

RETAIL FOR SALE & LEASE

3724 MARYSVILLE BLVD



FOR SALE & LEASE



PRESENTED BY:

JONATHAN BARNATO

Office: (916) 249-1515

Cell: (916) 202-4602

jbarnato@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS



PRESENTED BY:

JONATHAN BARNATO

Office: (916) 249-1515
Cell: (916) 202-4602
jbarnato@kwcommercial.com

Sale Summary	3
Financial Details	4
Lease Summary	5
Property Photos	6
Location Maps	7
Business Map	8
Regional Map Aerial	9
Map Demographics	10
Professional Bio	11
Disclaimer	12
	13



Sale Summary

Offering Price: \$350,000
Available SF: 2,077
Zoning: General Commercial (all office and retail uses)
Year Built: 1952
Parking: 3 Parking Spaces and off street parking
Parking Ratio: 1.44/1000 SF
Traffic Volume: 21,104 autos daily (Marysville Blvd)
HVAC: Central Heating and Air

Property Description

Sale or Lease. This property is located in a heavily-trafficked retail strip development on Marysville Blvd in the North Sacramento area. The property has two bathrooms already built and the rest open space for use. Any owner-user would have high visibility for signage and any investor would have a great return at 5.7% cap rate (assuming a \$1.00 per sq ft lease rate).



Financial Summary

Lease Type: Modified Gross
Monthly Lease (proposed): \$2,077
Annual Lease Income: \$24,924

Assumed Vacancy Rate 5%: \$1,246
Annual Property Taxes: \$2,395
Estimated Annual Insurance: \$1,400

Net Operating Income: \$19,883
Cap Rate: 5.7%

Financial Details

The proposed lease rate of \$2,077 is what is currently being advertised for lease. The vacancy rate is based on data from Sacramento County.

The cap rate assumes a Modified Gross lease where the tenant is responsible for the interior and exterior maintenance and the owner will pay for the property insurance and taxes.

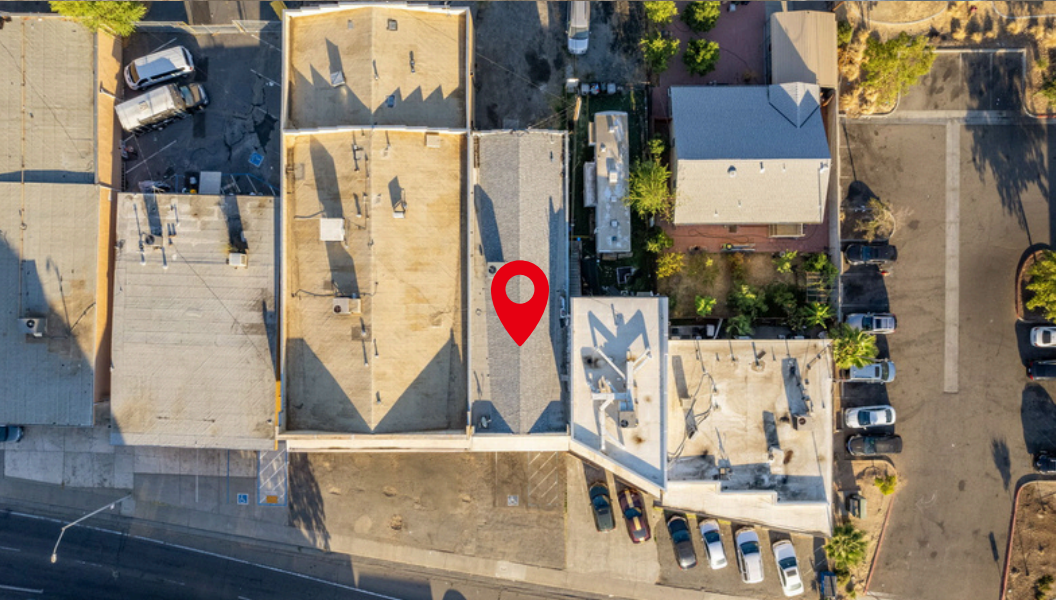


Lease Summary

Lease Rate: \$2,077 Monthly
Lease Term: Negotiable
Lease Type: Modified Gross
Zoning: General Commercial (all office and retail uses)
Year Built Renovated: 1952
Parking: 3 Parking Spaces and off street parking
Parking Ratio: 1.44/1000 SF
Traffic Volume: 21,104 autos daily (Marysville Blvd.)
HVAC: Central Heating and Air

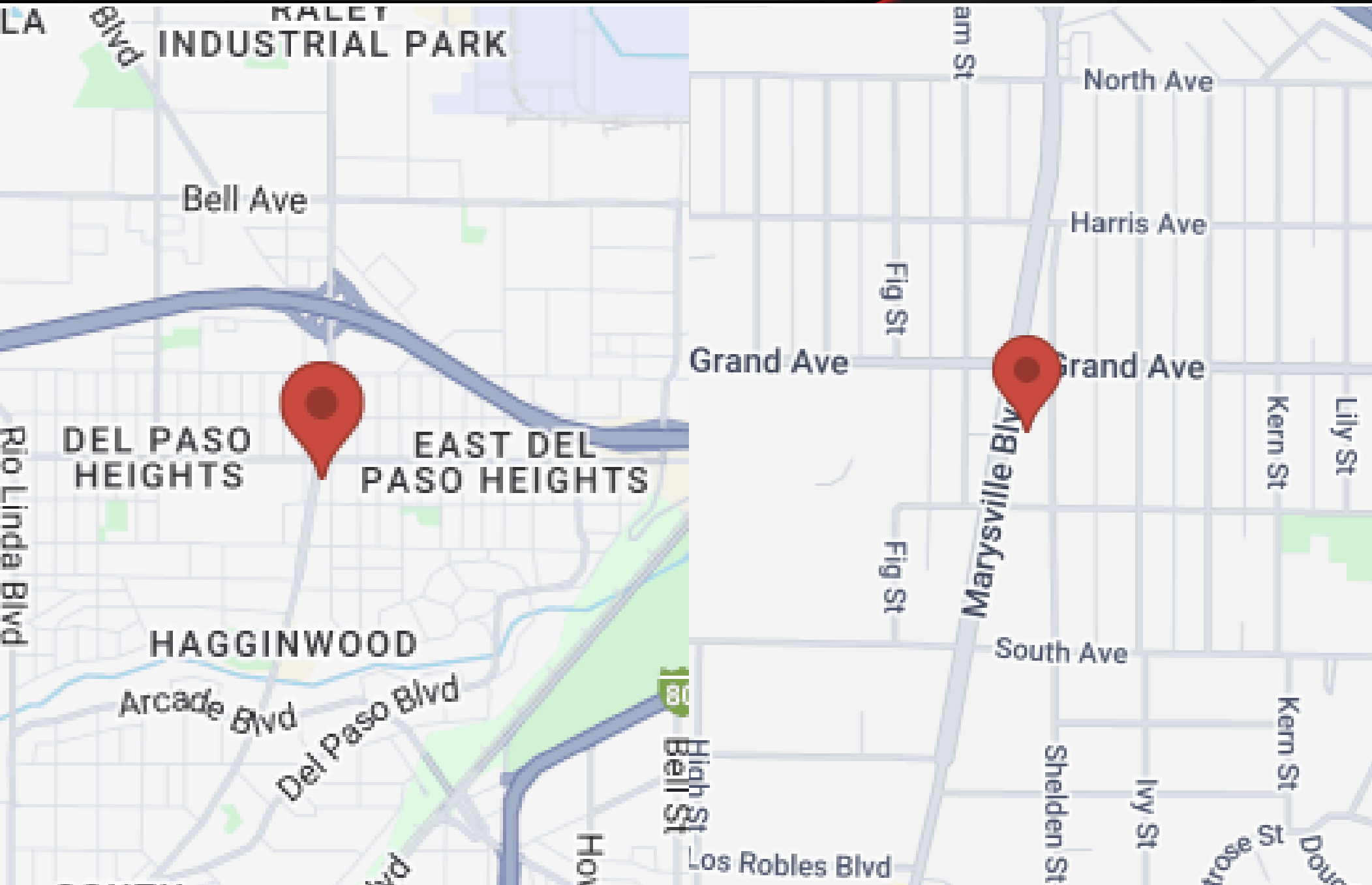
Lease Details

This property is offered a monthly lease rate of \$2,077 per month. The lease is being offered at modified gross lease where the tenant will be responsible for the interior and exterior maintenance of the property. The landlord will be responsible for property taxes and insurance of the building.



PRESENTED BY:
JONATHAN
BARNATO

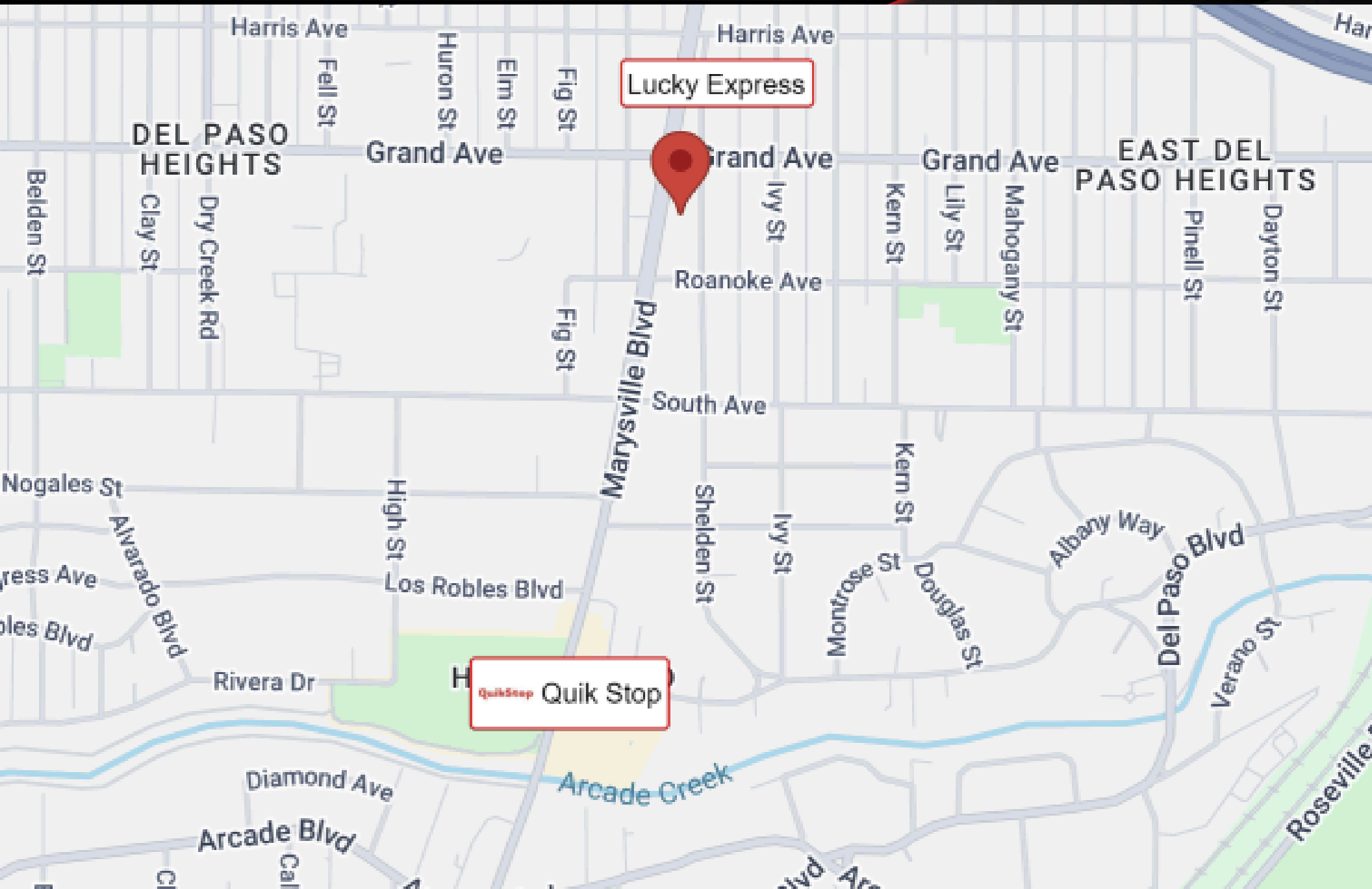
Office: (916) 249-1515
Cell: (916) 202-4602
jbarnato@kwcommercial.com

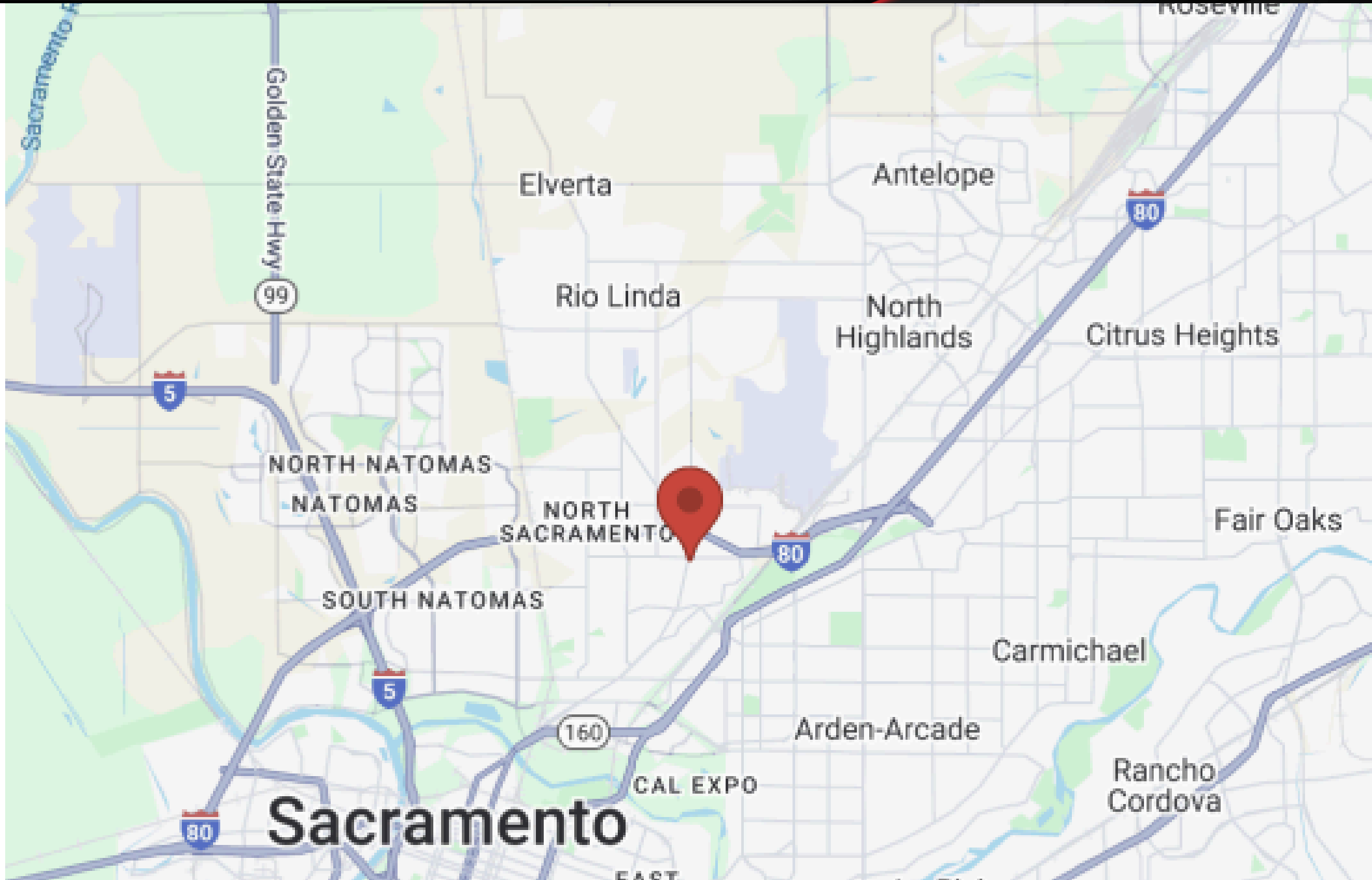


PRESENTED BY:

**JONATHAN
BARNATO**

Office: (916) 249-1515
Cell: (916) 202-4602
jbarnato@kwcommercial.com





PRESENTED BY:
JONATHAN
BARNATO

Office: (916) 249-1515
Cell: (916) 202-4602
jbarnato@kwcommercial.com

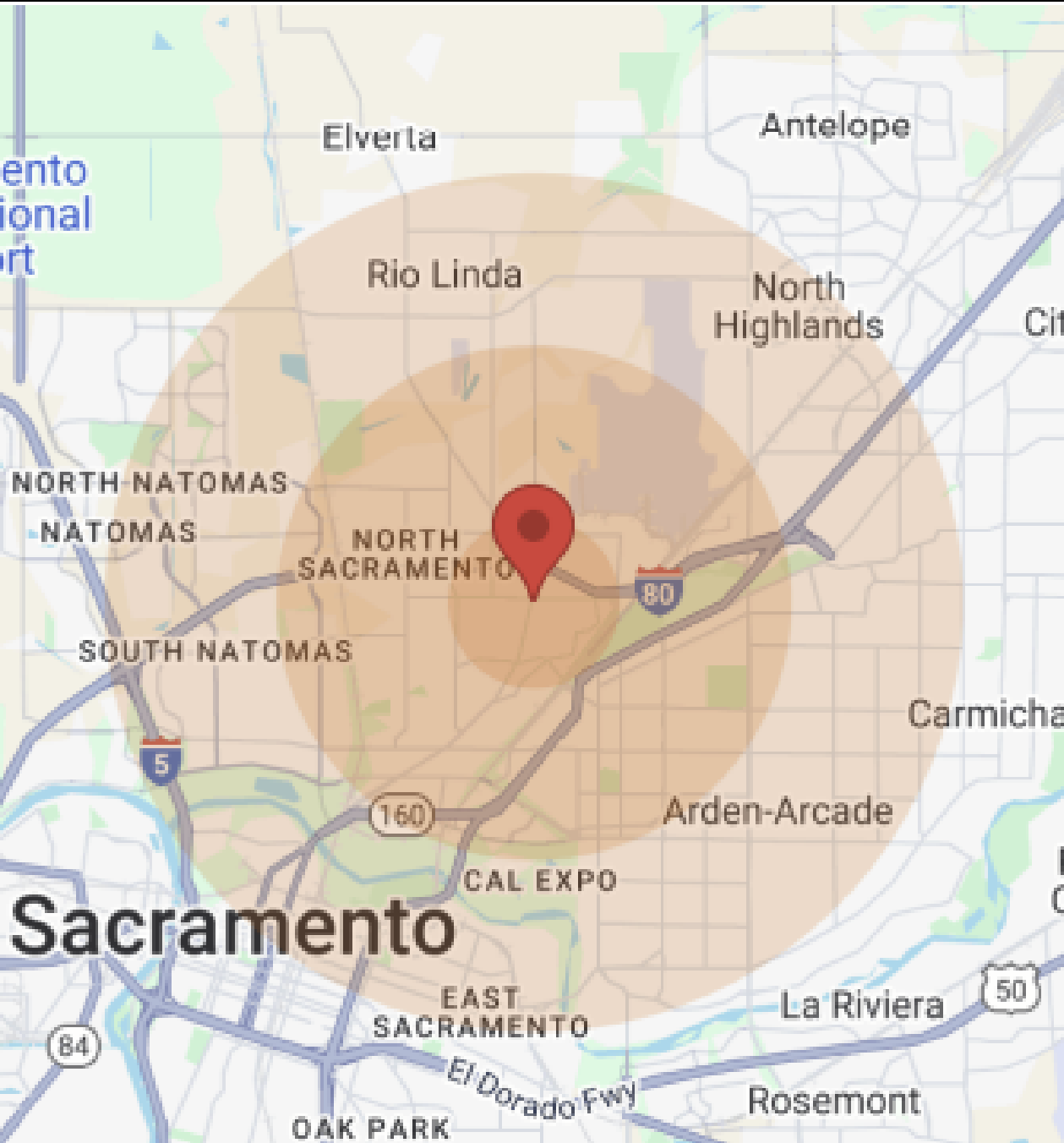
AERIAL MAP

3724 MARYSVILLE BLVD



PRESENTED BY:
JONATHAN
BARNATO

Office: (916) 249-1515
Cell: (916) 202-4602
jbarnato@kwcommercial.com



Population

	1 Mile	3 Miles	5 Miles
Male	7,885	51,693	146,671
Female	8,007	52,979	153,729
Total Population	15,892	104,672	300,400

Age

	1 Mile	3 Miles	5 Miles
Ages 0-14	4,394	25,459	65,022
Ages 15-24	3,037	15,979	39,676
Ages 55-64	5,904	42,347	122,231
Ages 65+	1,325	10,653	33,412

Race

	1 Mile	3 Miles	5 Miles
White	6,127	51,112	179,509
Black	2,831	12,821	31,468
Am In/AK Nat	126	604	1,223
Hawaiian	223	830	1,336
Hispanic	5,293	39,816	84,496
Multi-Racial	8,902	57,714	125,240

Income

	1 Mile	3 Miles	5 Miles
Median	\$38,376	\$38,475	\$47,485
< \$15,000	1,024	6,594	16,105
\$15,000-\$24,999	776	5,378	13,626
\$25,000-\$34,999	635	5,180	14,129
\$35,000-\$49,999	732	5,531	17,560
\$50,000-\$74,999	929	6,438	22,424
\$75,000-\$99,999	371	3,207	13,257
\$10,000-\$149,99	344	2,831	11,953
9	71	611	3,870
\$150,000-\$199,999	10	459	3,315

Housing

	1 Mile	3 Miles	5 Miles
Total Units	5,925	41,219	130,155
Occupied	5,155	36,579	118,077
Owner Occupied	2,524	15,167	53,231
Renter Occupied	2,631	21,412	64,846
Vacant	770	4,640	12,078



I have been a full-time Realtor since 2008 and have since sold hundreds of homes for my clients. I have consistently finished in the top 5% of all Realtors in the Greater Sacramento Area by sales volume for the last 6 years. This success has allowed me to become Vice President and Team Leader for my Keller Williams Realty Office, overseeing over 130 agents. I also manage a very successful team of agents and staff. In fact, I have been recognized by Sacramento Magazine as a "5 Star Realtor for Customer Service" for 5 years in a row now. That award is based on customer service reviews by home purchasers in the Greater Sacramento area. I pride myself that the majority of my business even today comes from referrals from current and past clients like you that recognized the service I provided them and felt comfortable recommending me to their friends and family. During this time I have expanded our brokerage and became the owner of Keller Williams CA Premier. I have expanded my knowledge to commercial transactions and helping others build businesses, like I have done.

I have a Bachelor's Degree from the University of California at Berkeley. I am happily married to my wife and have two wonderful children, Isabella and Ben. In my spare time I enjoy running and Triathlons, including one of my best achievements in completing the Alcatraz triathlon by swimming across San Francisco Bay. I hope to bring my considerable skill and energy to work for you.

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.