

OFFERING MEMORANDUM

6401 STOCKTON BLVD Sacramento, CA

Marcus & Millichap THE HURD RETAIL GROUP

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Activity ID #ZAG1040001

STOCKTON BLVI 29,000 VPD

Marcus & Millichap

EXCLUSIVELY LISTED BY

CHRISTOPHER HURD

Senior Director Investments

Sacramento

Direct: 916.842.7549

Christopher.Hurd@marcusmillichap.com

CalDRE #01849894





OFFERING SUMMARY

6401 STOCKTON BLVD







FINANCIAL

Listing Price	\$2,390,000
Down Payment	100% / \$2,390,000
NOI	\$167,412
Cap Rate	7.00%
Price/SF	\$430.63
Rent/SF (Monthly)	\$3.09
Rent/SF (Annually)	\$37.08
OPERATIONAL	
Rentable SF	5,550 SF
Lot Size	1.01 Acres (43,995 SF)
Year Built	1970
Year Renovated	2020



Sacramento, CA 95823

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively list for sale 6401 Stockton Boulevard in Sacramento, CA. The subject property provides an owner/user or investor the opportunity to acquire a site that sits along one of Sacramento's most active thoroughfares. The site comes with a 4,800 square foot automotive shop along with a 720 square foot office space on a 1.01-acre parcel.

The property is positioned along one of the most heavily trafficked intersections in Sacramento County. The site boosts average daytime traffic counts of more than 50,000 vehicles per day and is strategically located one mile from Hwy. 99 (228,000 VPD).

The property is ideally located in the central point of Sacramento and services the surrounding communities of Sacramento, Elk Grove, Laguna & Florin which features over 367,000 households in the surrounding 10 miles with a population of over 1,015,000.

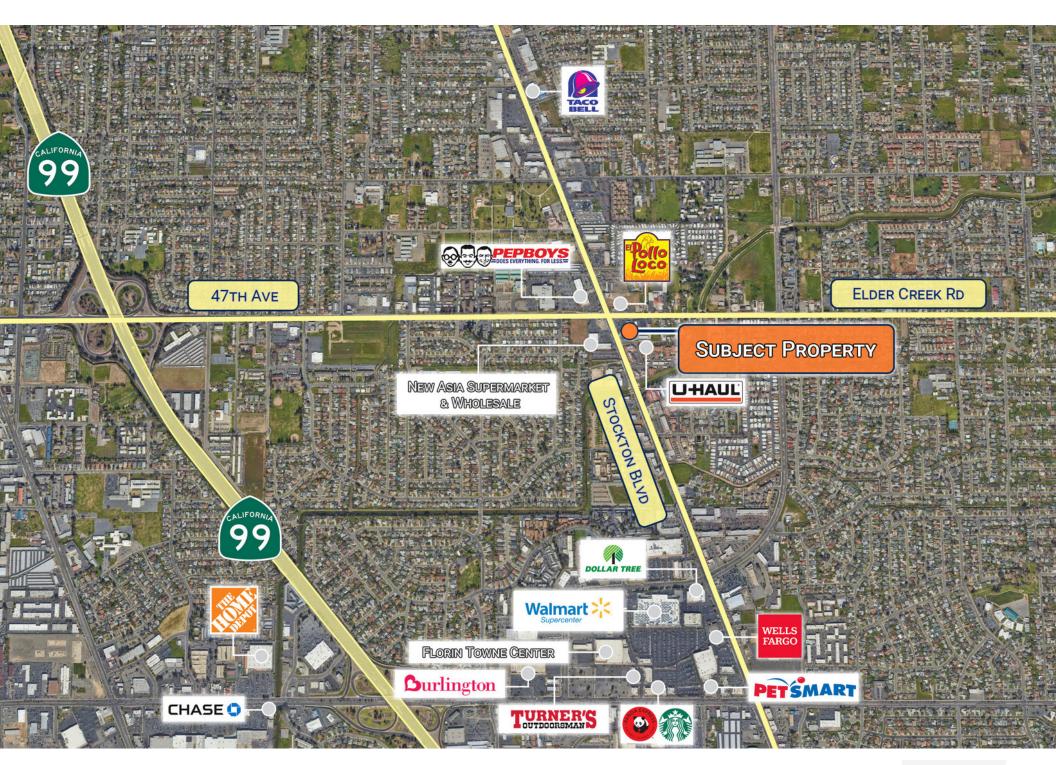
The property is also aided by a powerful retail presence within the immediate 1-mile vicinity with retailers such as Walmart Super Center, Burlington, Florin Towne Centre, PetSmart, Dollar Tree, Wells Fargo, US Bank, GameStop, Pep Boys AutoZone, Turner's Outdoorsman and Starbucks to name a few

INVESTMENT HIGHLIGHTS

Excellent Investment & Owner/User Opportunity

Outstanding frontage along one of Sacramento's most heavily trafficked thoroughfares (50,000 VPD)

 $Surrounded \ by \ the \ heavily \ populated \ communities \ of \ Sacramento \ with \ over \ 1,000,000 \ residents \ inside \ of \ 10 \ miles.$







SECTION 1

FINANCIAL ANALYSIS

Financial Details



FINANCIAL DETAILS

PRICING DETAILS

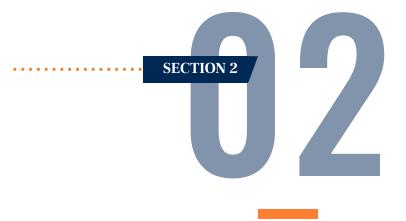
SUMMARY		
Price	\$2,390,000	
Down Payment	\$2,390,000	100%
Number of Suites	3	
Price Per SqFt	\$430.63	
Gross Leasable Area (GLA)	5,550 SF	
Lot Size	1.01 Acres	
Year Built/Renovated	1970/2020	
Occupancy	100%	

RETURNS	Current	
CAP Rate	7.00%	
Cash-on-Cash	7.00%	
Debt Coverage Ratio	N/A	

OPERATING DATA

INCOME		Current
Scheduled Base Rental Income		\$205,800
Total Reimbursement Income	0.0%	\$0
Other Income		\$0
Potential Gross Revenue		\$205,800
General Vacancy		\$0
Effective Gross Revenue		\$205,800
Less: Operating Expenses	18.7%	(\$38,388)
Net Operating Income		\$167,412
Tenant Improvements		\$0
Leasing Commissions		\$0
Capital Expenditures		\$0
Cash Flow		\$167,412
Debt Service		\$0
Net Cash Flow After Debt Service	7.00%	\$167,412
Principal Reduction		\$0
Total Return	7.00%	\$167,412

OPERATING EXPENSES	Current
CAM	\$5,400
Insurance	\$6,156
Real Estate Taxes	\$26,832
Management Fee	\$0
Other Expenses - Non Reimbursable	\$0
Total Expenses	\$38,388
Expenses/SF	\$6.92



MARKET OVERVIEW

Market Overview Demographics



MARKET OVERVIEW

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.



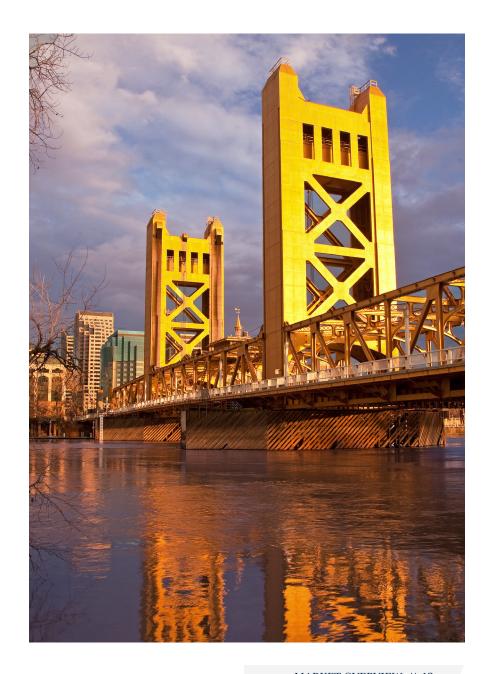
RESILIENT EMPLOYMENT BASE

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.



MARKET OVERVIEW

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 Cor
- · Catholic Healthcare West/Mercy Healthcare
- · University of California, Davis
- Blue Shield of California
- · Wells Fargo



SHARE OF 2023 TOTAL EMPLOYMENT



4%
MANUFACTURING



13% PROFESSIONAL AND BUSINESS SERVICES



24% GOVERNMENT



10% LEISURE AND HOSPITALITY



5% FINANCIAL ACTIVITIES



16%
TRADE, TRANSPORTATION,
AND UTILITIES



7% construction



17% EDUCATION AND HEALTH SERVICES



1% INFORMATION

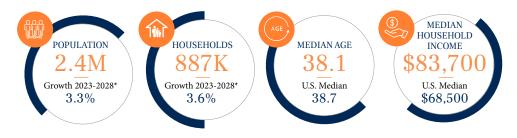


3% OTHER SERVICES

MARKET OVERVIEW

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

6%	19%	6%	28%	25%	16%
0-4 YEARS	5-19 YEARS	20-24 YEARS	25-44 YEARS	45-64 YEARS	65+ YEARS

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

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

^{*} Forecast





DEMOGRAPHICS



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CHRISTOPHER HURD

Senior Director Investments

Sacramento

Direct: 916.842.7549

Christopher.Hurd@marcusmillichap.com

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