

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



4727 Auburn Blvd., Sacramento, CA

15 YEAR CORPORATE SALE LEASE-BACK | ABSOLUTE TRIPLE NET



GANDC *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

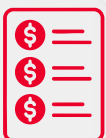
Options: 4 x five-year options with 2.0% annual increases

Improvements: ±10,400 square feet

Site: ±0.83 acres



OFFERING HIGHLIGHTS



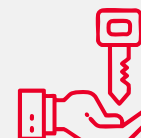
Absolute Net Lease

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 $\pm$ 19,475 vehicles per day in one of Sacramento's primary automotive corridors

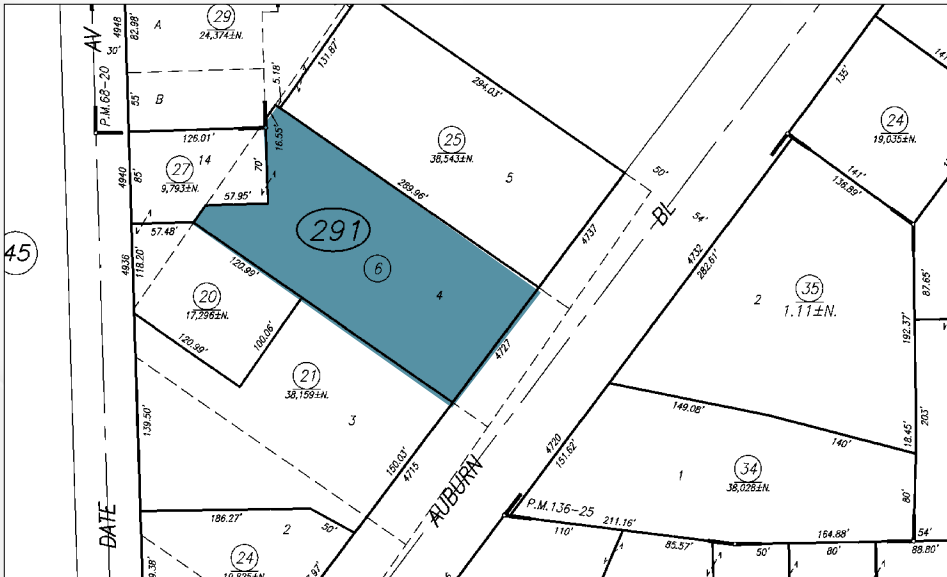
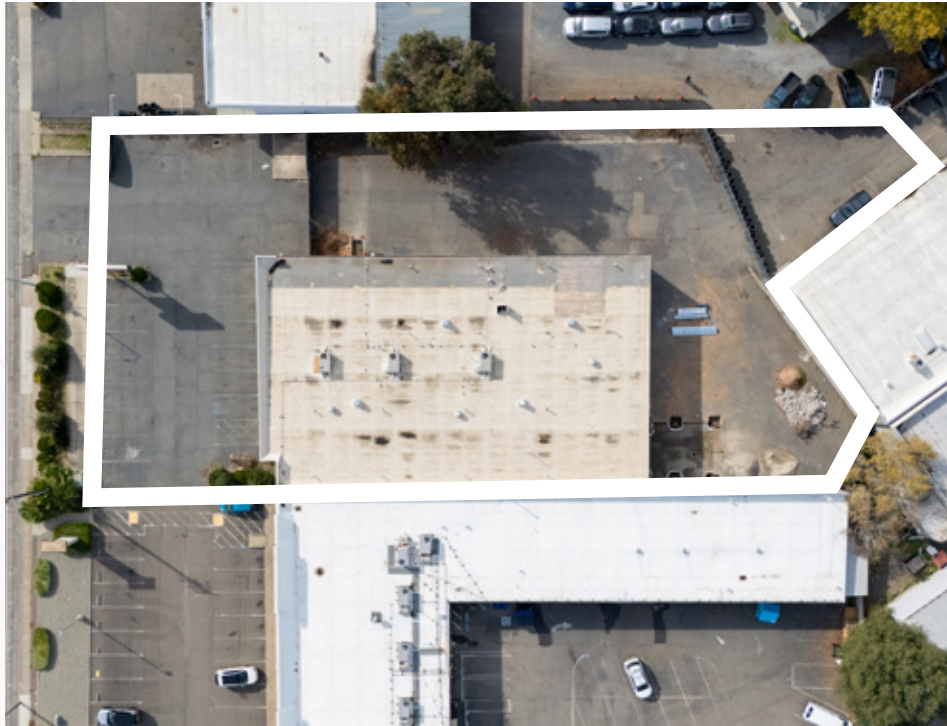
G AND G Auto Body

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.





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%

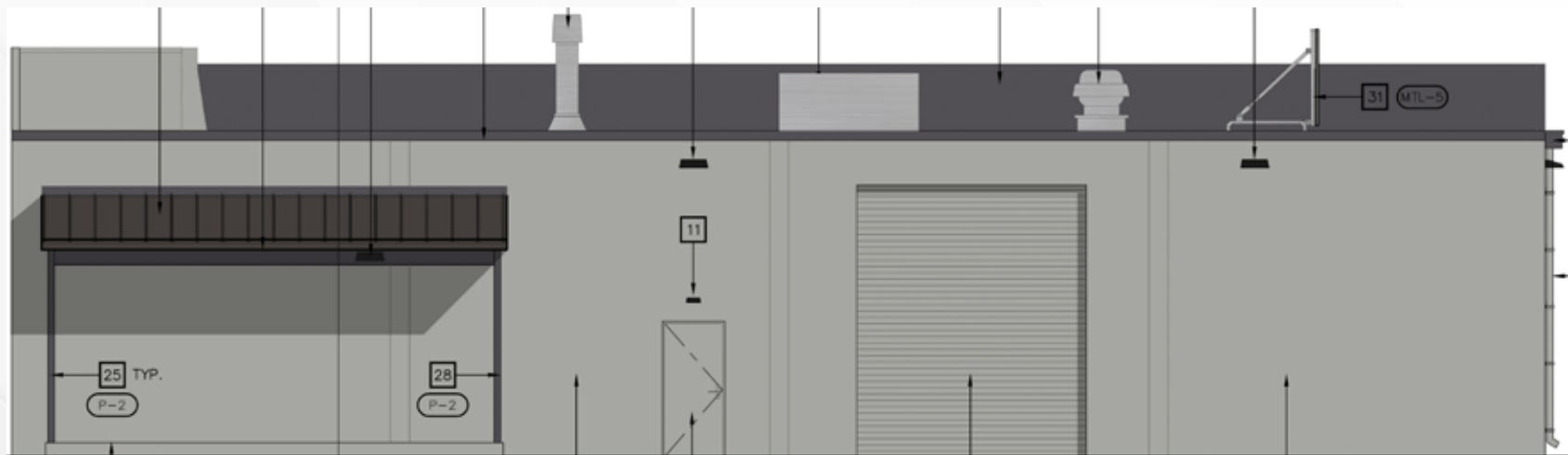
Site Plan



Exterior Remodel Elevations



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



② **EXTERIOR NORTHWEST
REAR ELEVATION - NEW**
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



**4727 Auburn Blvd,
Sacramento, CA**





This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (7.26) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent. 10552161351 G&C Autobody Sacramento

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