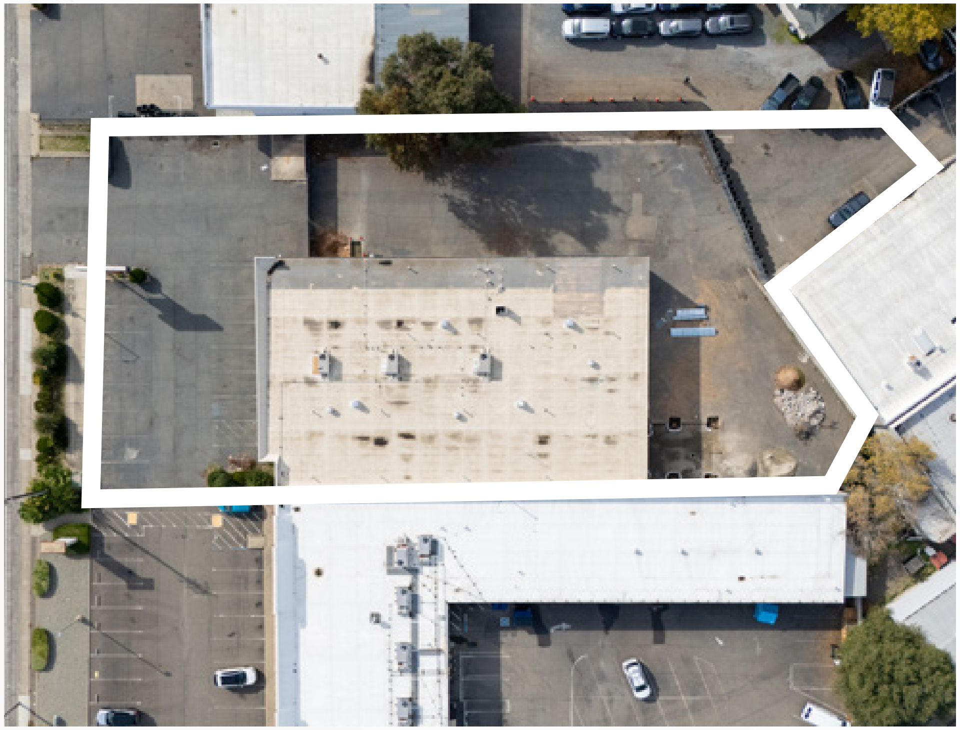
High traffic location with ± 19,475 vehicles per day in one of Sacramento’s primary automotive corridors penses

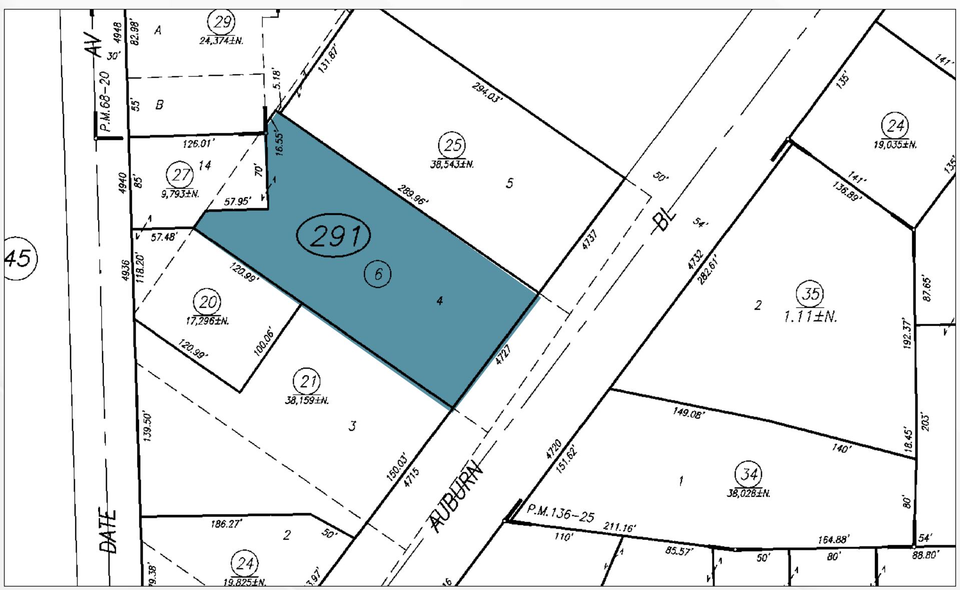
G AND C Auto Body

www.gandcautobody.com

Founded in 1972, G&C Auto Body has grown to 54 locations, making it the largest auto body group north of the Golden Gate. In 2024, the company generated $90 million in sales while servicing a wide range of automotive brands.

SUBARU TESLA CHRYSLER INFINITI.
HYUNDAI Cadillac GM CHEVROLET
Jeep KIA Ford DODGE TOYOTA
NISSAN LINCOLN ACURA HONDA VOLVO





Property Information

Address: 4727 Auburn Blvd., Sacramento, CA

APN: 228-0291-006-000

Improvements: ±10,400 square feet

Site: ±0.83 acres

Built/Remodeled: 1980/2005

Zoning: GC- General Commercial

Rent Schedule

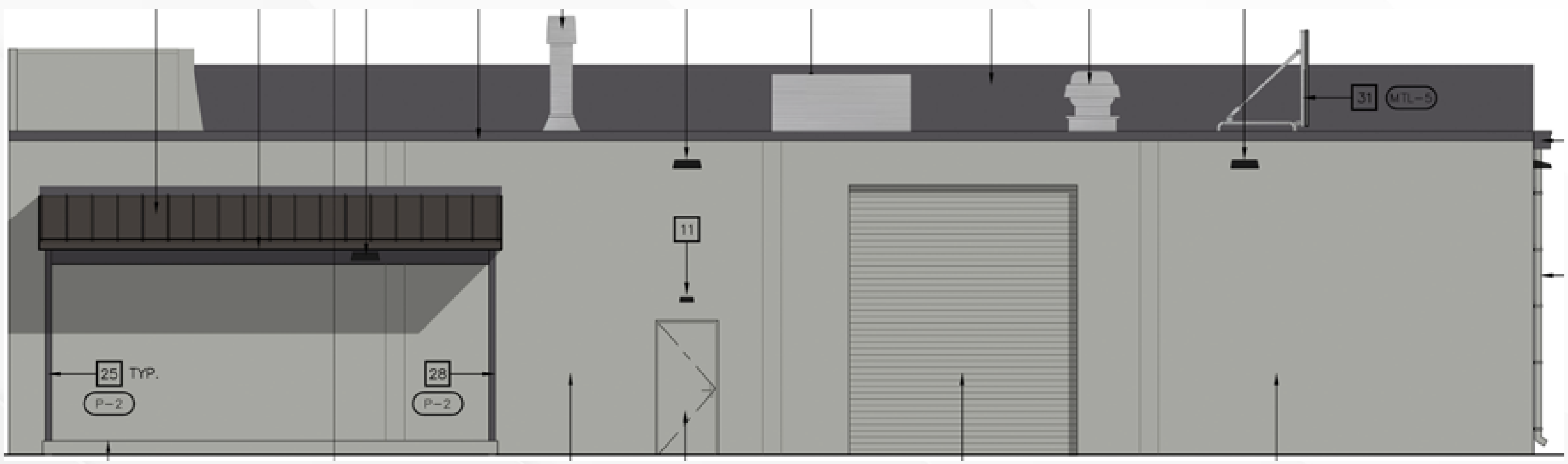
Lease Year	Annual Rent	Cap Rate
1	$156,000	6.00%
2	$159,120	6.12%
3	$162,302	6.24%
4	$165,548	6.37%
5	$168,859	6.49%
6	$172,237	6.62%
7	$175,681	6.76%
8	$179,195	6.89%
9	$182,779	7.03%
10	$186,434	7.17%
11	$190,163	7.31%
12	$193,966	7.46%
13	$197,846	7.61%
14	$201,803	7.76%
15	$205,839	7.92%

Site Plan


N
4727 Auburn Blvd
Easement for use of adjacent property
Fence
Auburn Blvd

Exterior Remodel Elevations

EXTERIOR SOUTHEAST FRONT ELEVATION - NEW
1
SCALE: 3/16" = 1'-0"



EXTERIOR NORTHWEST REAR ELEVATION - NEW
2
SCALE: 3/16" = 1'-0"

SACRAMENTO, CALIFORNIA

Situated at the confluence of the Sacramento and American Rivers in California's Sacramento Valley, Sacramento is the state capital with a population of more than 525,000 and a metro exceeding 2.5 million. The city anchors a resilient economy led by state and regional government, healthcare, education, and a growing base in life sciences, clean energy, logistics, and food/ag tech. Known as the Farm-to-Fork Capital and the City of Trees, Sacramento offers a high quality of life and relative affordability compared with the Bay Area, attracting families, first-time buyers, and remote workers seeking space and value.

Regional connectivity via Interstates 5 and 80, Highway 50, and State Route 99—along with Sacramento International Airport and Class I rail—links the city to the Bay Area, Napa, and Lake Tahoe. Ongoing urban investment—from the Downtown Commons anchored by Golden 1 Center to the 244-acre Railyards redevelopment, UC Davis's Aggie Square, the River District, and transit-oriented infill—continues to add housing, offices, labs, and public amenities. Diverse neighborhoods ranging from historic Midtown and East Sacramento to master-planned communities in Natomas, Elk Grove, and nearby West Sacramento provide options across price points. For investors, steady in-migration, ADU-friendly policies, and strong rental demand support long-term fundamentals across single-family, multifamily, and last-mile industrial assets.

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Daytime Employment	8,164	44,400	102,601
Avg. HH Income	$75,130	$84,671	$91,650
Population	17,814	154,443	384,054


FUTURE
FORD OF SACRAMENTO
FUTURE
CHEVROLET
TARGET
IN-N-OUT BURGER
Chick-fil-A
Bowlero
Ono Hawaiian BBQ
AutoZone
BURGER KING
4727 Auburn Blvd,
Sacramento, CA
Ferigo Ln
College Oak Dr
Little Oak Ln
Myrtle Ave
Myrtle Ave
Myrtle Ave
ARC
AMERICAN RIVER COLLEGE
ARC Science Office
River College Dr
College Oak Dr
CYS
CAPITOL YAMAHA
Sacramento

4727 Auburn Blvd., Sacramento, CA

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