

SACRAMENTO, CA 95815

# 2101

EVERGREEN STREET



INDUSTRIAL | FOR SALE

CBRE

## AFFILIATED BUSINESS DISCLOSURE

© 2026 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2026 CBRE, Inc. All Rights Reserved.

# PROPERTY FEATURES

**BUILDING SIZE**

±31,080 SF\* (±27,080 SF footprint)

**CLEAR HEIGHT**

±18'4" - 20'6"\*

**POWER**

600a 3-Phase (3 subpanels)

**OFFICE SIZE**

±4,000 SF (second-story)\*

**PAVED & SECURED**

Yard/Parking

**SPRINKLERS**

Existing

**DOCK DOOR**

One

**CONSTRUCTION**

Concrete Tilt-Up

**GRADE LEVEL DOORS**

Six

**ZONING**

RMX-TO

**PARCEL SIZE**

±1.4 acres\*

**HIGHWAY ACCESS**

±0.5 miles to Hwy 160 On-ramp

**SUBMARKET**

Northeast Sacramento

**OCCUPANCY**

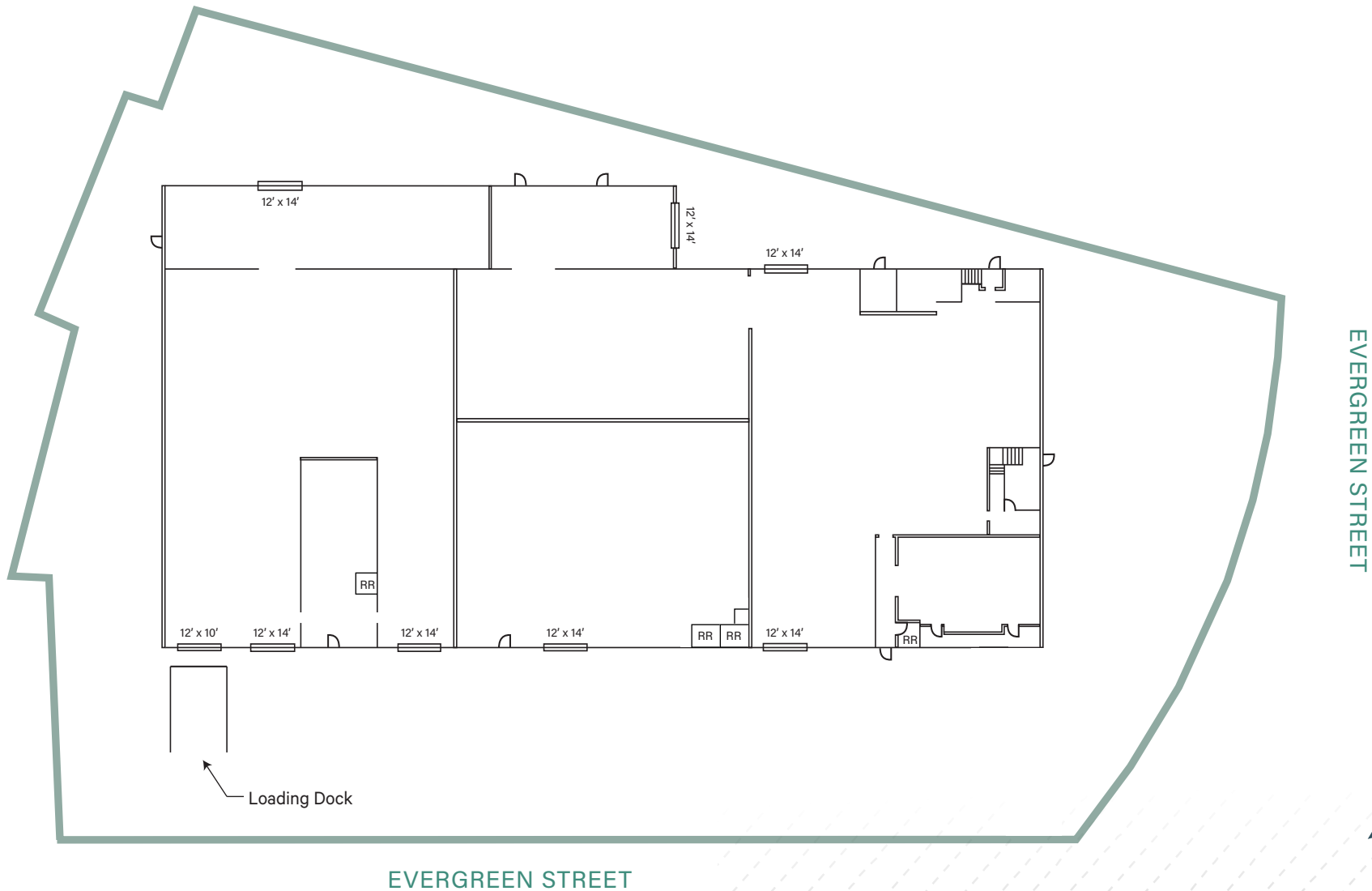
100% Leased

\*Buyer to independently verify

**LEGAL NON-CONFORMING USES\*:**

- manufacturing
- service and repair
- warehouse
- equipment-rental
- sales yard
- contractor storage yard & shop

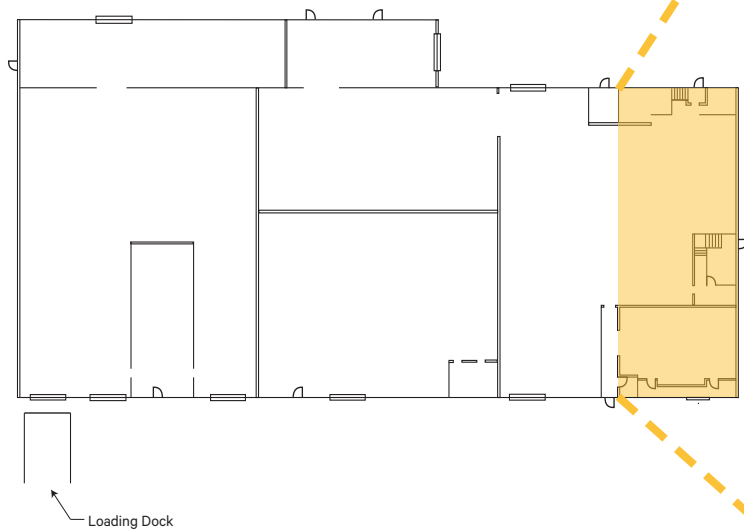
# SITE PLAN



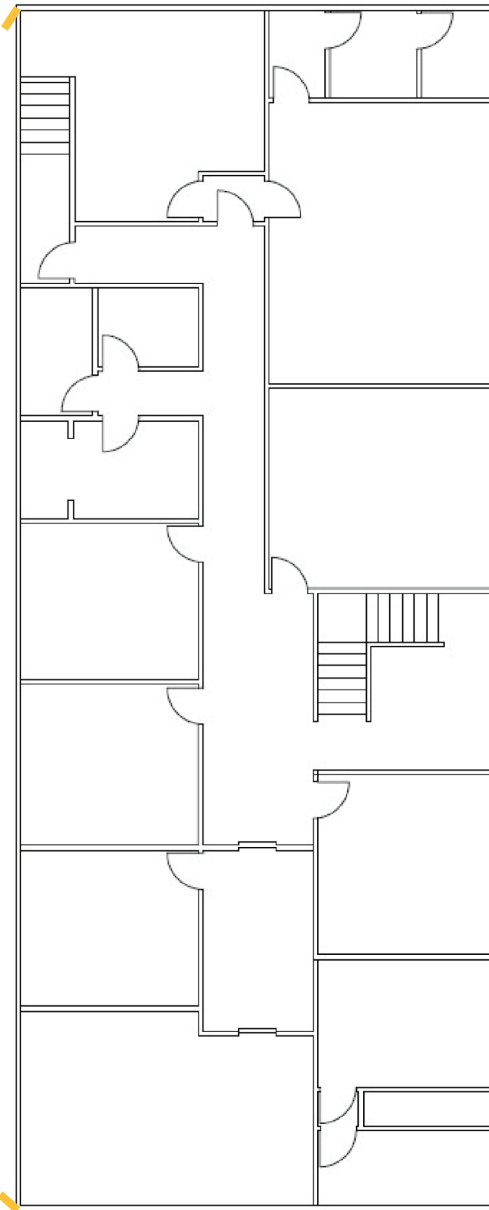
\*Not to scale. Site plan is approximate.

# SECOND STORY OFFICE

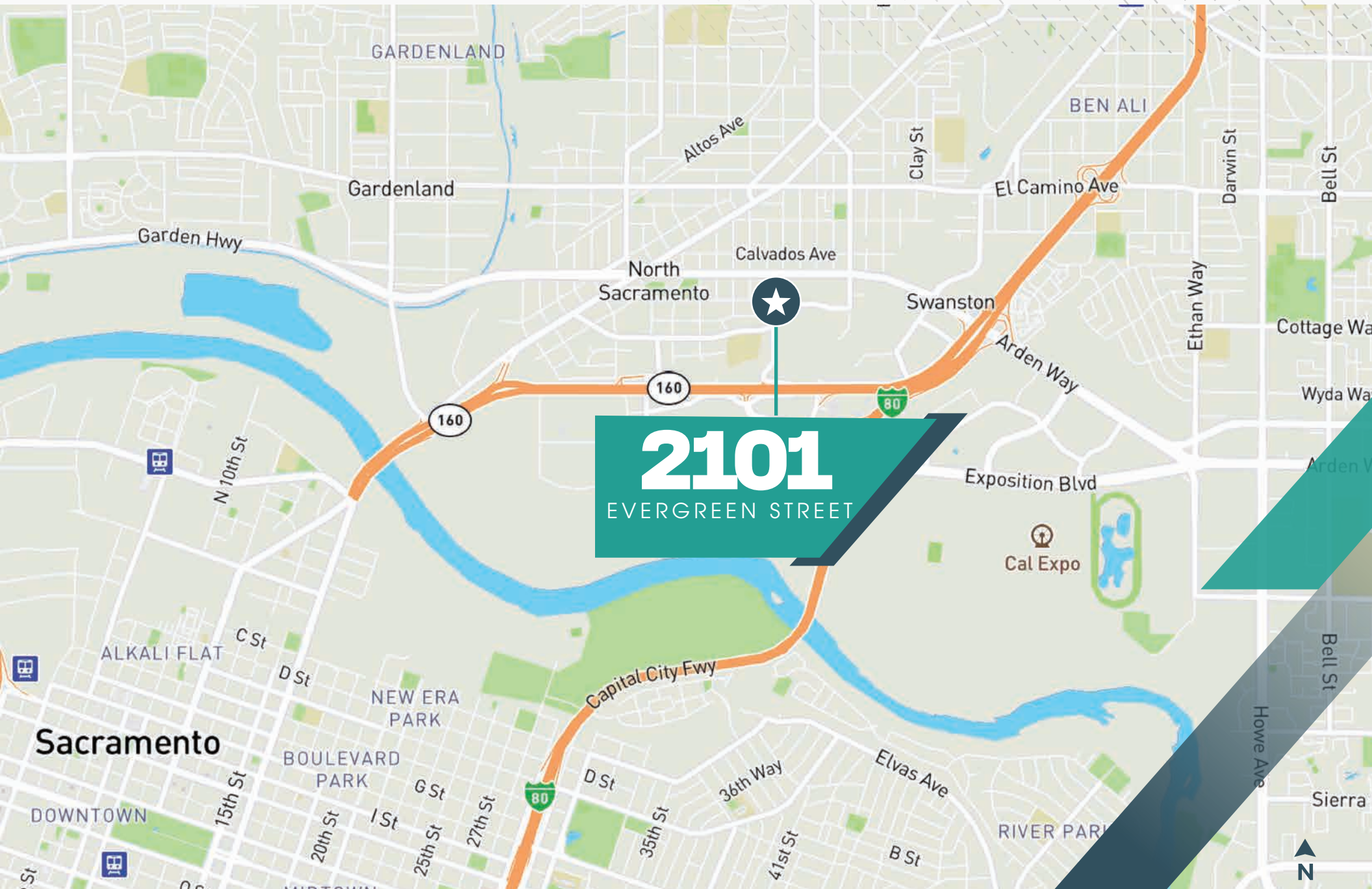
±4,000 SF



\*NOT TO SCALE



# REGIONAL MAP



An aerial photograph of a city area with a yellow line highlighting a specific route. The route starts at a star icon on Evergreen St, which is labeled with a large green banner containing the number '2101'. The route then follows Arden Way, which is highlighted in yellow. A yellow callout box with a black border contains the text '±0.5-MILE TO ARDEN WAY HWY 160 ON-RAMP'. The map shows various streets including Oakmont St, Cambridge St, Beaumont St, Empress St, Boxwood St, Erickson St, Arden Frontage Rd, Arden Way, Evergreen St, Royal Oaks Dr, Dixie Ave, Silica Ave, Harvard St, Royale Rd, Fee Dr, Capital City Fwy, River Park Dr, Response Rd, Heritage Ln, and Exposition Blvd. Highway shields for 160 and 80 are visible. A north arrow is in the bottom right corner.

An aerial photograph of a city area, likely in the San Francisco Bay Area, showing a mix of residential and commercial buildings. A yellow line highlights a route starting from a star icon at the intersection of Arden Way and Evergreen St, heading north along Arden Way towards a highway interchange. A yellow callout box with a black border contains the text "±0.5-MILE TO ARDEN WAY HWY 160 ON-RAMP". A large, semi-transparent green banner with the white number "2101" is positioned in the lower-left quadrant. The map includes labels for various streets: Oakmont St, Cambridge St, Beaumont St, Empress St, Boxwood St, Erickson St, Arden Frontage Rd, Arden Way, Evergreen St, Royal Oaks Dr, Arden St, Dixie Ave, Silica Ave, Harvard St, Royale Rd, Fee Dr, Capital City Fwy, River Park Dr, Response Rd, Heritage Ln, and Exposition Blvd. Highway shields for 80 and 160 are visible. A north arrow is located in the bottom right corner.

An aerial photograph of a city area, likely in the San Francisco Bay Area, showing a mix of residential and commercial buildings. A yellow line highlights a route starting from a star icon at the intersection of Arden Way and Evergreen St, heading north along Arden Way towards a highway interchange. A yellow callout box with a black border contains the text "±0.5-MILE TO ARDEN WAY HWY 160 ON-RAMP". A large, semi-transparent green banner with the white number "2101" is positioned in the lower-left quadrant. The map includes labels for various streets: Oakmont St, Cambridge St, Beaumont St, Empress St, Boxwood St, Erickson St, Arden Frontage Rd, Arden Way, Evergreen St, Royal Oaks Dr, Arden St, Dixie Ave, Silica Ave, Harvard St, Royale Rd, Fee Dr, Capital City Fwy, River Park Dr, Response Rd, Heritage Ln, and Exposition Blvd. Highway shields for 80 and 160 are visible. A north arrow is located in the bottom right corner.

An aerial photograph of a city area, likely in the San Francisco Bay Area, showing a mix of residential and commercial buildings. A yellow line highlights a route starting from a star icon at the intersection of Arden Way and Evergreen St, heading north along Arden Way towards a highway interchange. A yellow callout box with a black border contains the text "±0.5-MILE TO ARDEN WAY HWY 160 ON-RAMP". A large, semi-transparent green banner with the white number "2101" is positioned in the lower-left quadrant. The map includes labels for various streets: Oakmont St, Cambridge St, Beaumont St, Empress St, Boxwood St, Erickson St, Arden Frontage Rd, Arden Way, Evergreen St, Royal Oaks Dr, Arden St, Dixie Ave, Silica Ave, Harvard St, Royale Rd, Fee Dr, Capital City Fwy, River Park Dr, Response Rd, Heritage Ln, and Exposition Blvd. Highway shields for 80 and 160 are visible. A north arrow is located in the bottom right corner.

# FINANCIAL SUMMARY

## TENANT SUMMARY

TENANT:	DBA Rent-Rite
AREA LEASED:	±31,080 SF
PERCENTAGE OF BLDG:	100%
LEASE EXPIRATION:	January 31, 2029
RENT/MONTH (BEGINNING 2/1/2026)	\$16,562
LEASE TYPE:	NNN
ANNUAL INCREASES:	3%
OPTIONS:	NONE

## PROFORMA

NNN ANNUAL RENTAL INCOME:	\$198,744*
ASKING PRICE:	\$2,989,000
ASKING PRICE/SF (±27,080 FOOTPRINT):	\$110
CAP RATE:	6.65%

\*RENT BEGINNING 2/1/2026 IS ANNUALIZED:

You are solely responsible for independently verifying the information in this confidential memorandum. Any reliance on it is solely at your own risk.



# 2101

EVERGREEN STREET

## CONTACT US

### Zac Sweet SIOR

Senior Vice President

+1 916 717 4768

[zac.sweet@cbre.com](mailto:zac.sweet@cbre.com)

Lic. 01352800

### Jeff Kvarme

First Vice President

+1 916 203 5257

[jeff.kvarme@cbre.com](mailto:jeff.kvarme@cbre.com)

Lic. 01924968

### Tyler Howell

Senior Associate

+1 916 781 4835

[tyler.howell1@cbre.com](mailto:tyler.howell1@cbre.com)

Lic. 02100245

### Courtney Lee

Associate

+1 916 906 5544

[courtney.lee@cbre.com](mailto:courtney.lee@cbre.com)

Lic. 02031694

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 2101 Evergreen Street - Brochure 01/08/26

# CBRE