

RE/MAX
COMMERCIAL®



RETAIL PROPERTY INVESTMENT / OWNER USER

FOR SALE

6104 San Juan Avenue
Citrus Heights, CA 95610

\$1,100,000 | 6,000 SF

THE OPPORTUNITY



\$1,100,000

PRICE

\$183

PRICE PER SF

6,000

SQUARE FEET

1989

YEAR BUILT

243-0090-021-0000

APN

RETAIL, ZONED SC

PROPERTY TYPE

MEDICAL OFFICE/VET CLINIC

PROPERTY SUBTYPE

23,958 SF

PARCEL SIZE

Dual Tenant Free Standing Building occupied by All About Pets Vet Clinic and Amped Dance Studio.

Vet Clinic is a long-standing tenant who is well established in the area. Vet Clinic has multiple exam rooms, surgical room, treatment area and private office(s).

Amped Dance has 3 studio rooms, breakroom, office and storage room. Dance Studio interiors were improved in 2021. Tenant's leases are well under market rate resulting in the property offering an attractive amount of upside potential.



Information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein.

RETAIL AERIAL

The property is situated on the corner of Greenback Lane and San Juan Avenue in Citrus Heights. It is adjacent to the new Green Acres Nursery, Crunch Fitness and 99 Cents Only. Notable tenants in the immediate area include Kohl's, Burlington, Ross Dress for Less and Sam's Club.

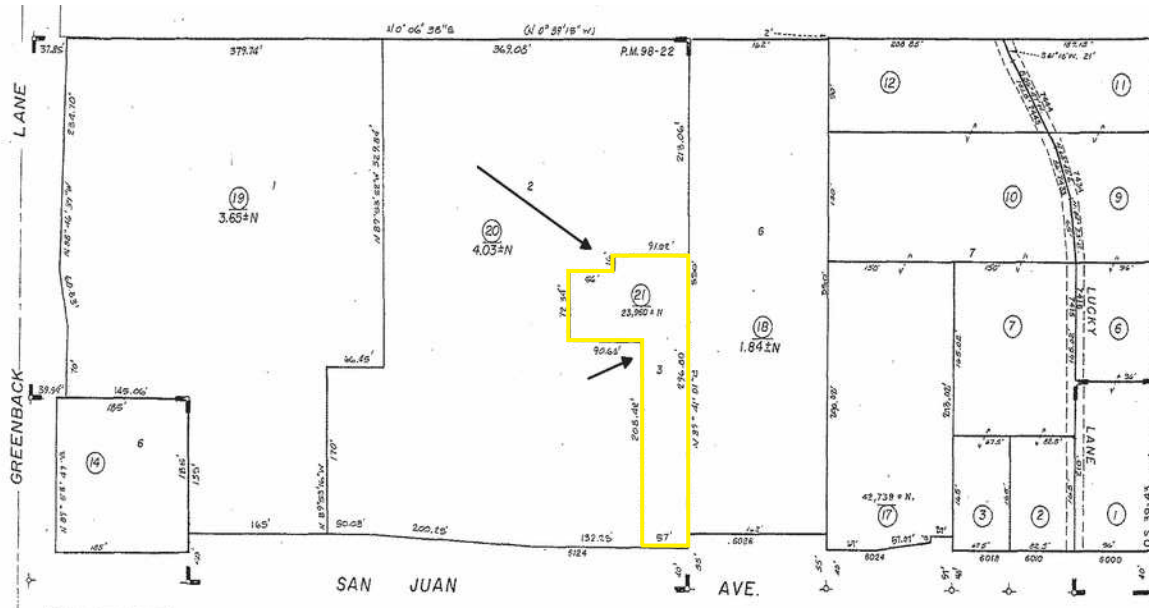


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THE PROPERTY



PARCEL MAP



DEMOGRAPHICS

21,275
1-MILE

 POPULATION

162,869
3-MILE

8,343
1-MILE

 HOUSEHOLDS

64,506
3-MILE

38
1-MILE

 MEDIAN AGE


39.80
3-MILE

\$67,921
1-MILE

 MEDIAN HH INCOME

\$74,069
3-MILE

6,100
1-MILE

 DAYTIME EMPLOYEES

40,148
3-MILE

PROPERTY PHOTOS



AMPED DANCE STUDIO

PROPERTY PHOTOS



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JANUARY 2024

INCOME & EXPENSE ESTIMATE

\$1,100,000

PRICE

\$183

PRICE PER SF

INCOME

Scheduled Rent:	\$60,000
Triple Net Reimbursements:	<u>\$28,200*</u>
Gross Income	\$88,200

EXPENSES

Stoval CAM/Water:	\$135
Trash Removal:	\$6,672
Electricity:	\$995
Water/Sewer:	\$3,465
Fire Alarm:	\$1,754
Property Taxes:	\$10,915
Property Insurance:	\$2,212
HVAC Service:	\$1,250
Maintenance/Repair:	\$650
Property Management:	<u>\$3,600</u>
Total Expense	\$31,648

Net Operating Income **\$56,552**

*NNN reimbursement effective 11-01-23



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SEPTEMBER 2023

RENT ROLL

Tenant	Size (SF)	Original Lease Date	Lease Expiration Date	Base Rent	PSF	NNN	Total Rent	Increases	Options
Ana Maria and Pierre Perales dba Amped Studios	3,000 SF	7/15/2021	10/31/2024	\$2,500.00	\$0.83	\$1,200.00	\$3,700.00	NNN as of 11/1/2023	1-3 year option at Fair Market Rent
All About Pets (My Mobile Pet)	\$3,000 SF	2/1/2017	1/31/2027	\$2,500.00	\$0.83	\$1,150.00	\$3,650.00	3% Annual	None
Total	6,000 SF			\$5,000.00		\$2,350.00	\$7,350.00		

Inclusive of shared restrooms and hallway. Each tenant maintains their own restroom.