

100% Leased Medical Bldg

2485 SUNRISE BLVD
GOLD RIVER, CA 95670



Property Highlights:

- Single Tenant 100% Leased Investment
- Medical office building with credit tenant
- 6,024 sf building
- Located within an established business park
- Immediate access to highway 50
- Centrally located in the Sacramento metro area

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Offering Summary

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Building Address	2485 Sunrise Boulevard, Gold River, CA
Owners' Association	Sunrise Corporate Business Park
Assessor's Parcel Number	058-0262-016-0000
County	Sacramento
Property Type	100% leased Medical Office
Building Size	6,024 sf
Sale Price	\$1,750,000
Tenant	Health and Life Organization (HALO)
Lease Type	Modified Gross Lease
Landlord Responsibilities	Base Year Expenses, OA dues, HVAC
Net Operating Income	Rent (2025): \$149,868 OA Dues: \$15,676 Property Taxes: \$17,231 Property Insurance: \$ 1,883 NOI: \$115,078
Cap Rate	6.58%
Year built	2004
Zoning	OPMU

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Offering Details

2485 Sunrise Boulevard, Gold River, CA is a 6,024 s.f. medical office building located within an established business park. This offering is a leased investment opportunity, with a credit rated Tenant occupying 100% of the building.

The building features a large Reception area, twelve medical examination rooms, private offices, front office area, conference room, storage areas, laboratory, multiple restrooms, employees' break room, etc. The building was built around 2004. Located within an established business park, the property features good parking and synergistic co-tenants in the business park, in addition to In-n-Out Burger at the corner.

Health and Life Organization (Sacramento Community Clinics) leases the entire property based upon a modified gross lease. Their lease expires in April, 2028 and they have one, five-year Option to extend the lease. The Landlord is responsible for base year expenses, OA dues, HVAC maintenance/replacement and the structure of the building. Given the specialized nature of the medical practice, the Tenant would face significant operational challenges to relocate, including specialized build-outs, equipment relocation, and regulatory requirements.

This is an outstanding smaller, single tenant investment opportunity, requiring very little management effort and offers consistent income and security from a credit worthy, recession resistant tenant that would find it difficult to relocate.



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Tenant Profile

Health and Life Organization (HALO), Inc. is a 501(c)(3) non-profit and Federally Qualified Health Center Look-Alike (FQHC-LA) founded in 2003, operating nine community clinics in Sacramento. As a stable anchor tenant, they serve low-income, ethnically diverse patients with comprehensive medical, dental, and behavioral health services. Currently, HALO operates 9 Sacramento Community Clinics (SCC) serving over 40,000 individuals with nearly 15,000 monthly encounters. They partner with organizations to provide professional and compassionate healthcare.

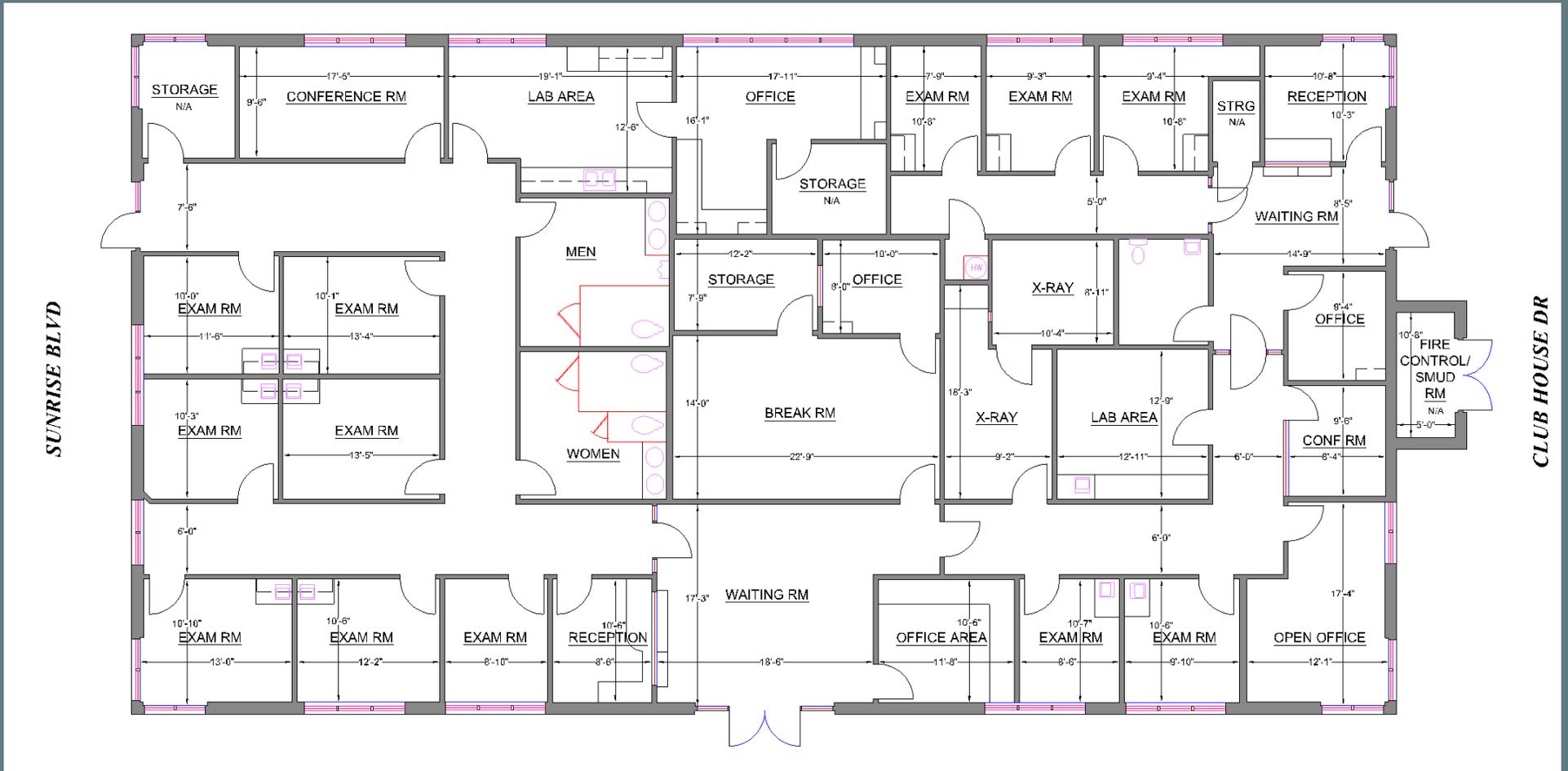
Tenancy Highlights:

- High quality, cost effective, culturally sensitive healthcare provider
- Comprehensive service provider including family medicine, dentistry, behavioral health, pediatrics, prenatal/postpartum care, dermatology, podiatry and acupuncture
- Strong Regional Footprint with multiple locations
- Wide patient base
- Stability provided by FQHC-LA designation
- Community focused

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Floor Plan



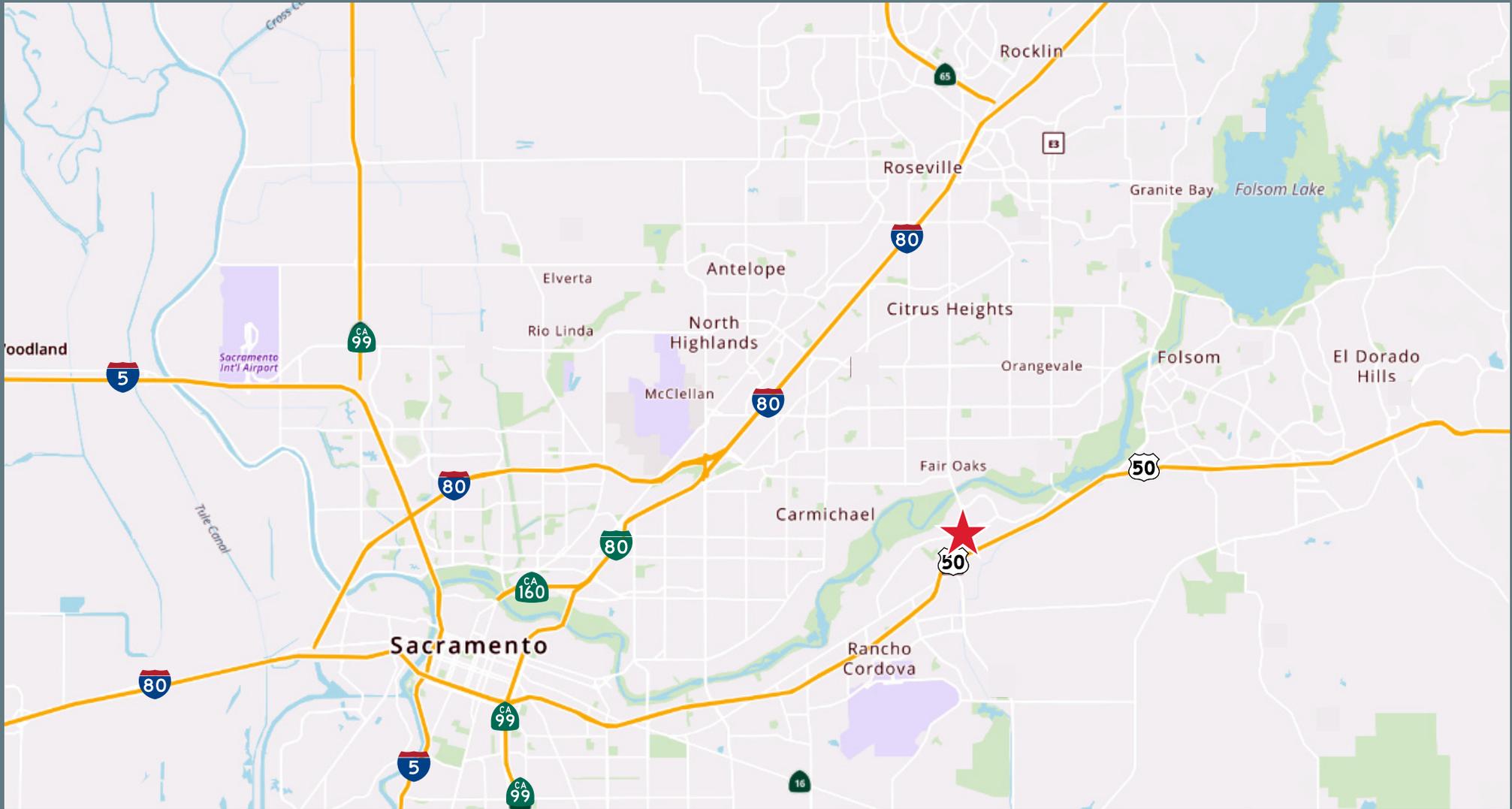
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Key Facts: 5 Mile Radius



234,537 (2024)
Total Population



\$108,373
Average Household Income



11,874
Businesses



95,312
Daytime Employees



52,471
Owner Occupied Households



\$490,212
Median Home value

ADT Sunrise Blvd (Cross St Coloma Rd N) **78,148** (2025)

Data obtained from CoStar