

OFFERING MEMORANDUM



Tribute Business Park

1803 Tribute Rd, Sacramento, CA 95815

— | Marcus & Millichap | —

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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

EXCLUSIVELY LISTED BY

Edward J. Nelson

Senior Managing Director Investments
Office: Sacramento
Direct: 916.724.1326
Edward.Nelson@marcusmillichap.com
License: CA #01452610

Dominic Mazzoni

Associate Director Investments
Office: Sacramento
Direct: 916.724.1351
Dominic.Mazzoni@marcusmillichap.com
License: CA #02157192

Wyatt Figueroa

Associate Director Investments
Office: Sacramento
Direct: 916.532.0602
Wyatt.Figueroa@marcusmillichap.com
License: CA #02071851

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SUBJECT
PROPERTY



EXPOSITION BLVD

COURTYARD
BY MARRIOTT



OFFERING SUMMARY(OWNER USER OPPORTUNITY)



Listing Price
\$1,775,000



Owner/User Opportunity



Price/SF
\$150.23

FINANCIAL

Listing Price	\$1,775,000
NOI (From DoorDash Only)	\$48,372
Price/SF	\$150.23
Occupancy	58%

PROPERTY

Square Feet	11,815 SF
Lot Size	0.27 Acres (11,761 SF)
Year Built/Renovated	1975/2020





Tribute Business Park // RENT ROLL

As of September,2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Door Dash Essentials	1803 B&C	6,820	57.7%	7/1/20	8/31/29	\$12.17	\$6,917	\$82,999	\$85,523	Sep-2027	\$7,127	NNN	One 3-Year Renewal Option
Owner User Space	1803 A	4,995	42.3%			\$0.00	\$0	\$0	\$0				
Total		11,815				\$7.02	\$6,917	\$82,999	\$85,523				
Occupied Tenants: 1				Unoccupied Tenants: 1		Occupied GLA: 57.70%		Unoccupied GLA: 42.30%					
				Total Current Rents: \$82,999		Occupied Current Rents: \$82,999		Unoccupied Current Rents: \$0					

INCOME & EXPENSES // **Tribute Business Park**

INCOME	Per SF	Current		Per SF
Scheduled Base Rental Income	7.02	82,999		7.02
Expense Reimbursement Income				
CAM	0.00	27,600		2.34
Total Reimbursement Income	\$0.00	\$27,600	44.4%	\$2.34
Effective Gross Revenue	\$7.02	\$110,599		\$9.36
OPERATING EXPENSES	Per SF	Current		Per SF
Electric	0.08	950		0.08
Storm Drain Utility	0.04	437		0.04
Water	0.44	5,217		0.44
Sewer	0.07	855		0.07
Backflow Testing & Repair	0.01	144		0.01
Roof Maintenance	0.19	2,205		0.19
Association Dues	1.23	14,483		1.23
Repair	0.30	3,500		0.30
Cleaning	0.02	200		0.02
Insurance	0.32	3,764		0.32
Real Estate Taxes	2.27	26,872		2.27
Management Fee	0.30	3,600	3.3%	0.30
Total Expenses	\$5.27	\$62,228		\$5.27
Expenses as % of EGR		56.3%		
Net Operating Income	\$1.76	\$48,372		\$4.09

DOWNTOWN SACRAMENTO

AMERICAN RIVER

COURTYARD
BY MARRIOTT



EXPOSITION BLVD



SUBJECT
PROPERTY



TRIBUTE BUSINESS PARK

1803 Tribute Rd, Sacramento, CA 95815

INVESTMENT OVERVIEW

The subject property, located at 1803 Tribute Road, is an 11,815-square-foot multi-tenant industrial-flex building situated in Sacramento, California. Strategically positioned between Highway 160 and Exposition Boulevard, the property lies within the highly accessible Point West community.

1803 Tribute Road is one of three buildings in a professionally managed industrial park, which also includes 1805 and 1807 Tribute Road. Positioned at the front of the business park, 1803 offers the highest visibility from Tribute Road, making it ideal for tenant signage and brand exposure.

The building is currently 57.7% leased (6,820 square feet) to DoorDash, a publicly traded, nationally recognized online food ordering and delivery company. DoorDash occupies the space under a triple-net (NNN) lease, minimizing landlord responsibilities. The remaining 4,995 square feet (42.3%) is vacant, offering a unique opportunity for an owner-user to occupy the available space while benefiting from stable rental income from the existing tenant.

Ideally located near the eastbound on-ramp of Business 80 and Highway 160, the property offers convenient access to the greater Sacramento region. Highway 160 provides a direct route into Downtown Sacramento, while Business 80—also known as the Capitol City Freeway—serves as the business loop for Interstate 80 through Sacramento. This prime location has attracted a number of logistics and warehouse users due to its central proximity and excellent freeway access (see attached aerial photo).

Tribute Road is just a five-minute drive from Downtown Sacramento. As California's state capital, Sacramento is part of the world's eighth-largest economy and serves as the economic and governmental hub of a six-county region. The city itself is home to nearly 500,000 residents, with approximately 2.5 million in the surrounding metro area. Sacramento continues to attract individuals and businesses seeking a more affordable live-work environment, with convenient access to San Francisco Bay Area, Napa Valley, and Lake Tahoe.

In summary, 1803 Tribute Road presents an outstanding opportunity for both investors and owner-users, offering:

- A high-visibility location within a professional industrial park
- Stable income from a nationally recognized tenant (DoorDash)
 - Vacant space ideal for immediate owner occupancy
- Excellent access to major transportation corridors and urban amenities

INVESTMENT HIGHLIGHTS

Immediate Business 80 (Capital City Freeway) and Highway 160 Access

Fully Renovated in 2020

Owner User Opportunity with Rental Income from Tenant (Triple-Net Lease with DoorDash)

Part of Three Building Industrial Business Park (1803 Tribute is Situated at the Front of the Business Park with the Best Visibility)

Tribute Business Park // PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	277-0320-001-0000
Zoning	C-2-R-PUD
Year Built/Renovated	1975/2020
Topography	Flat
Intersection/Cross Street	Highway 160/Exposition Boulevard

CONSTRUCTION

Framing	Reinforced Concrete
Exterior	Masonry
Parking	Asphalt
Roof	PTO Overlay (Age 2025)
Clear Height	12"
Grade Level Doors	3
Grade Level Door Height	12' W x 14' H'
Rail Access	No

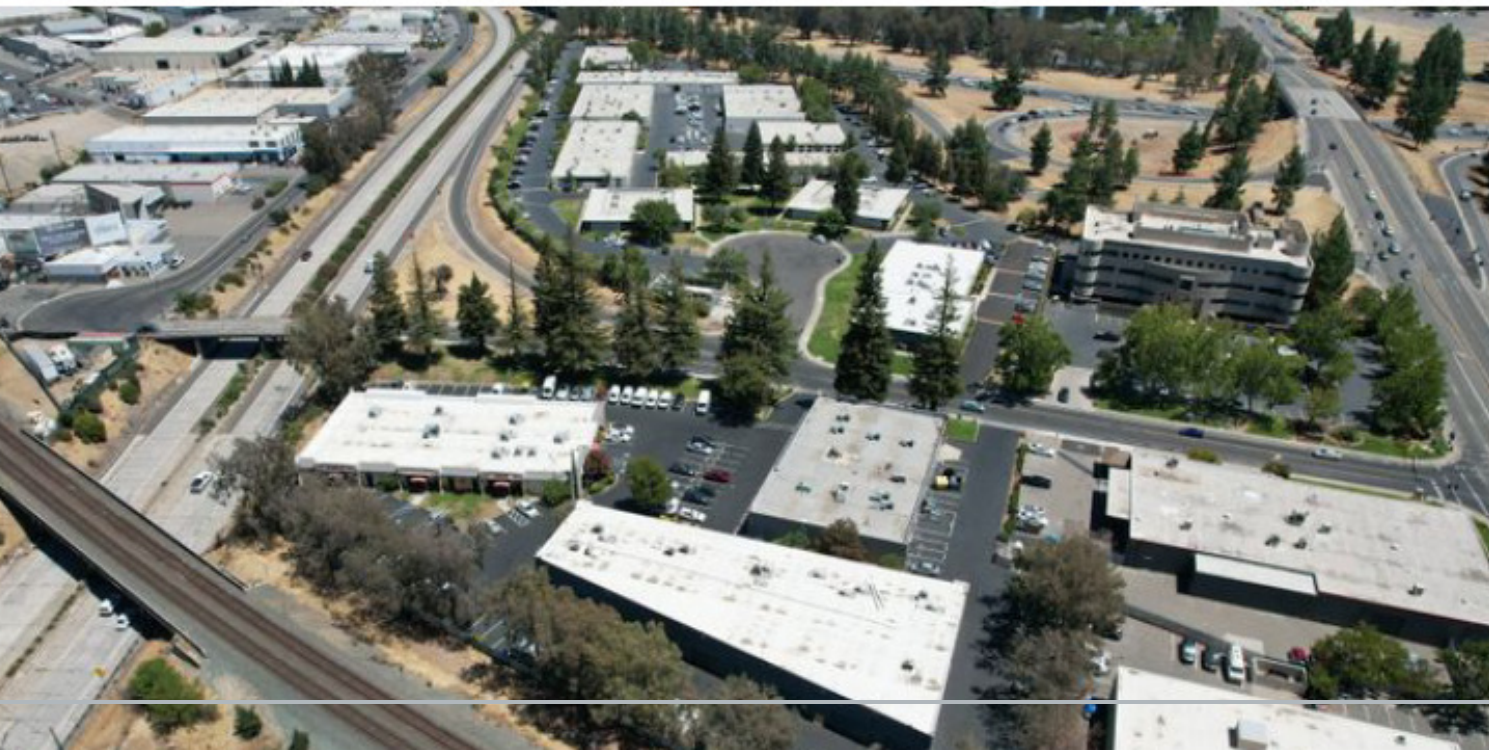
MECHANICAL

HVAC	10 Roof Mounted Units (6 New Units)
Fire Protection	Non-Sprinklered

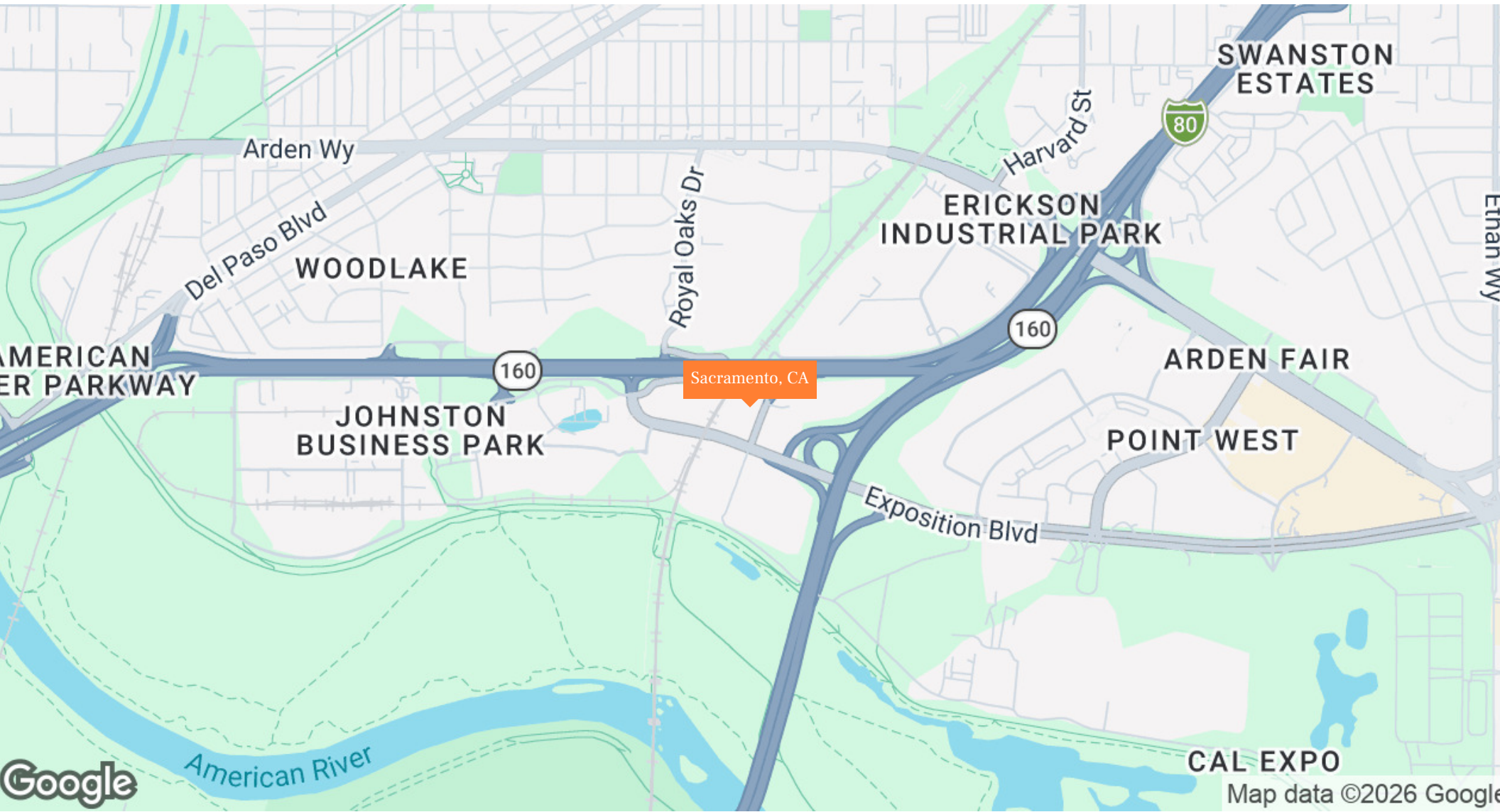
UTILITIES

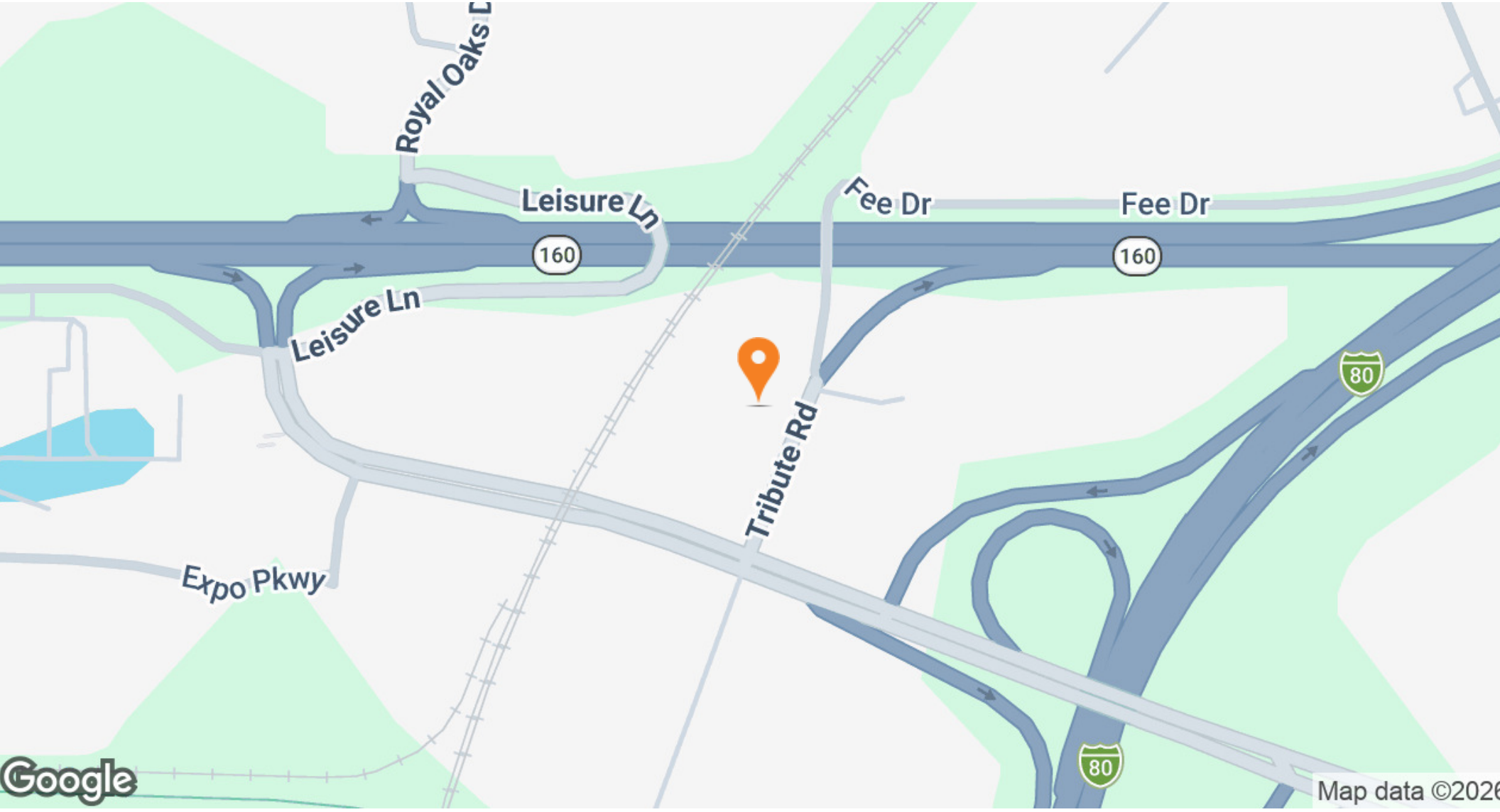
Electric	Sacramento Municipal Utility District (SMUD)
Sewer	Sacramento Area Sewer District (SacSewer)
Water	Sacramento County Water Agency





REGIONAL MAP // **Tribute Business Park**





SACRAMENTO

As capital to the largest U.S. state economy, the Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro is comprised of four counties: Sacramento, El Dorado, Placer and Yolo. More than 2.4 million people call the area home, and unlike the nearby Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. The city of Sacramento is the most populous, at approximately 510,000 residents, followed by Elk Grove and Roseville.

METRO HIGHLIGHTS



BUSINESS ADVANTAGES

Lower costs relative to the Bay Area attract businesses and have driven job creation here in recent years.



RESILIENT EMPLOYMENT BASE

Sacramento's employment total rebounded from the COVID-19 pandemic quicker than most major California metros, while the overall workforce is anticipated to continue setting new records in the coming year.



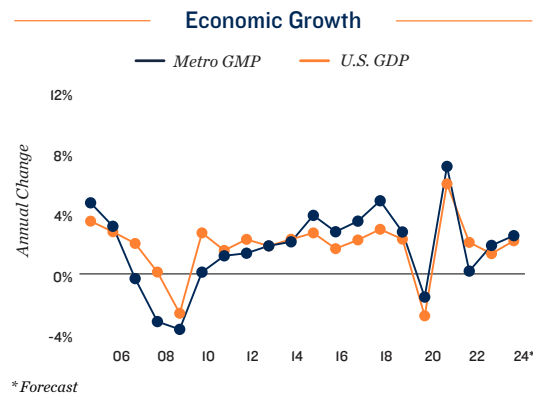
EXPANDING RESIDENTIAL NEEDS

Placer County overall is one of the fastest-growing areas in the state, contributing to robust long-term local housing demand.



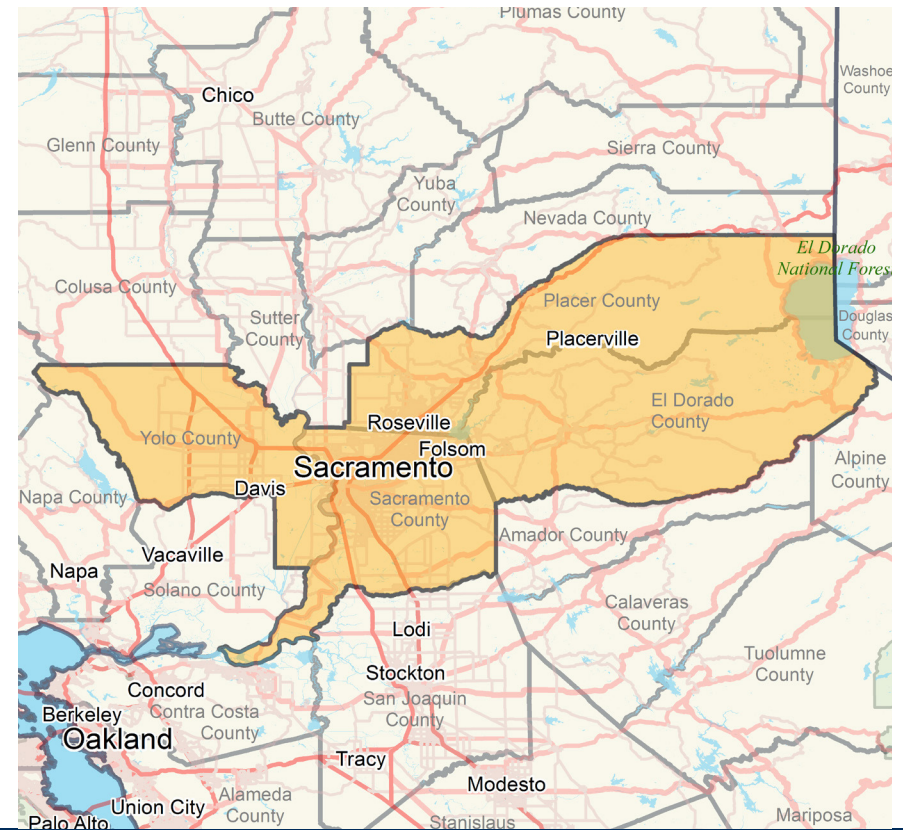
ECONOMY

- Sacramento is home to the state capitol, making the government sector important to the region's economy, even with its recent diversification.
- Health care is a prominent component of the local employment base. Top employers in the metro include Kaiser Permanente, Sutter Health and Dignity Health.
- University of California, Davis and California State University, Sacramento, along with associated medical systems, prop up a large education and health services ecosystem, forming a broad base for employment, along with many area hospitals.

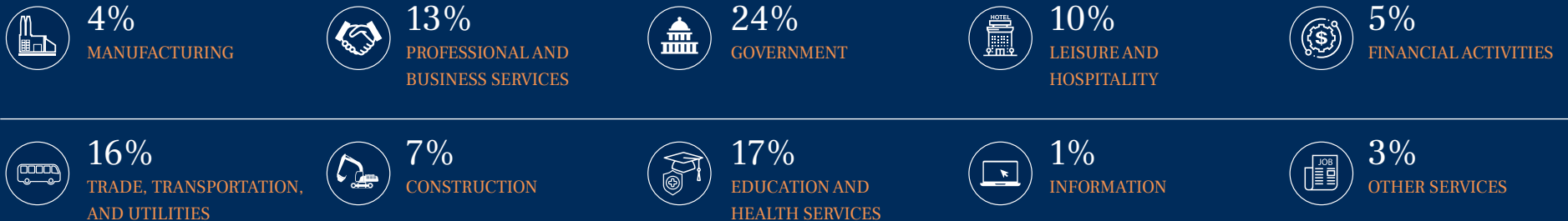


MAJOR AREA EMPLOYERS

- California State University, Sacramento
- Sutter Health
- Kaiser Permanente
- Verizon
- UPS
- Intel Corp.
- Catholic Healthcare West/Mercy Healthcare
- University of California, Davis
- Blue Shield of California
- Wells Fargo



SHARE OF 2023 TOTAL EMPLOYMENT

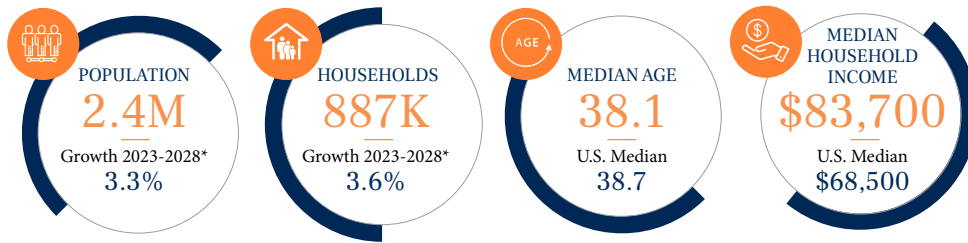


Note: Figures are rounded to nearest whole percentage point

MARKET OVERVIEW // Tribute Business Park

DEMOGRAPHICS

- The metro is expected to add nearly 80,000 people over the next five years, resulting in the formation of roughly 32,000 households.
- A median home price below other major California markets has produced a homeownership rate of 57 percent.
- Among residents ages 25 and older, 31 percent hold bachelor's degrees and 12 percent also have a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

Residents and visitors to Sacramento can enjoy many recreational activities. The region is home to professional sports teams, headlined by the Kings (NBA). Within a short drive away are some of the world's finest wine-producing regions — the Napa, Sonoma and Alexander valleys. Sacramento is also just a short distance from Lake Tahoe and its popular ski resorts. The area offers various cultural opportunities, including the ballet, opera, museums, a zoo and music festivals. In addition to four community colleges, there are two universities located in the region: California State University, Sacramento and University of California, Davis. Students new to the area can visit Old Sacramento, which is a 28-acre historical landmark that pays homage to California circa the 1849 Gold Rush.

SPORTS

- Basketball | **NBA** | SACRAMENTO KINGS
- Baseball | **MiLB** | SACRAMENTO RIVER CATS
- Soccer | **USL** | SACRAMENTO REPUBLIC FC
- Soccer | **WPSL** | CALIFORNIA STORM
- Football | **WTFL** | SACRAMENTO SIRENS

EDUCATION

- UNIVERSITY OF CALIFORNIA, DAVIS
- CALIFORNIA STATE UNIVERSITY, SACRAMENTO
- CALIFORNIA NORTHSTATE UNIVERSITY
- SACRAMENTO CITY COLLEGE
- WILLIAM JESSUP UNIVERSITY
- SIERRA COLLEGE
- FOLSOM LAKE COLLEGE

ARTS & ENTERTAINMENT

- SACRAMENTO ZOO
- SACRAMENTO PHILHARMONIC ORCHESTRA
- SACRAMENTO HISTORY ALLIANCE
- CROCKER ART MUSEUM
- MEMORIAL AUDITORIUM
- GOLDEN 1 CENTER ARENA
- SAFE CREDIT UNION CONVENTION CENTER

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Tribute Business Park // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	8,240	172,390	404,466
2024 Estimate			
Total Population	7,971	169,727	397,227
2020 Census			
Total Population	7,852	170,354	394,711
2010 Census			
Total Population	6,958	145,389	343,599
Daytime Population			
2024 Estimate	21,128	273,098	587,491
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,692	69,479	162,706
2024 Estimate			
Total Households	3,579	68,466	159,620
Average (Mean) Household Size	2.2	2.4	2.4
2020 Census			
Total Households	3,423	67,074	155,392
2010 Census			
Total Households	3,125	60,994	141,046

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	8.6%	10.1%	10.9%
\$150,000-\$199,999	3.9%	6.4%	8.1%
\$100,000-\$149,999	13.4%	15.6%	17.4%
\$75,000-\$99,999	8.8%	12.8%	13.0%
\$50,000-\$74,999	15.9%	15.4%	15.3%
\$35,000-\$49,999	10.8%	10.8%	10.0%
\$25,000-\$34,999	7.8%	7.8%	7.0%
\$15,000-\$24,999	9.3%	8.1%	7.2%
Under \$15,000	21.6%	13.0%	11.3%
Average Household Income	\$77,692	\$88,341	\$98,187
Median Household Income	\$50,091	\$67,316	\$77,573
Per Capita Income	\$36,055	\$38,881	\$41,256
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	7,971	169,727	397,227
Under 20	21.5%	22.6%	22.9%
20 to 34 Years	28.0%	28.1%	26.4%
35 to 39 Years	7.9%	8.3%	8.1%
40 to 49 Years	11.6%	11.8%	12.2%
50 to 64 Years	17.3%	16.1%	16.4%
Age 65+	13.6%	13.0%	13.9%
Median Age	37.0	35.0	36.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	5,543	118,045	276,642
Elementary (0-8)	3.2%	6.9%	6.2%
Some High School (9-11)	10.1%	7.0%	6.3%
High School Graduate (12)	28.9%	21.4%	19.6%
Some College (13-15)	26.7%	22.2%	22.4%
Associate Degree Only	5.9%	8.4%	8.1%
Bachelor's Degree Only	12.8%	20.6%	22.7%
Graduate Degree	12.5%	13.5%	14.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	26.0	26.0



POPULATION

In 2024, the population in your selected geography is 397,227. The population has changed by 15.61 percent since 2010. It is estimated that the population in your area will be 404,466 five years from now, which represents a change of 1.8 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 5,052 people per square mile.



HOUSEHOLDS

There are currently 159,620 households in your selected geography. The number of households has changed by 13.17 percent since 2010. It is estimated that the number of households in your area will be 162,706 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$77,573, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 86.27 percent since 2010. It is estimated that the median household income in your area will be \$88,867 five years from now, which represents a change of 14.6 percent from the current year.

The current year per capita income in your area is \$41,256, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$98,187, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 196,686 people in your selected area were employed. The 2010 Census revealed that 66.6 percent of employees are in white-collar occupations in this geography, and 14 percent are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$486,152 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 61,024.00 owner-occupied housing units and 80,021.00 renter-occupied housing units in your area.



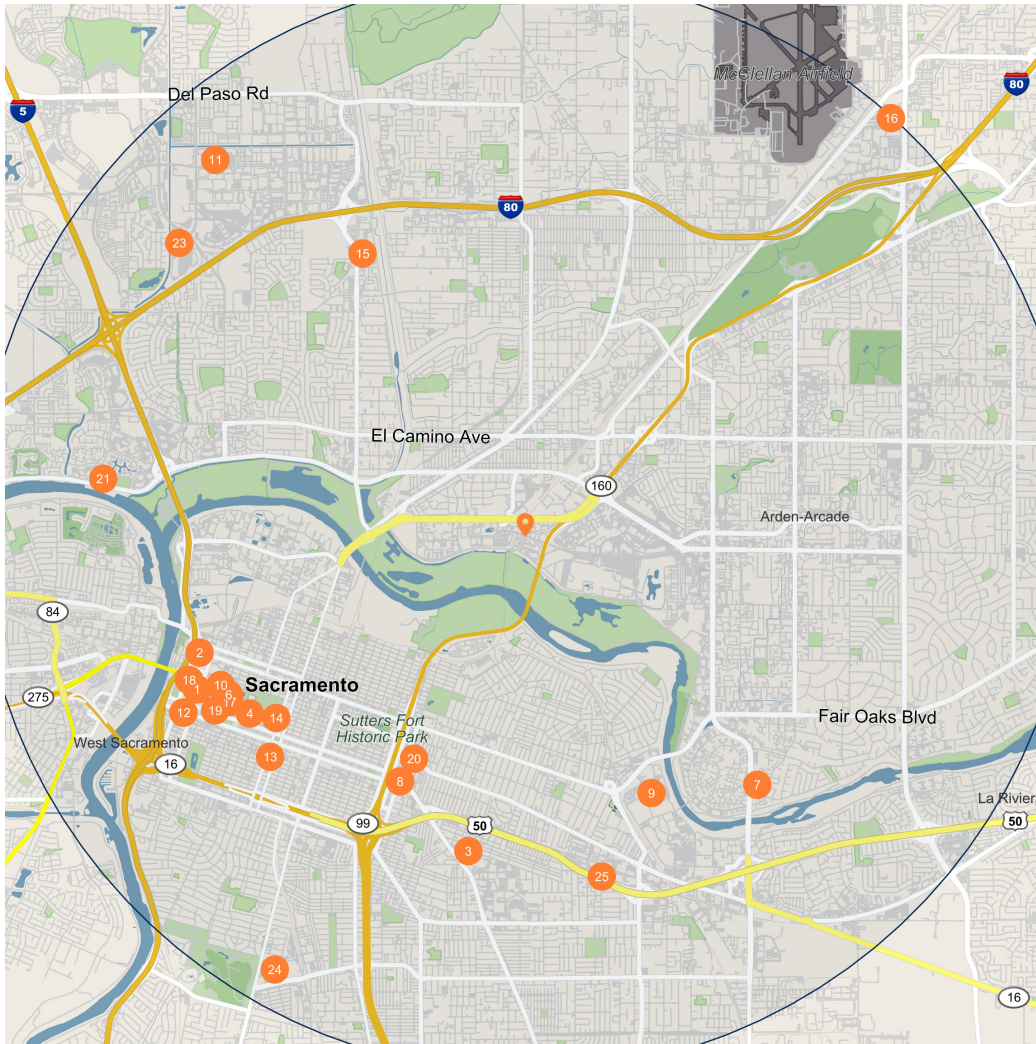
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 35.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.1 percent vs. 8.8 percent, respectively.

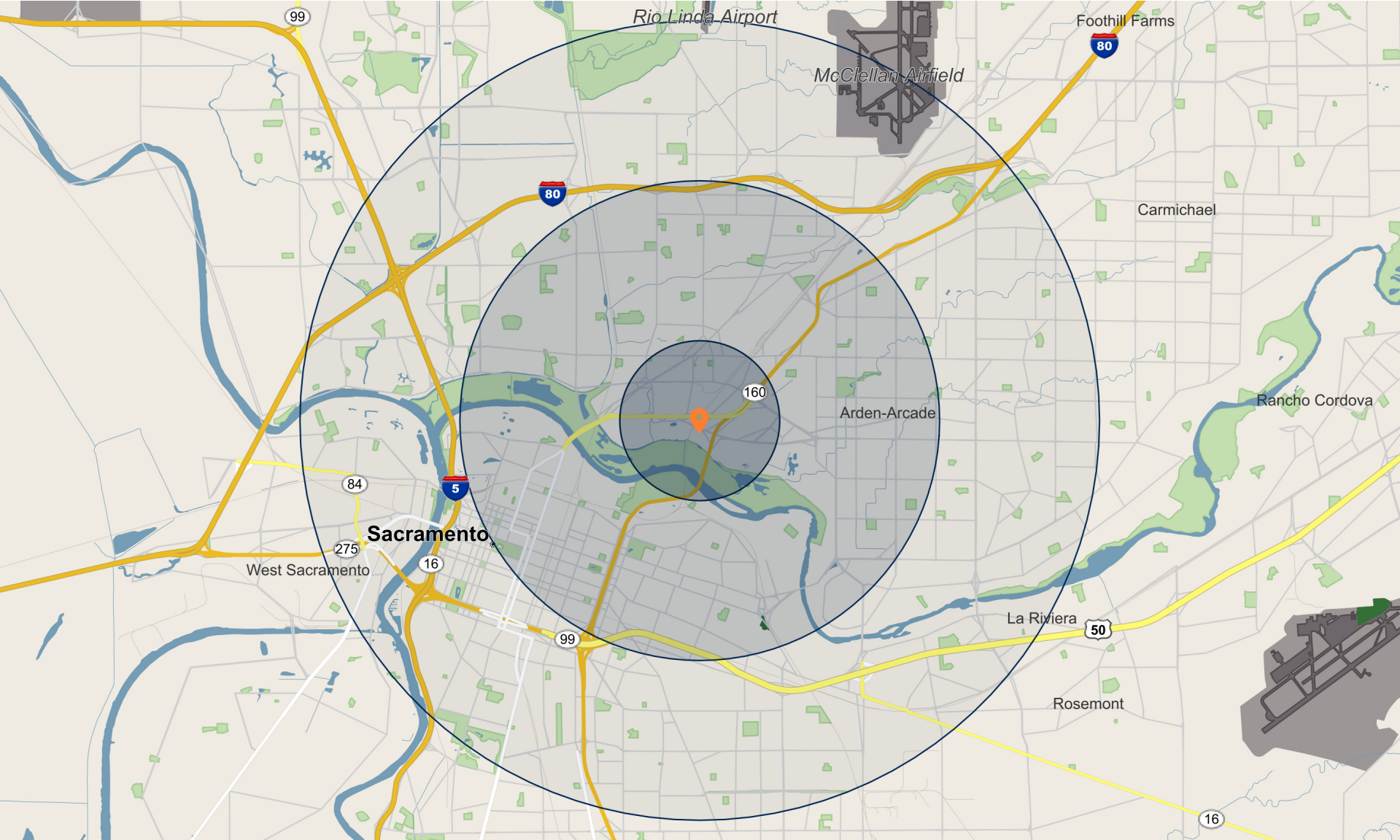
The area had fewer high-school graduates, 2.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.9 percent in the selected area compared with the 19.7 percent in the U.S.

Tribute Business Park // DEMOGRAPHICS



Major Employers		Employees
1	California Govrnmt Opr Agncy-Department Tax and Fee ADM	5,000
2	Atrium Finance I LP-Holiday Inn	4,656
3	Davis Uc Medical Center	3,148
4	California Department Trnsp-Caltrans	3,000
5	Califnia State Bd Equalization	3,000
6	California Dept Employment Dev	3,000
7	Northwest Stiffing Rsources Inc-Resource Staffing Group	2,824
8	McClatchy Newspapers Inc-Sacramento Bee	2,500
9	University Enterprises Inc-Sacramento State Sponsored RES	1,856
10	California Dept Rehabilitation	1,800
11	California Dept Consmr Affairs-Califnia Gvrnment Optrons Agc	1,732
12	Califnrnia Pub Emplpyees Rtrmt-Califnrnia Gvrnment Optrons Agc	1,600
13	Califnrnia Dept Crrctons Rhlbt-Scaap	1,500
14	California Department Educatn-California School For The Deaf	1,500
15	Unilab Corporation	1,214
16	Homeq Servicing Corporation	1,000
17	Califnrnia Dept Prks Recreation	1,000
18	Controller California State	1,000
19	California Dept Wtr Resources	1,000
20	Unilab Corporation-Physicians Clinical Lab	910
21	Sutter Health-Sutter Health Sacsiera Region	900
22	Juvenile Justice Division Cal-Office Prevention Victim Svcs	878
23	Walmart Inc-Walmart	860
24	Los Rios Community College Dst-Sacramento City College	850
25	Sacramento Municpl Utility Dst-Supply Change Services	773

DEMOGRAPHICS // Tribute Business Park





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Edward J. Nelson

Senior Managing Director Investments
Office: Sacramento
Direct: 916.724.1326
Edward.Nelson@marcusmillichap.com
License: CA #01452610

Wyatt Figueroa

Associate Director Investments
Office: Sacramento
Direct: 916.532.0602
Wyatt.Figueroa@marcusmillichap.com
License: CA #02071851

Dominic Mazzoni

Associate Director Investments
Office: Sacramento
Direct: 916.724.1351
Dominic.Mazzoni@marcusmillichap.com
License: CA #02157192

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