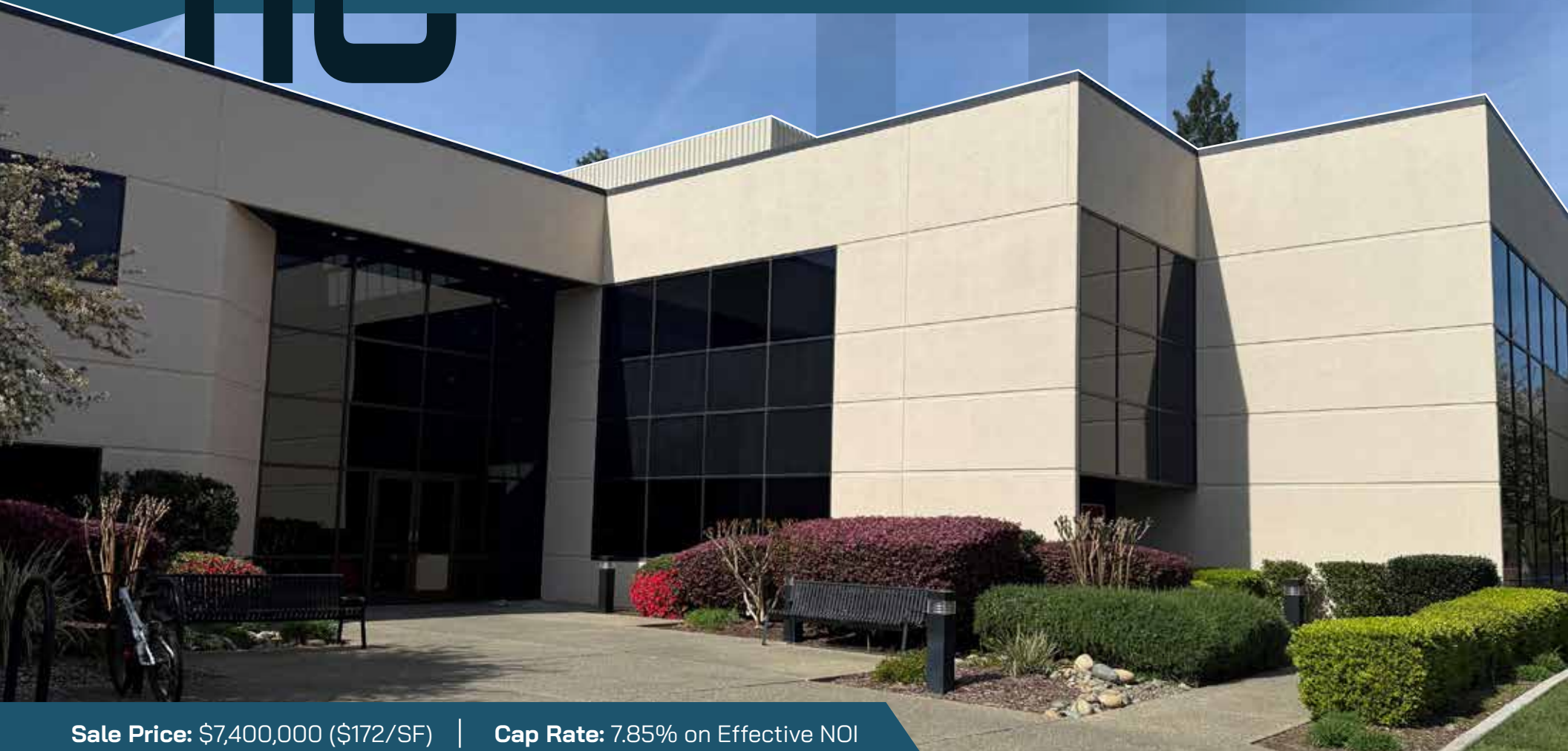


110

Blue Ravine Road Folsom, CA



Sale Price: \$7,400,000 (\$172/SF) | **Cap Rate:** 7.85% on Effective NOI

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THE OPPORTUNITY

PROPERTY SUMMARY

110 Blue Ravine Road presents a rare opportunity to acquire a fully leased **43,045 SF office investment** located in the highly desirable Folsom office market. The property offers stable in-place income, strong tenant fundamentals, and a location within **Lake Forest Tech Center**, one of the most affluent and technology-driven submarkets in the Sacramento region.

Property	: 110 Blue Ravine Road
City/State	: Folsom, CA
Property Type	: Multi-Tenant Office Building
Building Size	: 43,045 RSF (Source: Sacramento County Assessor)
Stories	: Two
Parcel Number	: 069-0250-010
Major Tenant	: Dokken Engineering (63.6% occupancy)
Sale Price	: \$7,400,000
Cap Rate	: 7.85%
Price/SF	: \$172/SF
Effective NOI:	: \$580,779





INVESTMENT HIGHLIGHTS



Investment Highlights



Stabilized Cash Flow

Fully leased building providing immediate and stable income



Premier Folsom Office Location

Located in one of the most desirable office markets in the Sacramento region



Strong Tenant Demand Drivers

Submarket known for technology, engineering, and medical office users



Affluent Demographics

Folsom has some of the highest per-capita incomes in the Sacramento region



Regional Connectivity

Excellent access to Highway 50 connecting to Downtown Sacramento



Additional Narrative

The property is strategically positioned within a rapidly expanding technology and healthcare corridor. It benefits from major nearby healthcare developments by UC Davis Health, Kaiser, Sutter, and Dignity Health, which are expanding medical services and driving long-term demand in the Folsom market.

PROPERTY OVERVIEW



Two-story multi-tenant office building totaling **43,045 SF**



Stabilized **100% leased** investment opportunity



Professional **office** environment with **strong tenant retention**



Below-market **rents** currently in place



Recent capital improvements include:

- New exterior paint
- Newly remodeled restrooms
- New state-of-the-art HVAC control system

TENANT OVERVIEW

Tenant	Suite #	Size (SF)	% of Building
Dokken Engineering	200/152 , 101 & Storage	28,065	66%
TTLIC Management	150	2,793	6.57%
McNeil Insurance	105	2,032	4.78%
Westcorp Financial	158	1,344	3.16%
Lane Florence	209	1,550	3.65%
Sapphire Oaks Wealth Advisors	160	1,668	3.92%
American River Construction	140	1,571	3.69%
Westcoast Trauma & Testing	104	1,208	2.84%
Pathfinders	103	2,300	5.41%

Major Tenant

Dokken Engineering Overview:

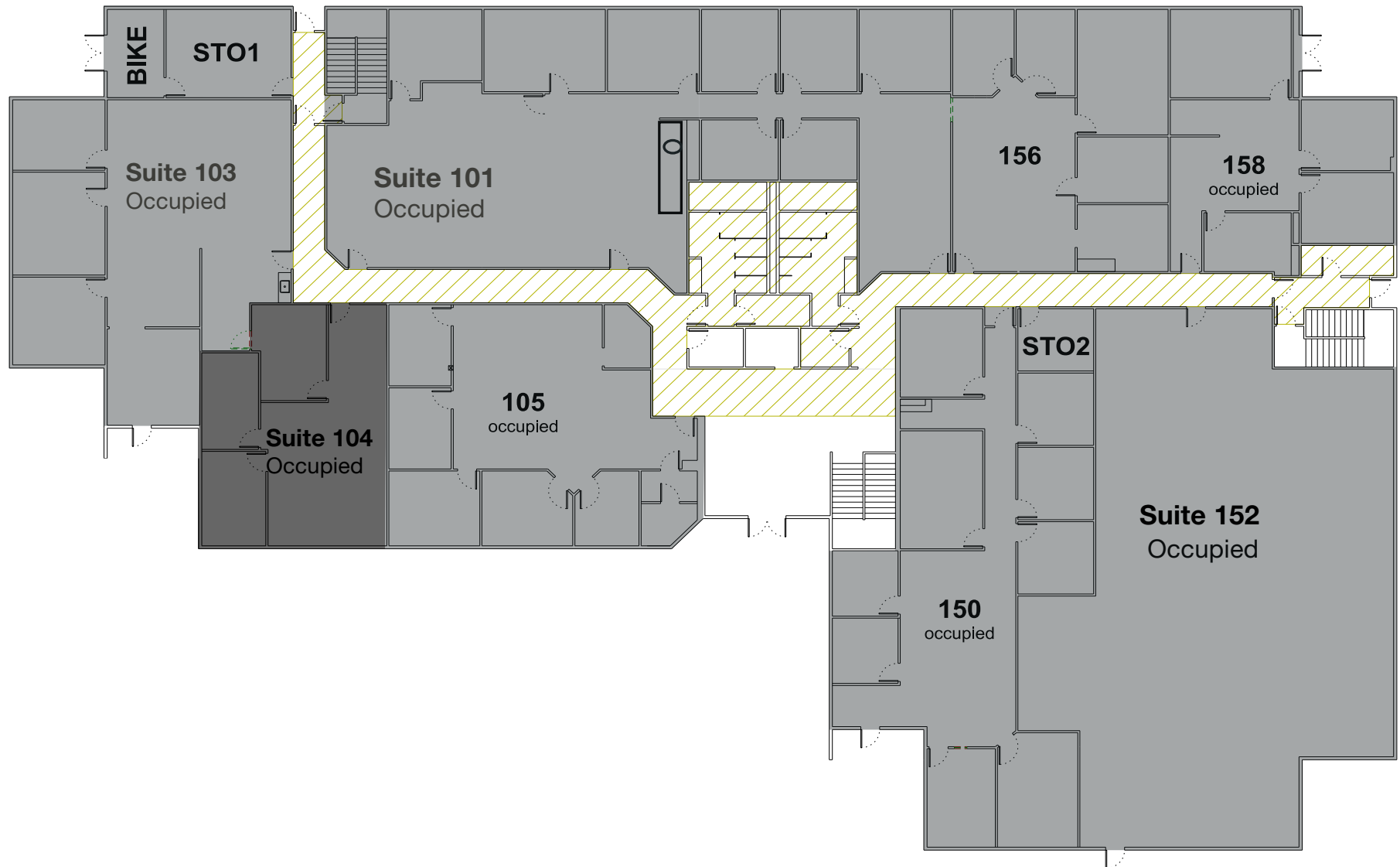
Dokken Engineering is a long-standing civil and transportation engineering firm founded in 1986, with a demonstrated history of stable operations and consistent project delivery across California. The company supports a workforce of approximately 100 employees and has scaled its platform over nearly four decades, reflecting sustained demand and disciplined growth. Its longevity and continued expansion indicate a well-capitalized, operationally sound business with an established market presence.

The firm's revenue is primarily derived from public-sector infrastructure work, including projects with Caltrans, FHWA, and local municipalities. This government-oriented revenue mix provides strong visibility and reliability, as funding is tied to federal and state transportation programs rather than private development cycles. With more than 3,000 completed projects and ongoing participation in critical infrastructure initiatives, Dokken is positioned to maintain steady performance and benefit from long-term public investment trends, supporting its profile as a durable and forward-looking tenant.

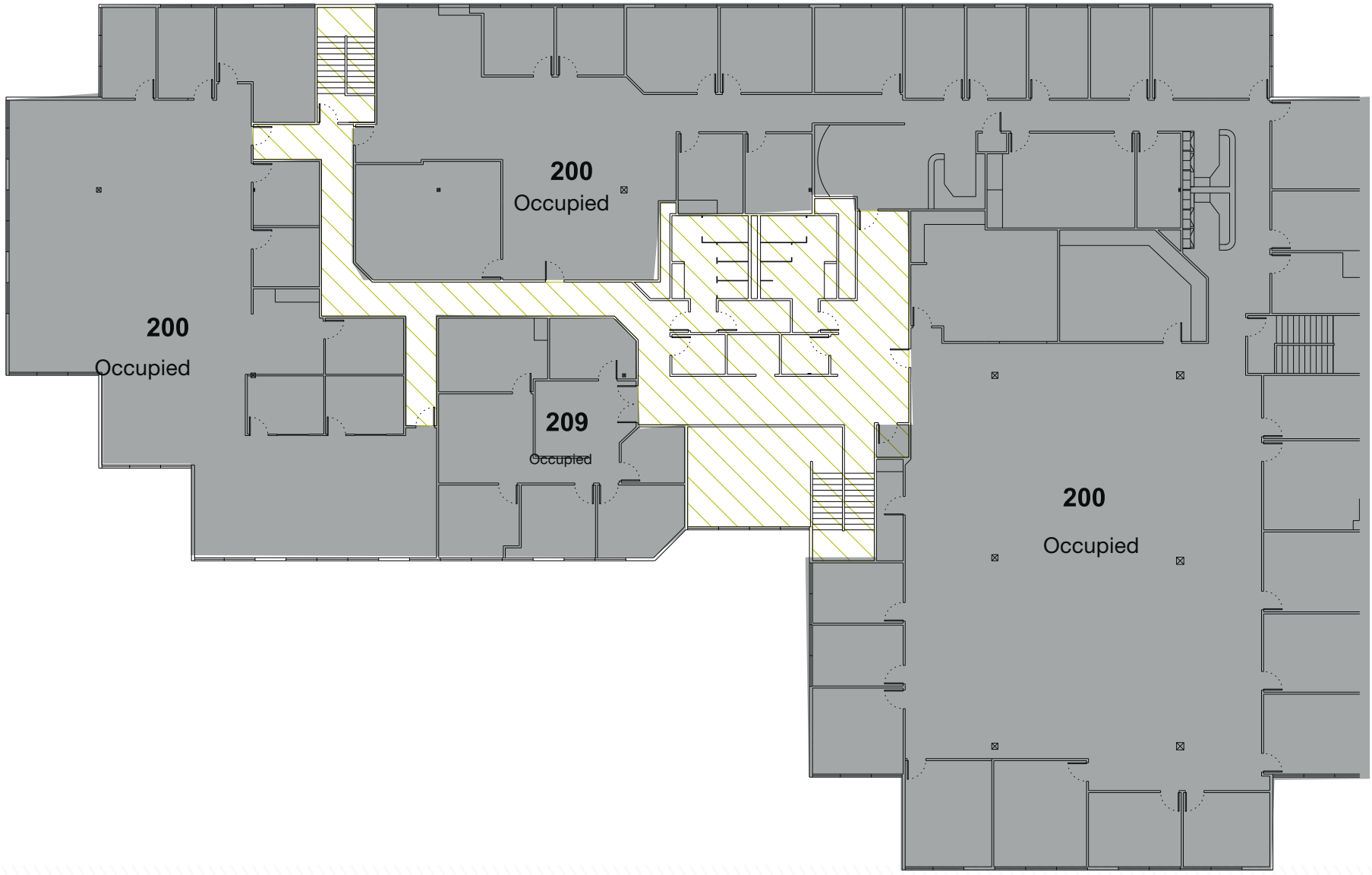


FLOOR PLANS

Floorplan | First Floor



Floorplan | Second Floor



RENT ROLL

Suite	Tenant	Current Rent	\$/SF	Annual Rent (2026)
101	Dokken Engineering	\$3,735.00	\$1.44	\$44,820.00
200/152	Dokken Engineering	\$51,416.00	\$2.05	\$616,992.00
Storage	Dokken Engineering	\$390.00	\$1.00	\$4,680.00
103	Pathfinders	\$4,255.00	\$1.85	\$51,290.00
104	Westcoast Trauma and Testing	\$2,264.52	\$1.87	\$27,989.47
105	McNeil Insurance	\$3,759.00	\$1.85	\$46,126.00
140	American River Construction	\$2,993.18	\$1.91	\$36,187.55
150	TTL Management	\$5,466.00	\$1.96	\$66,411.90
158	Westcorp Financial	\$2,400.00	\$1.79	\$28,800.00
160	Sapphire Oaks Wealth Advisors	\$3,169.00	\$1.90	\$38,028.00
209	Lane Florence	\$2,945.00	\$1.90	\$35,572.50
	Total	\$82,792.70	\$1.77	\$996,897.41



Rent Increase	Occupancy Date	Expiration	Area Rented (SF)
January	January 2026	Exp: 12/2030 Increase: (\$0.04/SF)	2,594
January	August 2012	Exp: 12/2030 Increase: (\$0.04/SF)	25,081
N/A	January 2026	Exp: 12/2030	390
November	October 2024	Exp: 10/2027 Increase: (\$0.05/SF)	2,300
January	January 2025	Exp: 01/2029 Increase: (3%)	1,208
March	October 2019	Exp: 02/2028 Increase: (\$0.05/SF)	2,032
October	September 2024	Exp: 10/2029 Increase: (3%)	1,571
August	August 2017	Exp: 07/2027 Increase: (3%)	2,793
N/A	September 2006	Exp: 11/2027 Increase: (0%)	1,344
March	June 2024	Exp: 02/2031 Increase: (\$0.05/SF)	1,668
October	August 2023	Exp: 09/2027 Increase: (\$0.05/SF)	1,550
			42,531

OPERATING EXPENSES

INCOME SOURCES
RENT INCOME
INTEREST INCOME
EXPENSE RECOVERIES
OTHER INCOME
TOTAL INCOME

Year-1	
\$1,082,274	\$25.14
\$0	\$0.00
\$74,937	\$1.74
\$3,175	\$0.07
\$1,160,387	\$26.96

EXPENSES
MAINT. & REPAIRS
MAINT. SUPPLIES
JANITOR
PROF. & LEGAL FEES
LANDSCAPE MAINT
UTILITIES
INSPECTION
LICENSE & PERMITS
ALARM
DUMP FEES
OFFICE SUPPLIES
SIGNAGE
BANK CHARGES
EQUIP RENT
PROPERTY TAX
FRANCHISE TAX
PROPERTY MANAGEMENT @ 5.0%
RESERVES
INSURANCE
TOTAL OPERATING EXPENSES

2026		
\$96,406	\$2.24	*
\$4,437	\$0.10	*
\$64,140	\$1.49	*
\$13,512	\$0.31	*
\$28,948	\$0.67	**
\$134,063	\$3.11	**
\$1,112	\$0.03	*
\$225	\$0.01	
\$3,042	\$0.07	**
\$0	\$0.00	
\$138	\$0.00	*
\$0	\$0.00	
\$0	\$0.00	
\$77,698	\$1.81	***
\$3,300	\$0.08	
\$58,019	\$1.35	
\$10,761	\$0.25	
\$8,870	\$0.21	**
\$504,671	\$11.72	

* = 4 Year Historical Average

** = Escalated 3% from Previous Year

** = Derived from Millage Rate @ 1.052563%

2025		2024		2023		2022	
\$968,590	\$22.50	\$752,224	\$17.48	\$786,413	\$18.27	\$800,453	\$18.60
\$148	\$ 0.00	\$193	\$0.00	\$0	\$0.00	\$0	\$ -
\$0	\$ -	\$0	\$0.00	\$0	\$0.00	\$0	\$ -
\$12,514	\$ 0.29	\$8,672	\$0.20	\$40	\$0.00	\$1,000	2.32%
\$981,252	\$22.80	\$761,089	\$17.68	\$786,453	\$18.27	\$801,453	\$18.62


2025		2024		2023		2022	
\$70,488	\$ 1.64	\$138,346	\$3.21	\$84,585	\$1.97	\$92,203	\$ 2.14
\$5,105	\$ 0.12	\$4,890	\$0.11	\$5,163	\$0.12	\$2,589	\$ 0.06
\$59,088	\$ 1.37	\$64,822	\$1.51	\$75,032	\$1.74	\$57,619	\$ 1.34
\$11,346	\$ 0.26	\$27,640	\$0.64	\$12,686	\$0.29	\$2,377	\$ 0.06
\$28,105	\$ 0.65	\$29,466	\$0.68	\$25,974	\$0.60	\$17,600	\$ 0.41
\$130,158	\$ 3.02	\$127,580	\$2.96	\$115,900	\$2.69	\$119,800	\$ 2.78
\$190	\$ 0.00	\$850	\$0.02	\$1,030	\$0.02	\$2,377	\$ 0.06
\$0	\$ -	\$225	\$0.01	\$225	\$0.01	\$225	\$ 0.01
\$2,953	\$ 0.07	\$2,506	\$0.06	\$2,358	\$0.05	\$3,145	\$ 0.07
\$0	\$ -	\$0	\$0.00	\$0	\$ -	\$0	\$ -
\$381	\$ 0.01	\$0	\$0.00	\$0	\$ -	\$170	\$ 0.00
\$984	\$ 0.02	\$913	\$0.02	\$0	\$ -	\$0	\$ -
\$0	\$ -	\$0	\$0.00	\$35	\$0.00	\$55	\$ 0.00
\$0	\$ -	\$0	\$0.00	\$0	\$ -	\$0	\$ -
\$34,415	\$ 0.80	\$33,740	\$0.78	\$33,137	\$0.77	\$32,618	\$ 0.76
\$3,300	\$ 0.08	\$3,300	\$0.08	\$3,300	\$0.08	\$3,300	\$ 0.08
\$8,612	\$ 0.20	\$7,288	\$0.17	\$6,694	\$0.16	\$5,632	\$ 0.13
\$355,125	\$ 8.25	\$441,566	\$10.26	\$366,119	\$8.51	\$339,710	\$ 7.89

LOCATION

AERIAL MAP






 Dignity Health.

 SAFE
OK-AL-UNION

 Sutter Health

micron

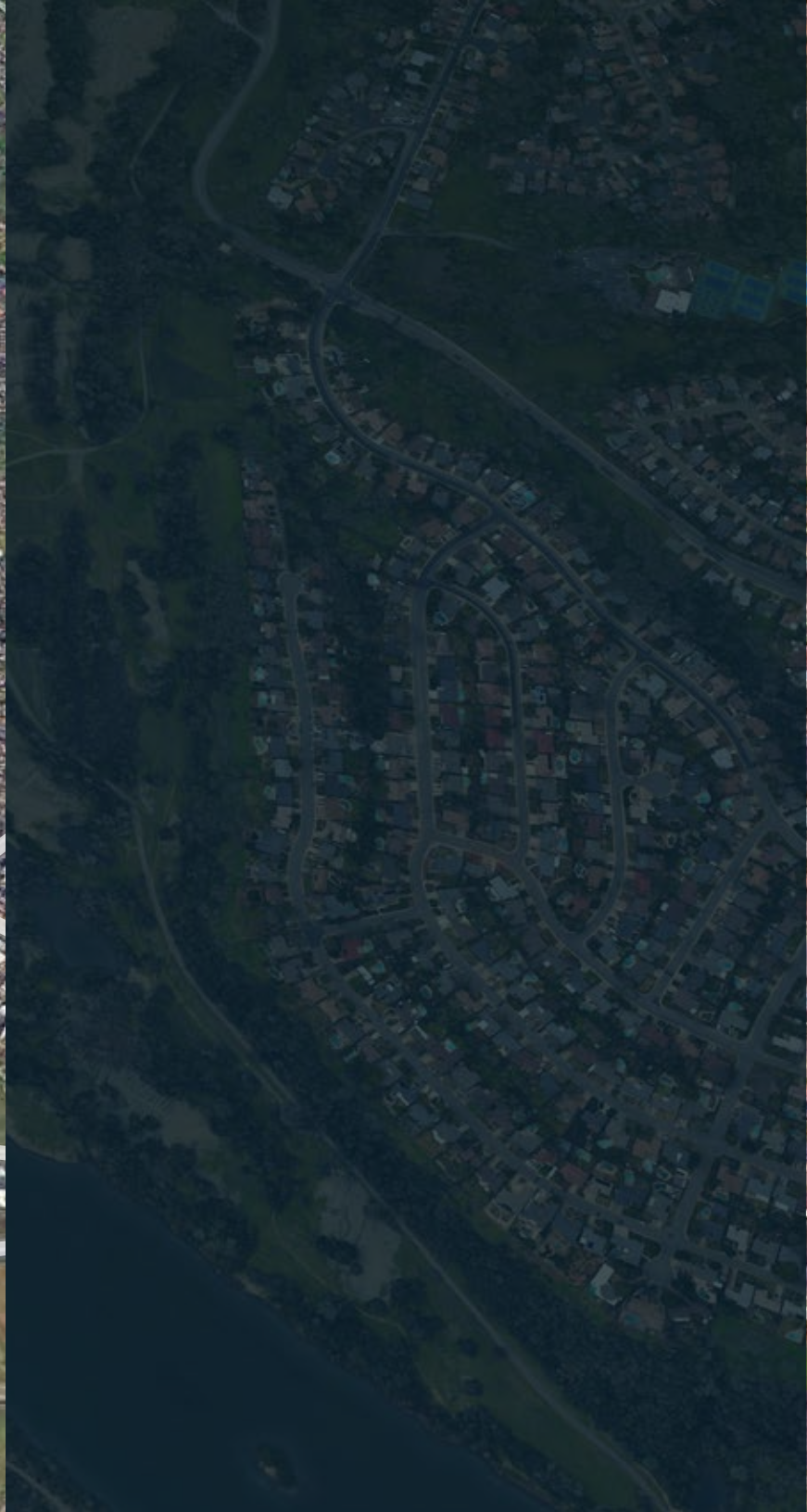
 California ISO

Kaiser Permanente

50

SAMSUNG
SANDISK

KIOXIA



LOCATION

AERIAL MAP



 PowerSchool
Powering Brighter futures

 Western Area Power Administration

 taylor morrison.

 inductive automation.

110 Blue Ravine Rd

 DOKKEN
ENGINEERING





Woodmere Rd

Folsom Blvd

 Johnson Controls

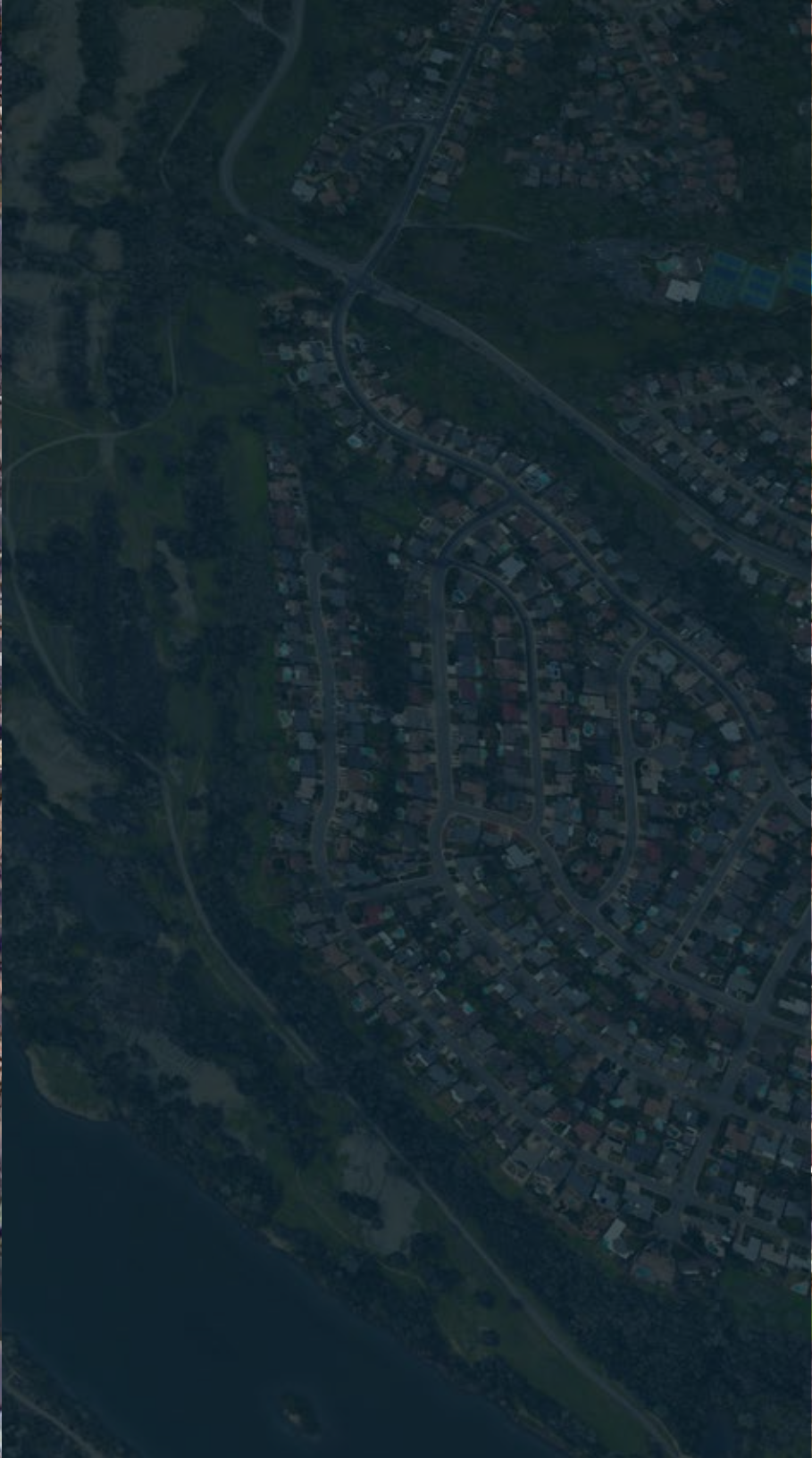
 L3HARRIS™

GENERAL DYNAMICS

 Agilent Technologies

Blue Ravine Rd

 KRATOS



CITY OVERVIEW

FOLSOM

Folsom is a suburban city located about 25 miles east of California's State Capital, Sacramento. It benefits from a diverse economy with strengths in technology, healthcare, and professional services, supported by major employers such as Intel, which operates a significant campus in the city. With a population of approximately 90,000 residents, Folsom has experienced steady growth that consistently exceeds the national average. The median age is around 40 years, and the median household income is roughly \$135,000 to \$140,000. The housing market remains strong, with median home values near \$750,000 as of 2024, reflecting ongoing demand in this desirable suburban community. Folsom is also undergoing substantial development in its southern growth areas through the Folsom Plan Area, a master-planned community covering roughly 3,500 acres that will add over 10,000 homes along with parks, trails, and commercial spaces. Overall, Folsom represents a stable and thriving city characterized by moderate, sustainable growth and a high quality of life within the greater Sacramento metropolitan region.

DEMOGRAPHICS

POPULATION



88,000+
Residents



~29,900
Households



9%+
Population Growth Since 2020

EDUCATION



~55% of Residents
Bachelor's Degree or Higher



~94%
High School Graduate or Higher:

Folsom maintains one of the **most highly educated populations in the Sacramento region**, supporting professional and technology-driven industries.

INCOME PROFILE



\$135,000+

Median Household Income



~\$62,000

Per Capita Income



~5% (Significantly Below U.S. Average)

Poverty Rate

WORKFORCE & KEY INDUSTRIES

Technology & Semiconductor Manufacturing

Healthcare & Medical Services

Professional & Engineering Services

Government & Public Administration

Retail & Consumer Services

Major employers in the area include leading technology firms, healthcare systems, engineering companies, and financial service providers.

AGE DISTRIBUTION

AGE GROUP	POPULATION SHARE
Under 18	~23%
18 – 34	~18%
35 – 54	~32%
55 – 64	~12%
65+	~14%

The population is dominated by **mid-career professionals and families**, creating strong demand for professional services, healthcare, and office employment.

MARKET ADVANTAGES

- ✓ Highly educated professional workforce
- ✓ Affluent household incomes significantly above regional averages
- ✓ Strategic location within the Sacramento technology corridor
- ✓ Strong population growth and economic expansion
- ✓ High quality of life with strong schools and recreational amenities

110

Blue Ravine Road Folsom, CA

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