

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle is a horizontal bar with a yellow top section and a red bottom section.

Accelerating success.

Price Reduced: \$2,850,000

# One Natoma Street, Folsom

8,148 SF Office | Medical Building  
For Sale and Lease

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# Property Details

This 8,148 SF office building is located in Natoma Professional Center, and offers a unique opportunity for businesses seeking premium standalone office space in a vibrant, visible, and accessible area. The ample parking and flexible zoning offers potential for the building to be converted to Medical Office.

- » 8,148 SF office building with high end build out
- » Improvements are in excellent condition
- » Premium signage opportunity along Natoma St
- » Versatile layout with a central restroom and kitchen corridor, giving future owner the ability to demise
- » Ample 5/1,000 parking
- » Excellent window line providing ample natural light
- » Extremely desirable location in the highly sought-after Folsom submarket, with easy access to Hwy 50 via Folsom Blvd
- » Just minutes from prominent Folsom amenities including the Palladio, Historic Downtown Folsom, Lake Natoma, and Folsom Lake

## Sale Price

~~\$2,950,000 (\$362/SF)~~

**\$2,850,000 (\$349/SF)**

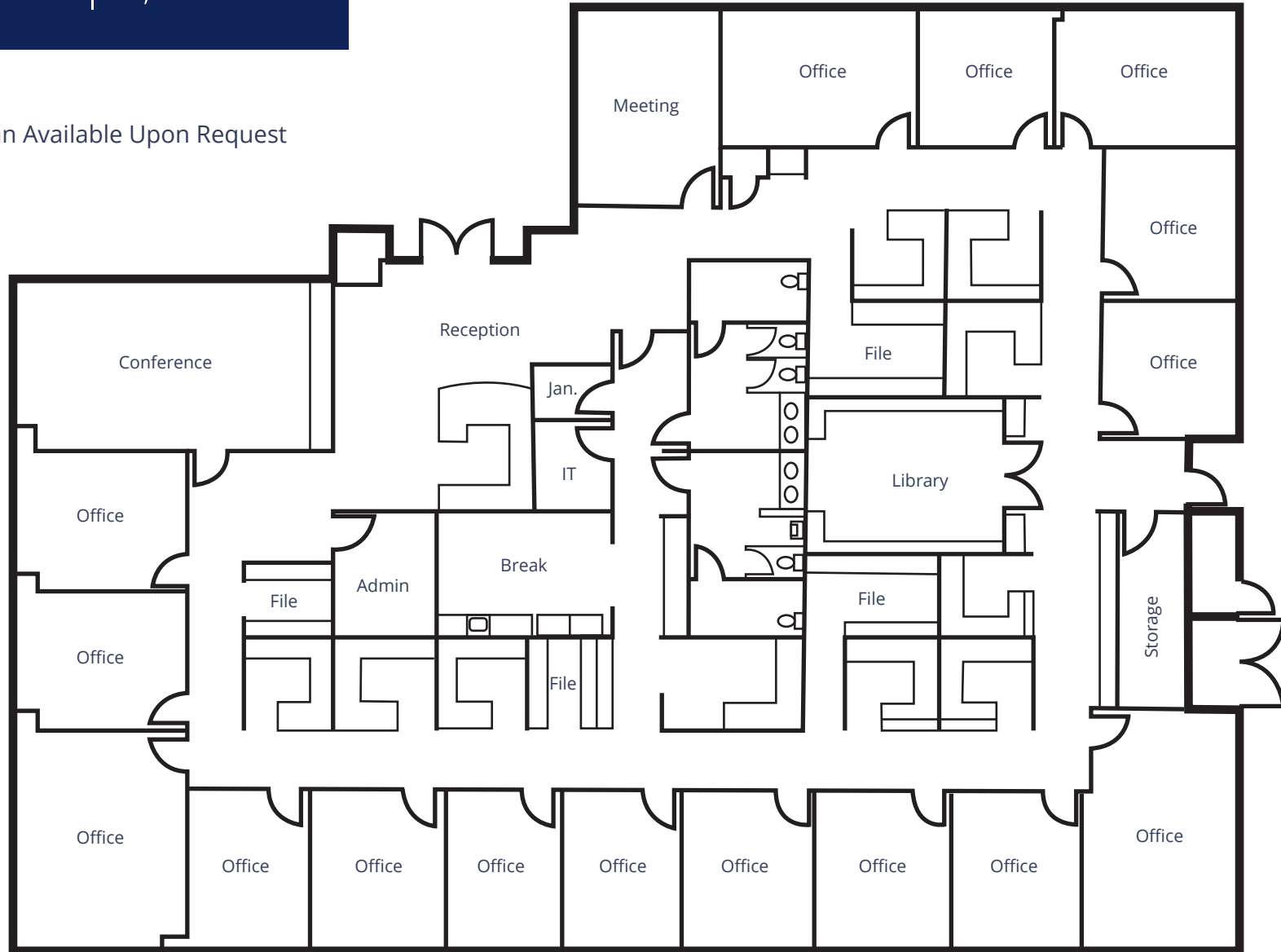
## Lease Rate

\$2.25 MG



# Floor Plan | 8,148 SF

\*As-Built Plan Available Upon Request





# SBA Scenario

\*Buy vs Lease Analysis and Updated Loan Scenario Available Upon Request

## PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION		\$2,850,000					
SBA/CDC FEES		\$30,500					
<b>TOTAL PROJECT COST</b>		<b>\$2,880,500</b>					
SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$1,425,000	6.50%	10 Years 25 Yr. Amort.	1st Deed	\$9,622	\$115,460
SBA 504 LOAN	40%	\$1,170,500	6.03% Oct '24	25 Years Full Amort.	2nd Deed	\$7,563	\$90,756
BORROWER	10%	\$285,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$2,880,500</b>				<b>\$17,185</b>	<b>\$206,217</b>

- RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.
- FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).
- COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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# Dining and Retail

Old Folsom



General Folsom







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