

3636-3640

AMERICAN RIVER DRIVE

A photograph of a modern, two-story building with large windows and a dark roof. The building is surrounded by lush green trees and a well-maintained lawn. A sign in front of the building reads "SACRAMENTO COUNTY ASSESSOR & CLERK / RECORDER".

SACRAMENTO
COUNTY
ASSESSOR &
CLERK / RECORDER

2% BONUS TO PROCURING BROKER

NEWMARK

woodside
CAPITAL PARTNERS

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AVAILABILITY:

- Suite 100: ±13,255 SF
- Suite 128: ±2,880 SF

PROPERTY HIGHLIGHTS:

- Convenient access to I-80, Highway 50 and Downtown Sacramento
- Immediate access to the American River bike trail
- Secured underground parking available
- Professionally managed by Newmark
- On-site common area conference center

RECENT UPDATES TO THE PROPERTY:

- New building interior directory and suite signage
- Remodeling of main lobby with new flooring, lighting and furniture
- Upgraded lighting throughout common area

Elevator Upgrades	\$221,217
HVAC Systems	\$1,655,969
Lobby Renovations	\$210,289
Roof Replacement	\$735,383
Other Miscellaneous	\$249,348
Total:	\$3,072,205

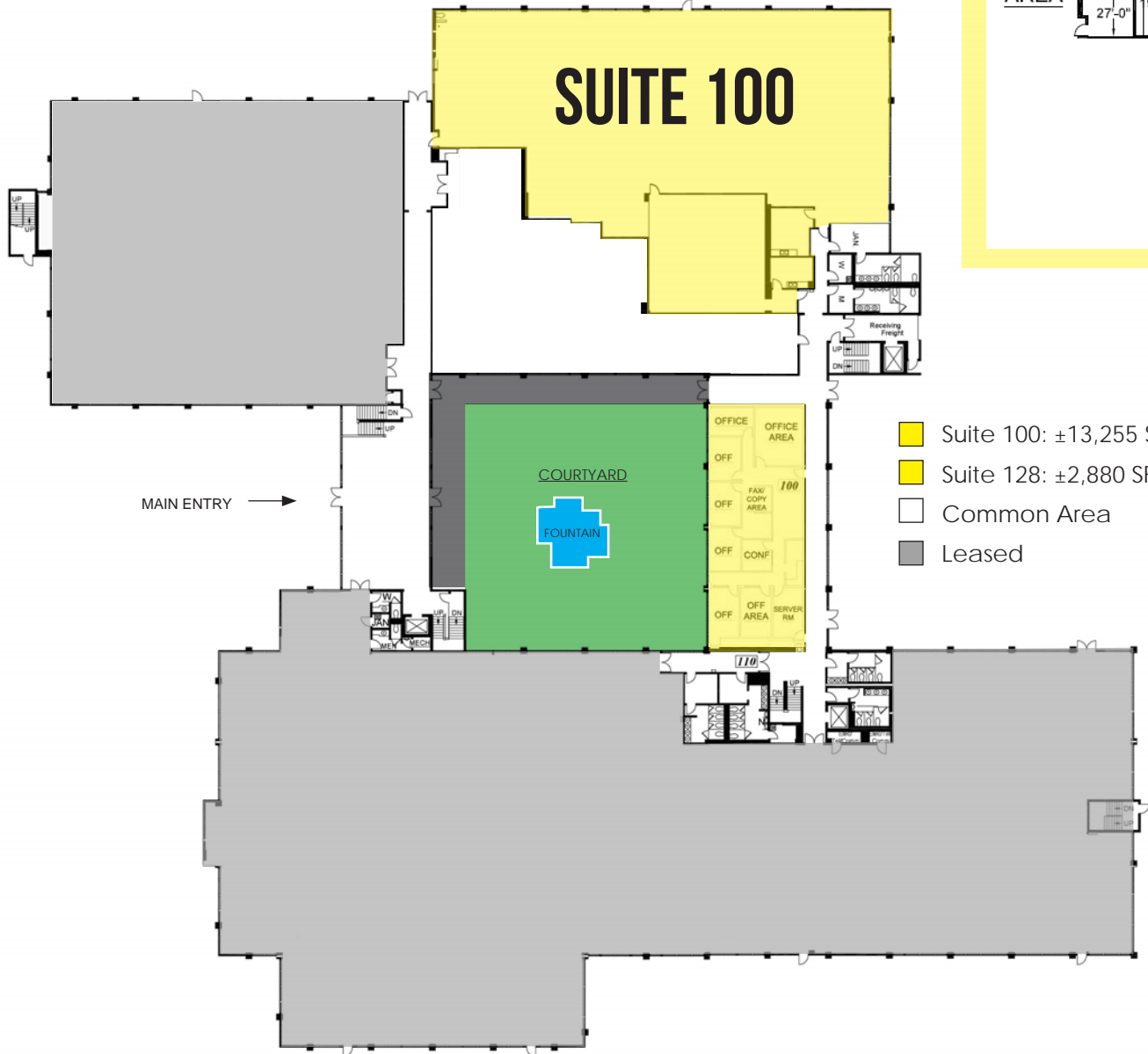
- Landlord has the ability to fund a TI allowance without any lender approval.





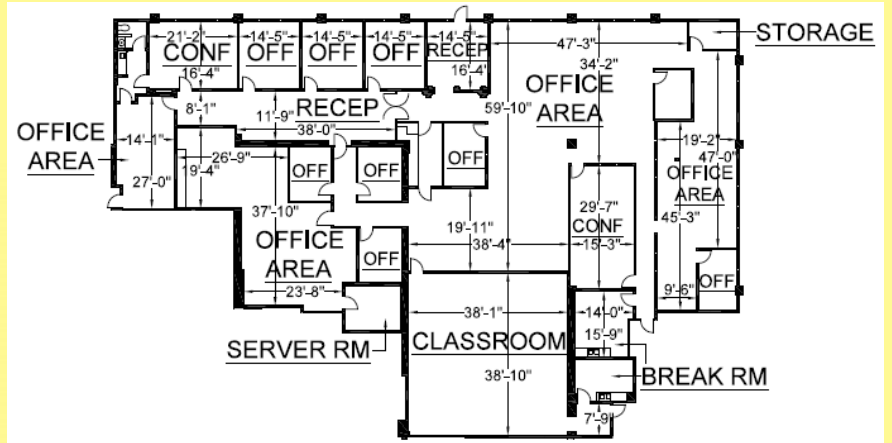
FIRST FLOOR

3636 - 3640 AMERICAN RIVER DRIVE

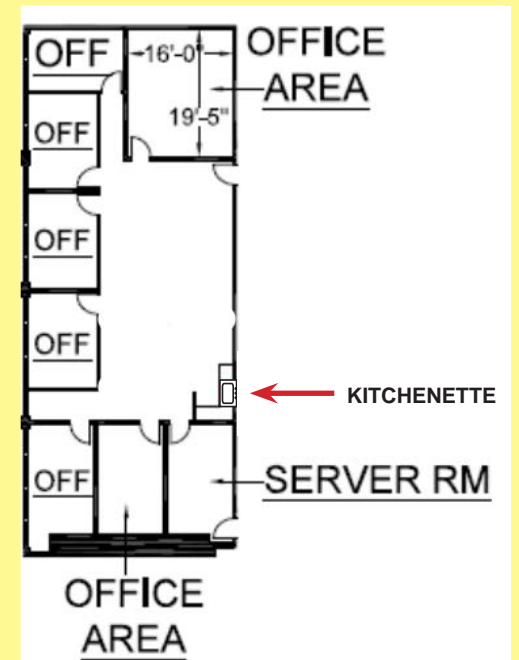


- Suite 100: ±13,255 SF
- Suite 128: ±2,880 SF
- Common Area
- Leased

SUITE 100

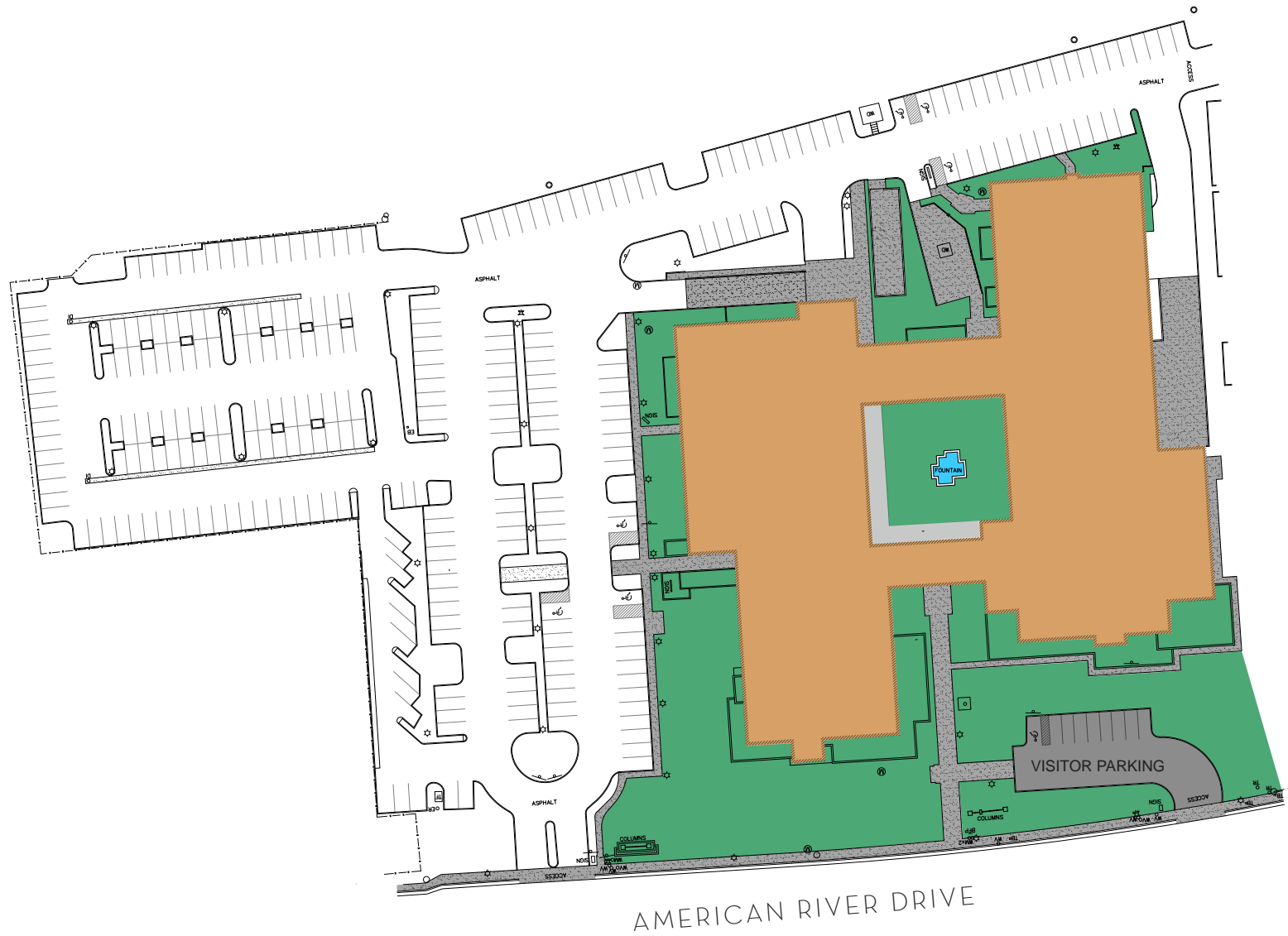


SUITE 128



SITE PLAN

3636 - 3640
AMERICAN RIVER DRIVE



AMENITIES MAP

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RESTAURANTS

- 1** Pieology, Starbucks, Menchies, Aji, Zocalo, Organic Coup, Buckhorn Grill, Capitol Beer & Tap Room
- 2** Wildwood Kitchen & Bar, Cafe Bernardo, Ruth's Chris Steakhouse, Piatti
- 3** Boston Market, McDonald's Domino's Pizza
- 4** Ettore's Bakery & Cafe, Roxy Restaurant & Bar
- 5** Noodles and Company, Jamba Juice, Boudin SF, Smashburger, Noah's Bagels, Nothing Bundt Cake, Chipotle, Beach Hut Deli, Jacks Urban Eats, Lemon Grass, Thai House
- 6** Pinkberry, Pete's Coffee, Miyagi Bar & Sushi
- 7** Temple Coffee Roasters, Heat Shabu Baru, The Parlor Ice Cream Puffs
- 8** Starbucks, Dukes Plates and Pints, Danielle's Creperie, Vinoteca Restaurant & Bar
- 9** River's Edge Cafe, Jack in the Box, Pitch and Fiddle
- 10** Pine Tree House, TOGO's Sandwiches, A1 Foods

SERVICES/RETAIL

- A** Safeway, AT&T, Citibank, US Bank
- B** Williams-Sonoma, Chicos, Talbots, Jos A. Bank
- C** Save Mart, The UPS Store, Sports Clips, Bank of the West
- D** Chase Bank, Verizon, Golden 1 Credit Union

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