

3722 W. Pacific Avenue, Sacramento, CA - For Sale

±7,095 SF Industrial Building With Fenced Yard



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Activity ID #ZAF0030234

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An aerial photograph of a large industrial building with a white and red striped facade. The building has a sign that reads "FIRECODE 916-458-5861". The building is surrounded by a parking lot with several cars and a street with a streetlight. The image is overlaid with a dark blue semi-transparent rectangle.

EXCLUSIVELY LISTED BY

Ross Relles III

Senior Associate

Office: Sacramento

Direct: 916.724.1277

Ross.Relles@marcusmillichap.com

License: CA #01975497

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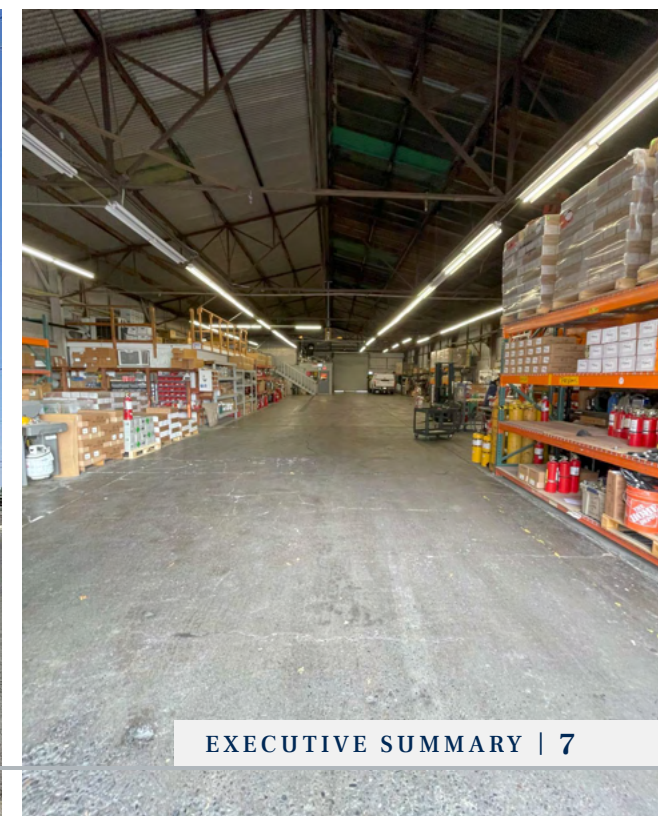
SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$1,330,000



Cap Rate
Owner-User



Price/SF
\$187.45

FINANCIAL

Listing Price	\$1,330,000
Price/SF	\$187.45 SF
Occupancy	Vacant

PROPERTY

Square Feet	7,095 SF
Office Percentage	18%
Lot Size	±.44 Acres (18,961 SF)
Year Built/Renovated	1939 /1982





FIRECODE

3722 W Pacific Ave, Sacramento, CA 95820

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to announce 3722 W Pacific Avenue for Sale. The property is a ±7,095 SF metal industrial building located on a ±.44 acre parcel with freeway access to highway 99 less than a half mile away. The property has small two story offices. The property is located within a small industrial park complex in the Lard Park Market of Sacramento. The property has a gated and paved yard area.

The property is conveniently located across the street from the newly developed Crooker Village and walking distance to Sacramento City College, William Land Regional Park, and many restaurants and amenities.

The zoning is C-4-R which caters to many Heavy Commercial Uses. Permitted Uses include: Athletic / Fitness Club, Mortuary/Crematory, School/Martial Arts, Laundromat, Restaurant, School, Manufacturing / Service / Repair, Some cannabis uses, Buyer to confirm use.

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

ACCESSORS MAP

LANDVISION AERIAL

Marcus & Millichap



SITE DESCRIPTION

Assessors Parcel Number	019-0022-018
Zoning	C4R- Sacramento
Year Built/Renovated	1939 /1982
Intersection/Cross Street	Sutterville Road
Land Area	±.44 Acre / ±18,961 SF

CONSTRUCTION

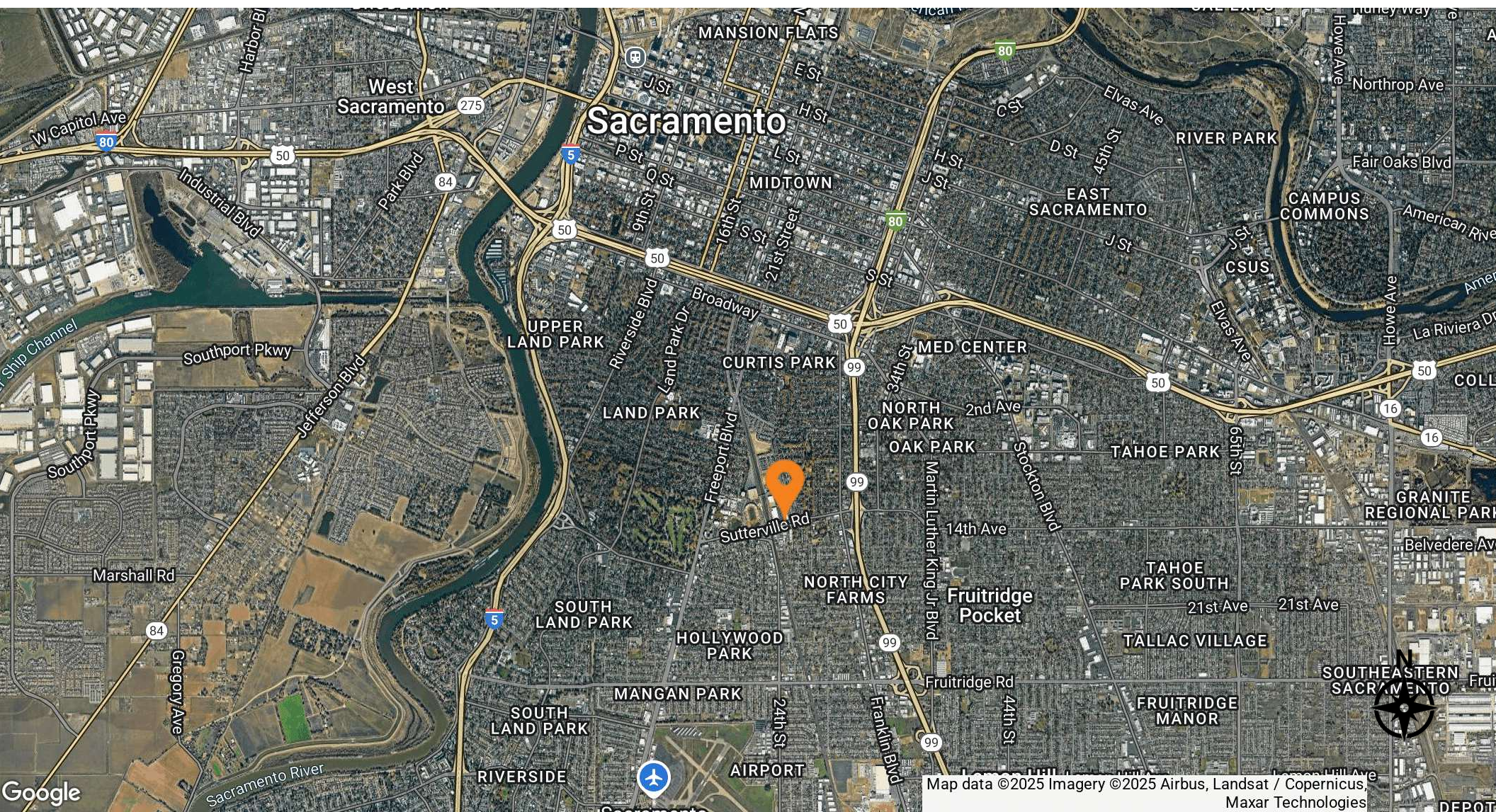
Framing	Metal
Exterior	3722 W pacific Avenue is an industrial metal building located on a 1 acre parcel
Parking	Street Parking / Secured Yard Parking
Roof	Metal
Clear Height	13" to rafters
Column Spacing	Clear Span
Grade Level Doors	2
Back Grade Level Door	15' x 11"
Front Grade Level Door	10" x 12"
Power	Buyer to verify

MECHANICAL

HVAC	Central Heat and Air
Elevators	None
Fire Protection	Sprinklered

UTILITIES

Electric	PGE
Sewer	City of Sacramento
Water	City of Sacramento
Local Phone	ATT





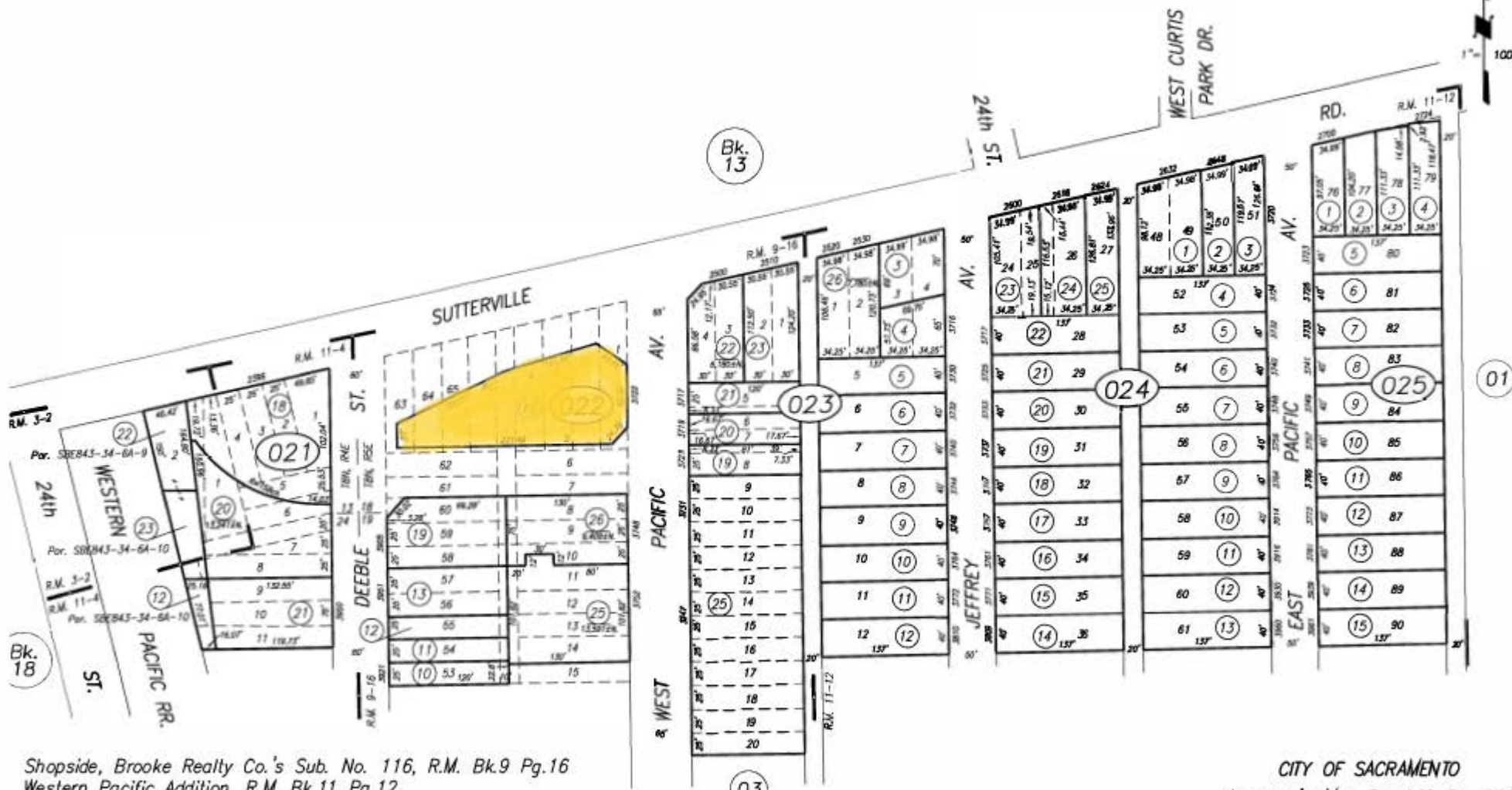
AERIAL MAP // Firecode



POR. FAIRVIEW, SHOPSIDE, TERMINAL TR. & WESTERN PACIFIC ADD.

019-02

DECLARED: ASSESSORS' PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.



Shopside, Brooke Realty Co.'s Sub. No. 116, R.M. Bk.9 Pg.16
 Western Pacific Addition, R.M. Bk.11 Pg.12
 Terminal Tract, R.M. Bk.11 Pg.14
 Fairview, R.M. Bk.3 Pg.2

CITY OF SACRAMENTO
 Assessor's Map Bk. 019 Pg. 002
 County of Sacramento, Calif.

SEP. 24th, 201





SECTION 3

Sale Comparables

SALE COMPS MAP

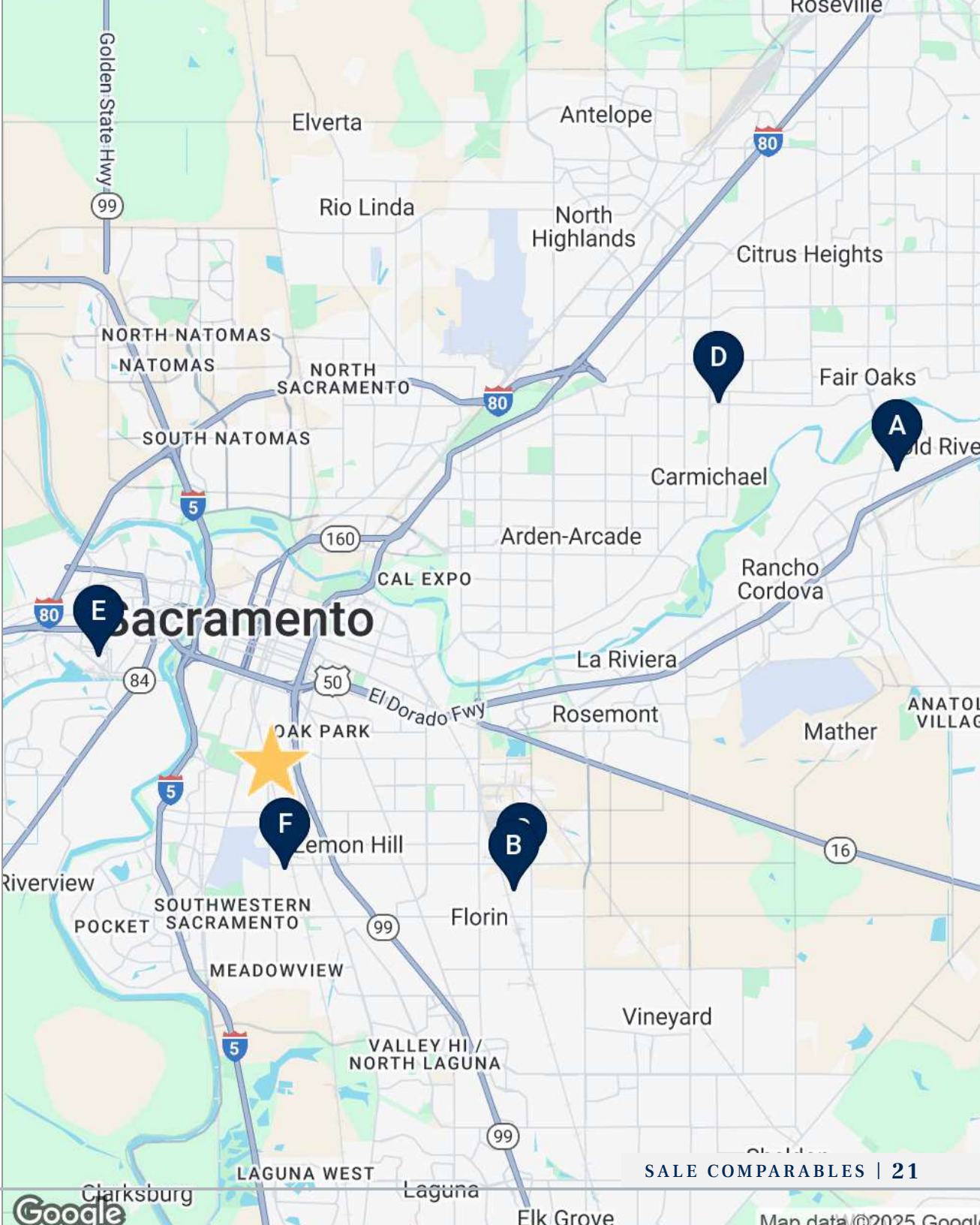
SALE COMPS SUMMARY

SALE COMPS

Marcus & Millichap

SALE COMPS MAP

- ★ Firecode
- A 2322 Gold River Rd
- B 6853 McComber St
- C Rovana Circle
- D 7619-7621 Fair Oaks Blvd
- E Port Center Business Park
- F 180 Otto Cir



SALE COMPS SUMMARY // Firecode

	SUBJECT PROPERTY	PRICE	CAP RATE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
★	Firecode 3722 W Pacific Ave Sacramento, CA 95820	\$1,330,000	0.00%	7,095 SF	\$187.46	1 AC	On Market
	SALE COMPARABLES	PRICE	CAP RATE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
A	2322 Gold River Rd Rancho Cordova, CA 95670-4413	\$1,700,000	-	8,000 SF	\$212.50	0.63 AC	05/07/2024
B	6853 McComber St Sacramento, CA 95828-2515	\$1,350,000	-	7,500 SF	\$180.00	1.14 AC	05/03/2024
C	Rovana Circle 8368 Rovana Cir Sacramento, CA 95828-2527	\$950,000	-	6,000 SF	\$158.33	0.42 AC	04/22/2024
D	7619-7621 Fair Oaks Blvd Carmichael, CA 95608-1703	\$1,600,000	-	10,000 SF	\$160.00	0.7 AC	03/29/2023
E	Port Center Business Park 2510 Boatman Ave West Sacramento, CA 95691-3816	\$1,581,500	-	9,315 SF	\$169.78	0.55 AC	12/29/2022
F	180 Otto Cir Sacramento, CA 95822-3817	\$1,250,000	-	7,840 SF	\$159.44	0.43 AC	12/02/2022
	AVERAGES	\$1,405,250	-	8,109 SF	\$173.34	0.64 AC	-



★ **Firecode**
3722 W Pacific Ave, Sacramento, CA 95820

Listing Price:	\$1,330,000	Occupancy:	0%
Year Built/Renovated:	1939/1982	Property Type:	Industrial
COE:	On Market	Square Feet:	7,095
Clear Height:	-	Lot Size:	1 Acres
Loading Docks:	2	% Office:	18%



📍 **2322 Gold River Rd**
Rancho Cordova, CA 95670-4413

Sale Price:	\$1,700,000	Year Built/Renovated:	1985/-
Property Type:	Industrial	COE:	05/07/2024
Power:	N	Square Feet:	8,000 SF
Clear Height:	14'0"	Lot Size:	0.63 Acres
Loading Docks:	-	Days On Market:	68

SALE COMPS // Firecode



B 6853 McComber St
Sacramento, CA 95828-2515

Sale Price:	\$1,350,000	Year Built/Renovated:	-/-
Property Type:	Industrial	COE:	05/03/2024
Power:	-	Square Feet:	7,500 SF
Clear Height:	18'0"	Lot Size:	1.14 Acres
Loading Docks:	-	Days On Market:	-



C Rovana Circle
8368 Rovana Cir Sacramento, CA 95828-2527

Sale Price:	\$950,000	Year Built/Renovated:	1991/-
Property Type:	Industrial	COE:	04/22/2024
Power:	N	Square Feet:	6,000 SF
Clear Height:	17'0"	Lot Size:	0.42 Acres
Loading Docks:	-	Days On Market:	-



D 7619-7621 Fair Oaks Blvd
Carmichael, CA 95608-1703

Sale Price:	\$1,600,000	Year Built/Renovated:	1977/-
Property Type:	Industrial	COE:	03/29/2023
Power:	N	Square Feet:	10,000 SF
Clear Height:	-	Lot Size:	0.7 Acres
Loading Docks:	-	Days On Market:	68



E Port Center Business Park
2510 Boatman Ave West Sacramento, CA 95691-3816

Sale Price:	\$1,581,500	Year Built/Renovated:	1980/-
Property Type:	Industrial	COE:	12/29/2022
Power:	N	Square Feet:	9,315 SF
Clear Height:	16'0"	Lot Size:	0.55 Acres
Loading Docks:	-	Days On Market:	-

SALE COMPS // Firecode



F **180 Otto Cir**
Sacramento, CA 95822-3817

Sale Price:	\$1,250,000	Year Built/Renovated:	1982/-
Property Type:	Industrial	COE:	12/02/2022
Power:	N	Square Feet:	7,840 SF
Clear Height:	18'0"	Lot Size:	0.43 Acres
Loading Docks:	-	Days On Market:	-

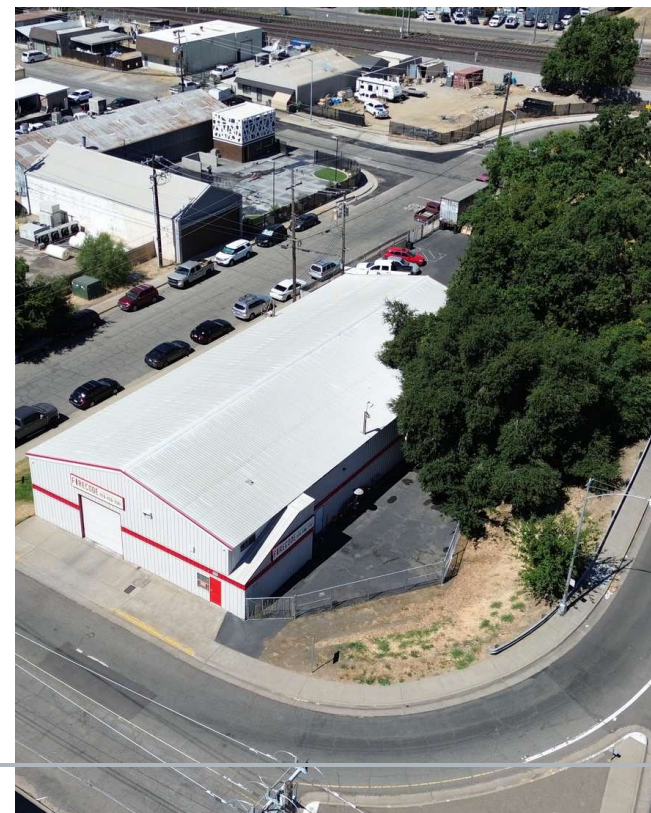
SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap



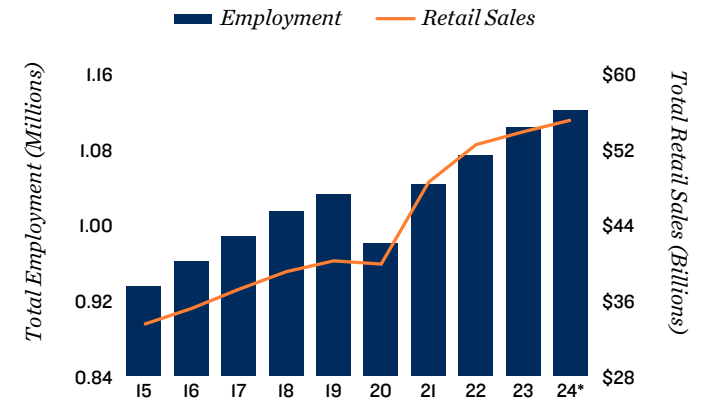
SACRAMENTO

Placer County Residential Development Spurs Leasing as Marketwide Performance Wanes

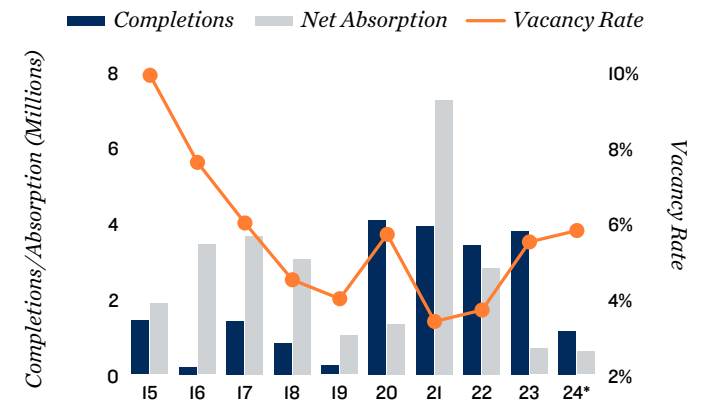
Lone submarket resisting vacancy pressure. Sacramento's industrial market shifted during the second half of last year, noting two straight quarters of negative net absorption for the first time since 2010. Easing demand resulted in vacancy rising by at least 50 basis points year-over-year in four of the five submarkets that comprise the metro, with Placer County the sole outlier. Here, local vacancy fell to just 2.6 percent entering 2024. This county's average asking rent also rose last year by the fastest pace of any major submarket with at least 15 million square feet of inventory west of the Mississippi. Move-ins planned here for 2024 include a variety of construction-related firms, such as roofing and home appliance suppliers. This aligns with the residential building boom taking place in the Roseville-Rocklin corridor and further east along Interstate 80. Roseville-Rocklin's apartment supply grew by the fastest pace in more than two decades last year, and nearly as many units will open in 2024. This is boosting industrial leasing here, but the two largest areas by inventory — Sacramento and Yolo counties — each had vacancy lifts of 200-plus basis points last year, stunting market performance.

Buyers in tune with stronger performance in Placer County. Overall deal flow tapered last year to the lowest velocity since 2016 amid rising vacancy and higher debt costs. Despite reduced transactions, shifting investment trends were visible. During the second half of 2023, Placer County comprised roughly 18 percent of metrowide industrial trades, compared to a 10 percent share across the prior 18 months. Tight vacancy and strong rent growth here is fueling buyer interest for a range of assets. Mid- and lower-tier warehouse, distribution and research & development facilities change hands in the county with entry costs often in the \$1 to \$5 million band.

Economic Trends



Supply and Demand



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

2024 MARKET FORECAST

+1.6%

EMPLOYMENT:

The metrowide staff count climbs by 18,000 in 2024, a four-year low, yet above the historical average. To start this year, manufacturing jobs were up more than 9 percent since 2019.

1.2 million sq. ft.

CONSTRUCTION:

Nearly 15.2 million square feet finalized from 2020-2023, a total that surpassed the prior 16 years combined. In 2024, the delivery volume falls substantially to a five-year low.

+30 bps

VACANCY:

While supply-side pressures soften, net absorption also slides. As a result, overall vacancy rises to 5.8 percent. The rate is much tighter in the sub-50,000-square-foot segment, however.

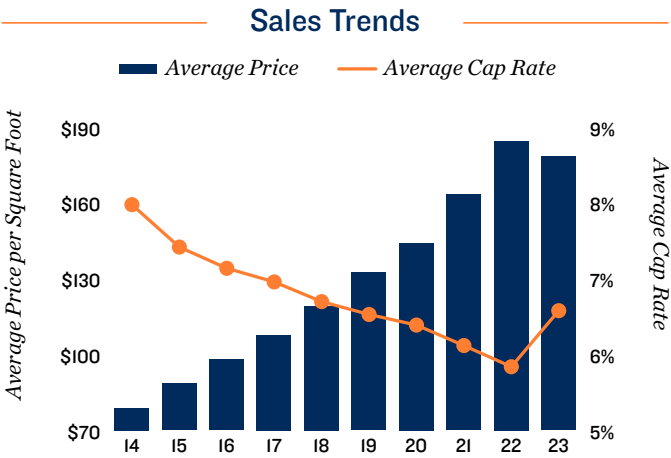
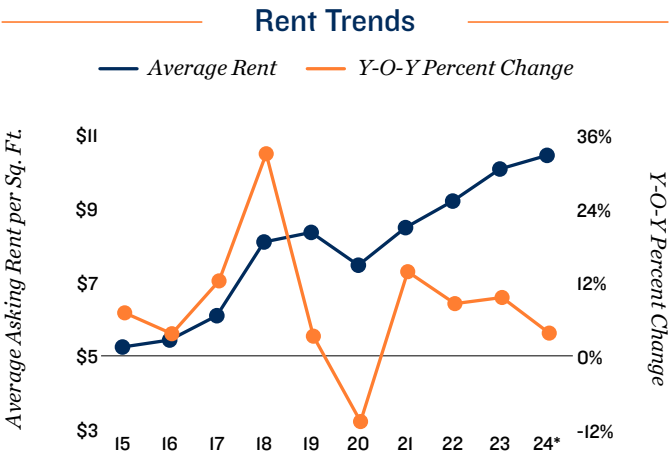
+3.7%

RENT:

Coming off three straight years of growth above 8 percent, the average asking rate rises to \$10.42 per square foot. That figure is still over 30 percent below all other major California markets.

INVESTMENT:

Industrial assets priced below \$10 million accounted for nearly 85 percent of overall transactions last year, reflecting buyer demand for smaller warehouses. That trend is likely to persist through 2024.



* Forecast
Sources: CoStar Group, Inc.; Real Capital Analytics

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	19,246	170,151	401,892
2023 Estimate			
Total Population	18,753	167,072	393,972
2020 Census			
Total Population	18,424	168,906	402,179
2010 Census			
Total Population	17,400	152,516	363,139
Daytime Population			
2023 Estimate	21,346	239,589	497,504
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	7,869	74,045	159,357
2023 Estimate			
Total Households	7,613	72,287	155,215
Average (Mean) Household Size	2.5	2.3	2.5
2020 Census			
Total Households	7,483	71,400	153,099
2010 Census			
Total Households	6,900	65,434	141,159

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	12.2%	9.2%	8.1%
\$150,000-\$199,999	7.5%	7.1%	7.0%
\$100,000-\$149,999	17.6%	17.3%	16.9%
\$75,000-\$99,999	13.0%	13.2%	13.4%
\$50,000-\$74,999	15.4%	15.8%	16.2%
\$35,000-\$49,999	9.7%	10.5%	10.9%
\$25,000-\$34,999	6.8%	7.0%	7.2%
\$15,000-\$24,999	6.7%	8.0%	8.3%
Under \$15,000	11.2%	11.9%	11.9%
Average Household Income	\$111,462	\$99,683	\$95,584
Median Household Income	\$75,310	\$69,074	\$67,165
Per Capita Income	\$45,525	\$43,631	\$38,432
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	18,753	167,072	393,972
Under 20	24.5%	22.2%	24.2%
20 to 34 Years	20.7%	24.2%	23.8%
35 to 39 Years	7.7%	8.7%	7.7%
40 to 49 Years	12.7%	12.7%	12.1%
50 to 64 Years	19.1%	17.4%	17.1%
Age 65+	15.4%	14.7%	15.2%
Median Age	38.1	36.9	36.2
Population 25+ by Education Level			
2023 Estimate Population Age 25+	13,181	120,605	272,438
Elementary (0-8)	8.0%	7.5%	8.7%
Some High School (9-11)	6.7%	6.4%	7.1%
High School Graduate (12)	16.9%	18.2%	21.1%
Some College (13-15)	20.6%	21.4%	22.1%
Associate Degree Only	6.8%	7.2%	7.8%
Bachelor's Degree Only	24.5%	24.3%	21.0%
Graduate Degree	16.5%	15.0%	12.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	26.0



POPULATION

In 2023, the population in your selected geography is 393,972. The population has changed by 8.49 since 2010. It is estimated that the population in your area will be 401,892 five years from now, which represents a change of 2.0 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 36.2, compared with the U.S. average, which is 38.7. The population density in your area is 5,010 people per square mile.



HOUSEHOLDS

There are currently 155,215 households in your selected geography. The number of households has changed by 9.96 since 2010. It is estimated that the number of households in your area will be 159,357 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2023, the median household income for your selected geography is \$67,165, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 58.97 since 2010. It is estimated that the median household income in your area will be \$80,173 five years from now, which represents a change of 19.4 percent from the current year.

The current year per capita income in your area is \$38,432, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$95,584, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 181,865 people in your selected area were employed. The 2010 Census revealed that 63.6 percent of employees are in white-collar occupations in this geography, and 16 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$388,617 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 67,146.00 owner-occupied housing units and 74,013.00 renter-occupied housing units in your area.

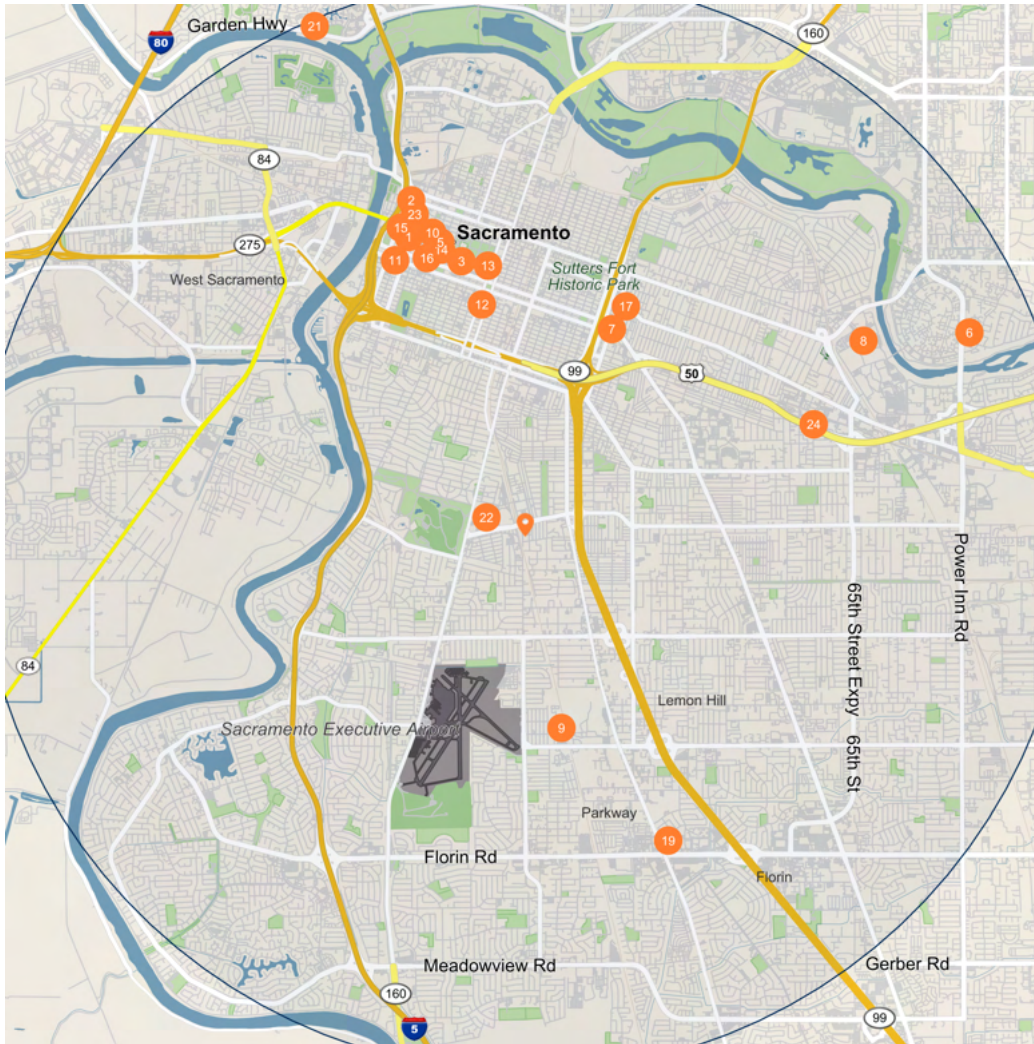


EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 12.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 21.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.8 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 21.1 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.1 percent in the selected area compared with the 20.1 percent in the U.S.

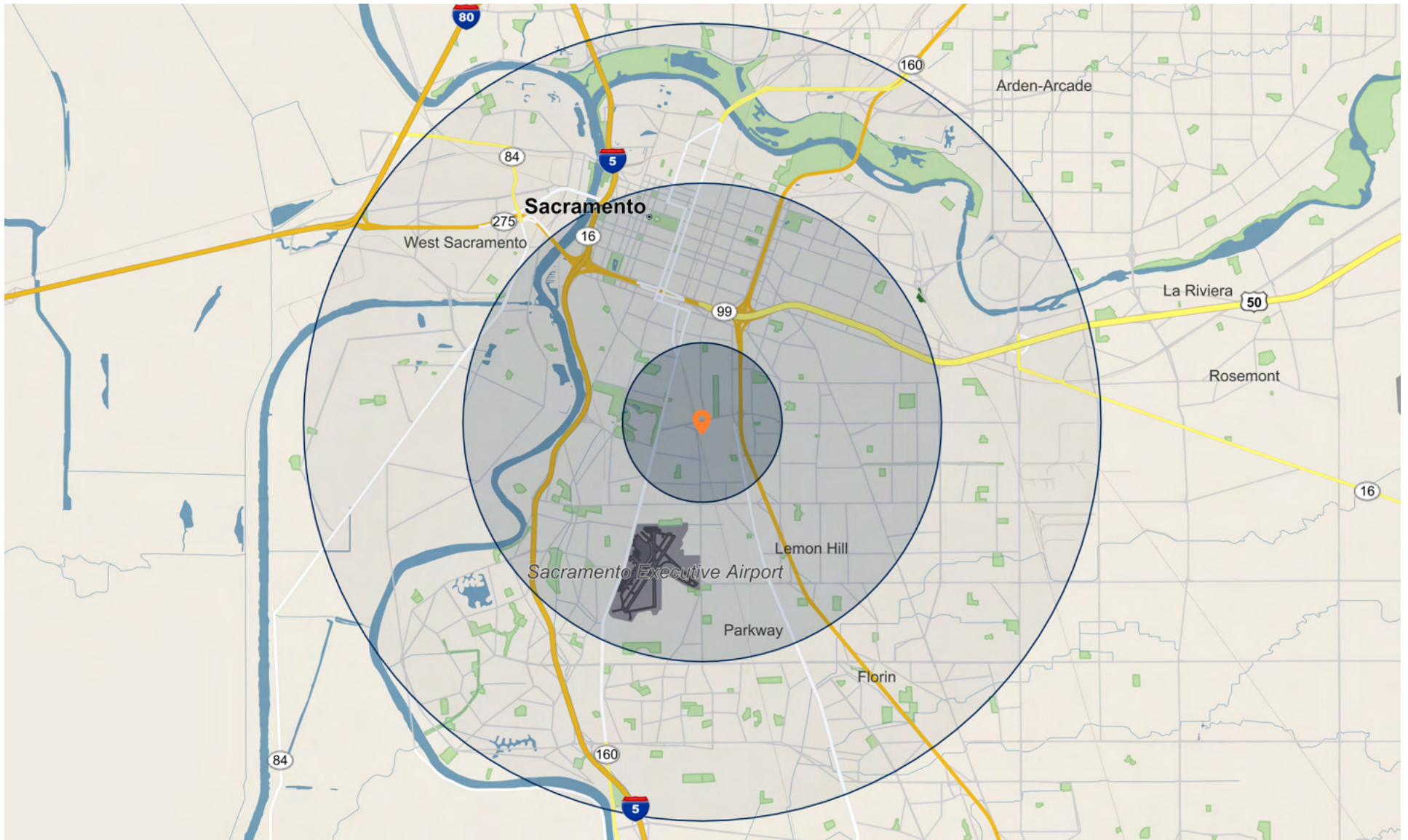


Major Employers

Employees

1	California Govrnmt Opr Agency-Department Tax and Fee ADM	5,000
2	Atrium Finance I LP-Holiday Inn	4,653
3	California Department Trnsp-Caltrans	3,000
4	Califnrnia State Bd Equalization	3,000
5	California Dept Employment Dev	3,000
6	Northwest Stffing Rsrources Inc-Resource Staffing Group	2,824
7	McClatchy Newspapers Inc-Sacramento Bee	2,500
8	University Enterprises Inc-Sacramento State Sponsored RES	1,856
9	Washoe Equipment Inc-Sunoptics Prismatic Skylights	1,815
10	California Dept Rehabilitation	1,800
11	Califnrnia Pub Employees Rtrrment-Califnrnia Gvrnment Optons Agc	1,600
12	Califnrnia Dept Crrctons Rhlblt-Scaap	1,500
13	California Department Educatn-California School For The Deaf	1,500
14	Califnrnia Dept Prks Recreation	1,000
15	Controller California State	1,000
16	California Dept Wtr Resources	1,000
17	Unilab Corporation-Physicians Clinical Lab	910
18	Juvenile Justice Division Cal-Office Prevention Victim Svcs	903
19	Juvenile Justice Division Cal	903
20	Juvenile Justice Division Cal	903
21	Sutter Health-Sutter Health Sacsiera Region	900
22	Los Rios Community College Dst-Sacramento City College	850
23	Macys West Stores Inc-Macys	731
24	Sacramento Municpl Utility Dst-S M U D	710
25	Sacramento Municpl Utility Dst-Supply Change Services	701

DEMOGRAPHICS // Firecode





EXCLUSIVELY LISTED BY

Ross Relles III

Senior Associate

Office: Sacramento

Direct: 916.724.1277

Ross.Relles@marcusmillichap.com

License: CA #01975497

Marcus & Millichap