



FOR SALE

±38,016 SF Freestanding Building with Frontage & Signage to Folsom Blvd

Long term NNN leased investment to established tenant
(expires June 2034)

Annual escalations

Triple Net Lease

Full building is insulated

Warehouse is conditioned with gas heaters and new
evaporative coolers (2025)

84.5 kW solar system for building installed in 2019

3.5 per 1,000 parking

800 amp electrical service

Part of Sacramento Sports Complex

New LED interior and exterior lights in 2017

20'-21' building clear height

New Roof in 2019

Existing Offices

Small Yard Area

±2.39 AC Parcel, APN #069-0130-016, M-1 Zoning

Financial details upon request

For more information contact

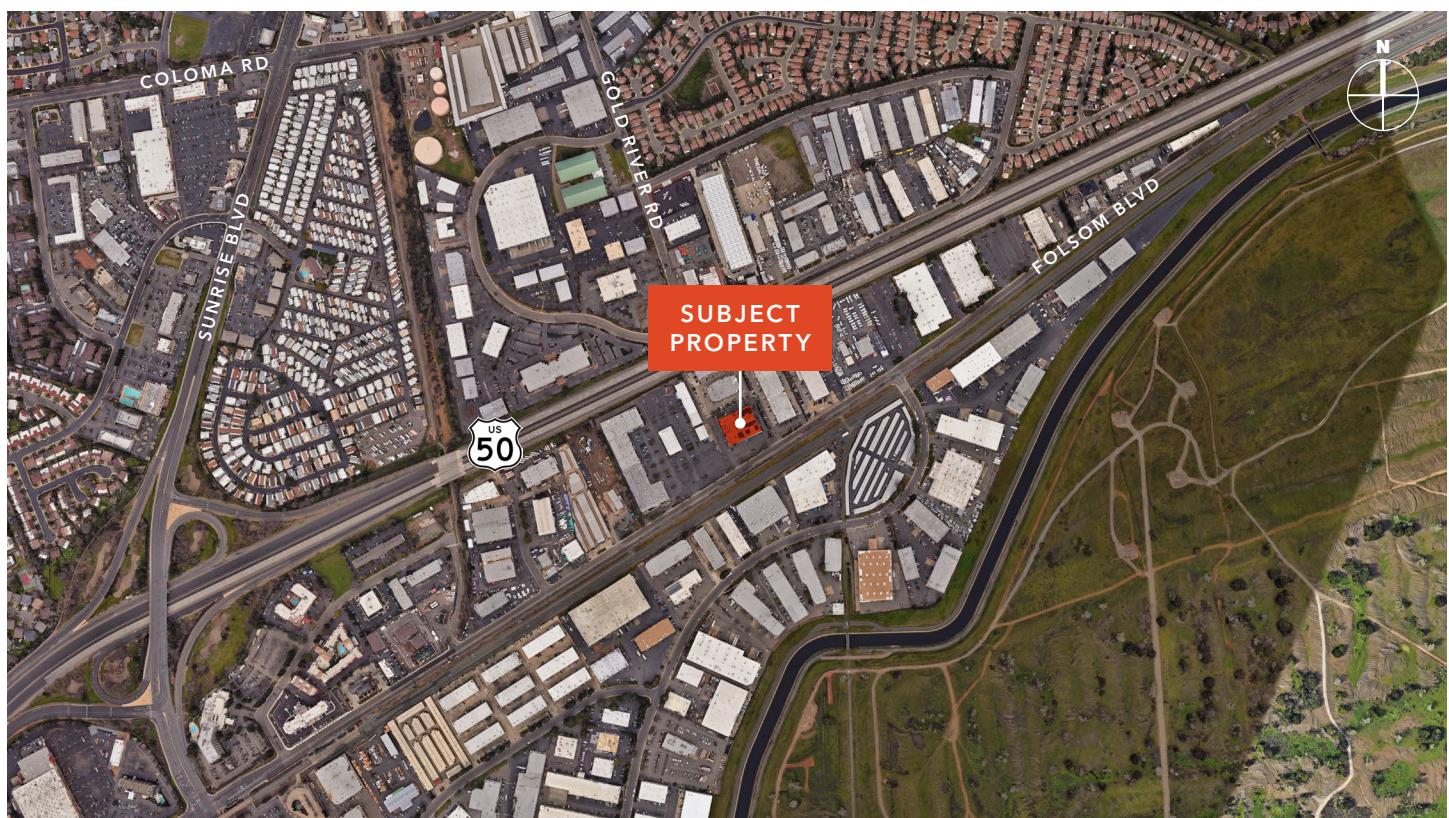
PETER WINTERLING

916.730.7350

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LIC N° 00992375

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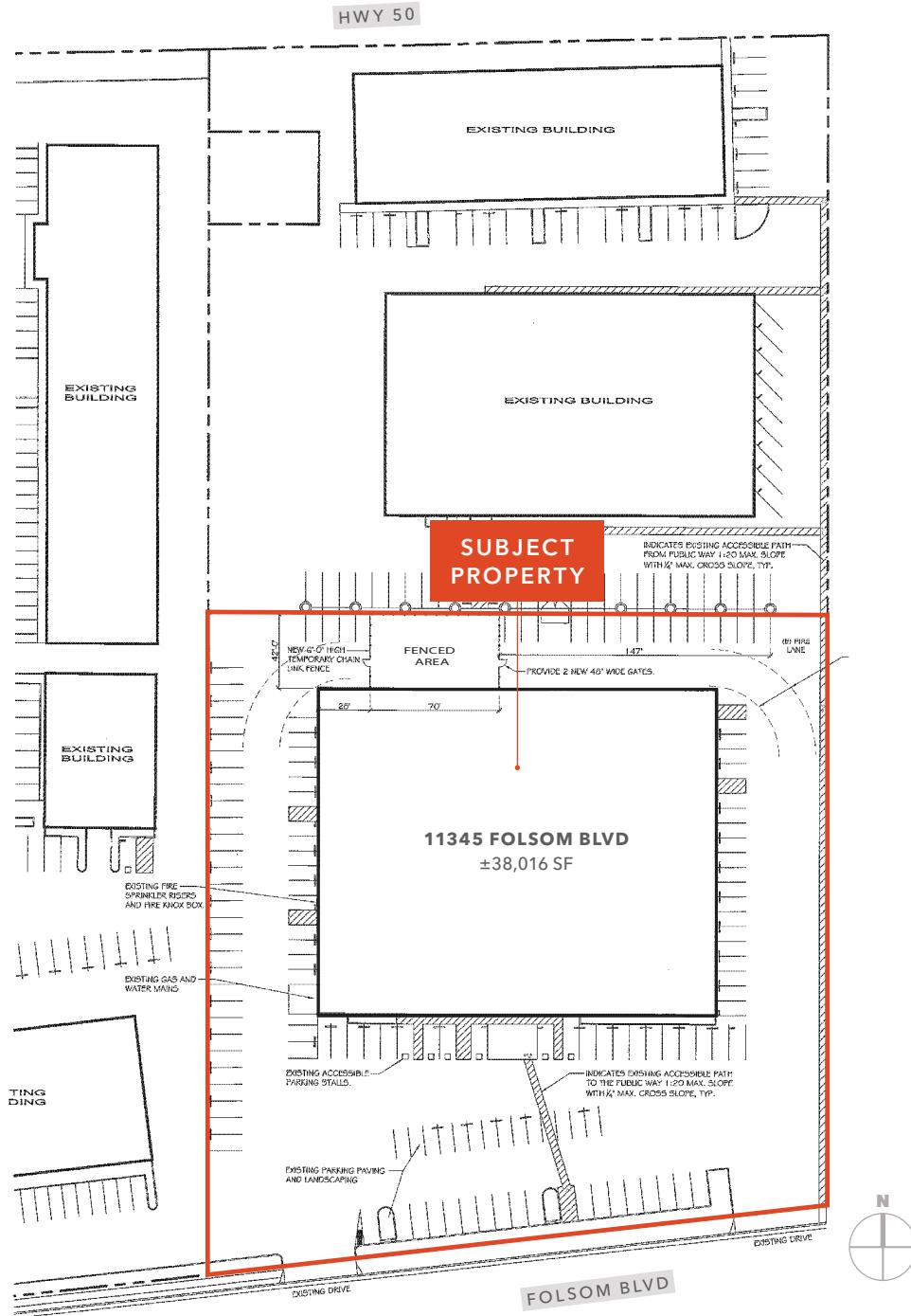
SITE PLAN

 $\pm 38,016 SF$

TOTAL SF

 $\pm 2.39 AC$

TOTAL AC



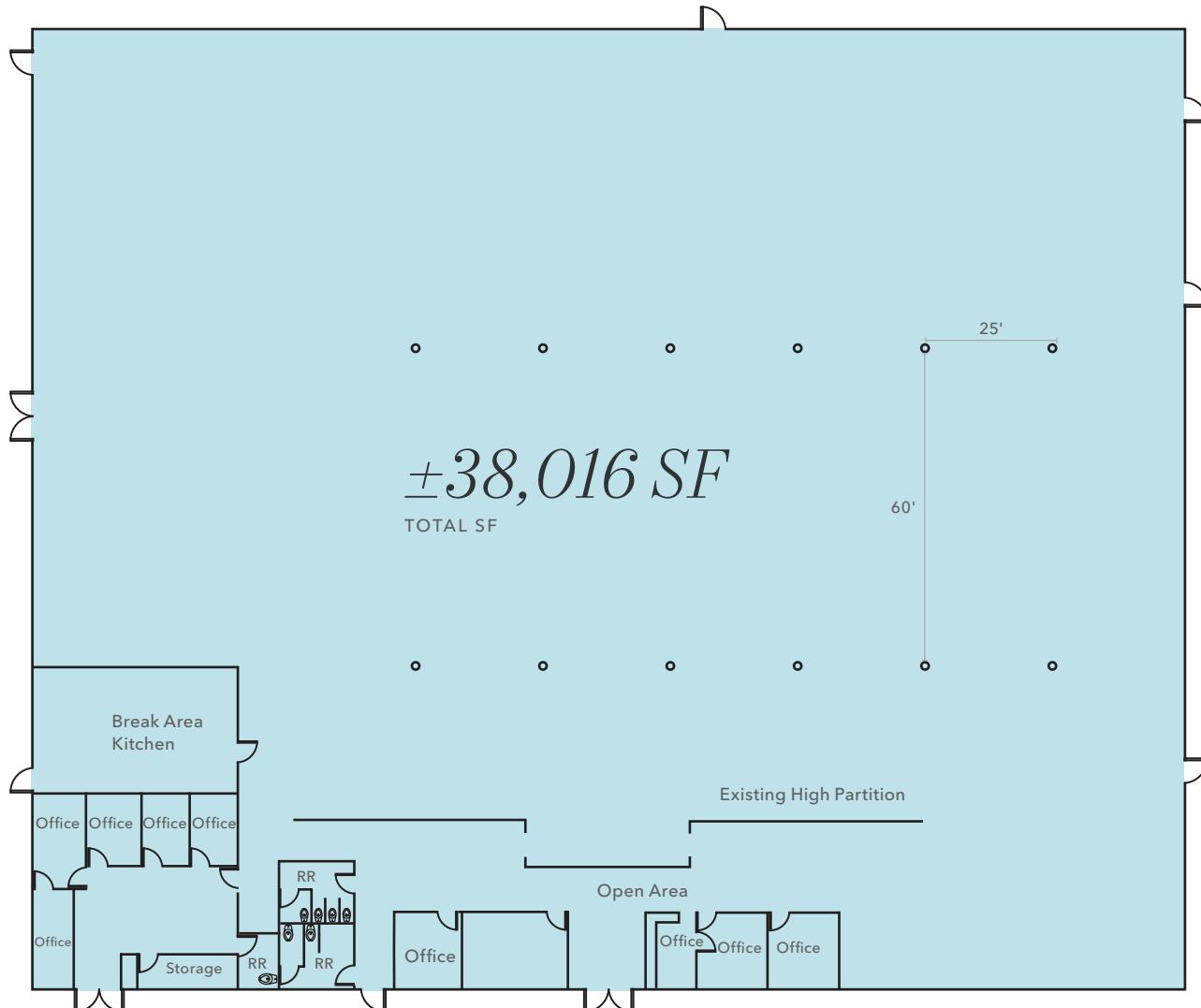
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FLOOR PLAN



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RETAIL STORES

- 01 CVS Pharmacy
- 02 S&G Carpet
- 03 UPS Store
- 04 Boot Barn
- 04 Grocery Outlet
- Target
- Marshall's
- Michael's
- 05 KP International Market
- 06 Safeway
- Walmart
- 07 Dollar Tree
- 08 O'Reilly Auto Parts
- AutoZone Auto Parts
- 09 HD Supply
- Granite Outlet
- 10 Costco
- 11 Home Depot

RESTAURANT

- 01 Taqueria La Bonita
- Little Buddha Thai Bistro
- 02 Panera
- 03 The Habit Burger
- Grill Sora Sushi
- Noodles and
- Company Poké Cube
- Chili's Bar & Grill
- Rubio's Coastal Grill
- 04 Famous Burgers & Brew
- Soho Sushi
- Petali Italian
- 05 Taco Bell
- Panda Express

HOTELS

- 06 Chipotle
- Teriyaki Grill
- 07 Jack in the Box
- KFC Starbucks
- 08 Carl's Jr
- Rosie's Country Kitchen
- 09 Straw Hat Pizza
- 10 Starbucks
- 11 McDonald's

POINTS OF INTEREST

- 01 Mather Sports Center
- 02 Sacramento VA Medical Center
- 03 Kaiser Permanente
- 04 Planet Fitness
- 05 Diamond Billiards

TENANT PROFILE

Inspiring and empowering young athletes through the sport of gymnastics, fostering physical, mental, and emotional growth in a safe and supportive environment

Founded in 1992, Technique is proud to be Sacramento's premier children's activity center, offering gymnastics classes for children from 6 months through 18 years, as well as competitive gymnastics teams, amazing parties for any occasion, camps, and more. Technique is dedicated to helping children reach their gymnastics goals. Whether you're a beginner or a seasoned athlete, Technique offers classes and programs for everyone. The 38,000 state-of-the-art facility offers a variety of gymnastics programs for all ages and skill levels. From recreational classes to competitive teams, we're committed to providing a safe, supportive, and fun learning environment.

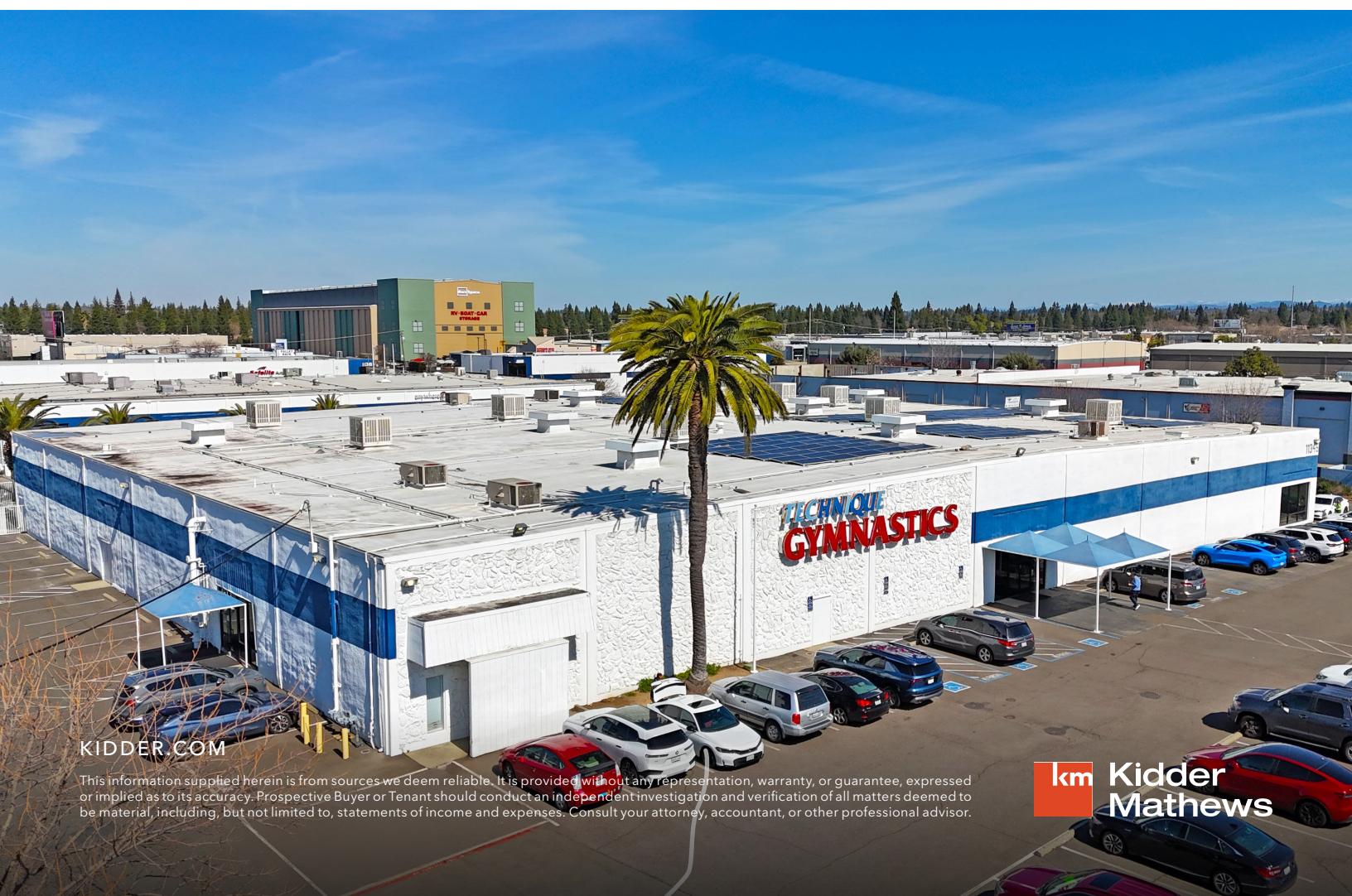
TECHNIQUE
GYMNASTICS

±38,016 SF

TOTAL SF

1992

YEAR FOUNDED



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