

SACRAMENTO, CA 95815

2101 EVERGREEN STREET



INDUSTRIAL | FOR SALE

CBRE

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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



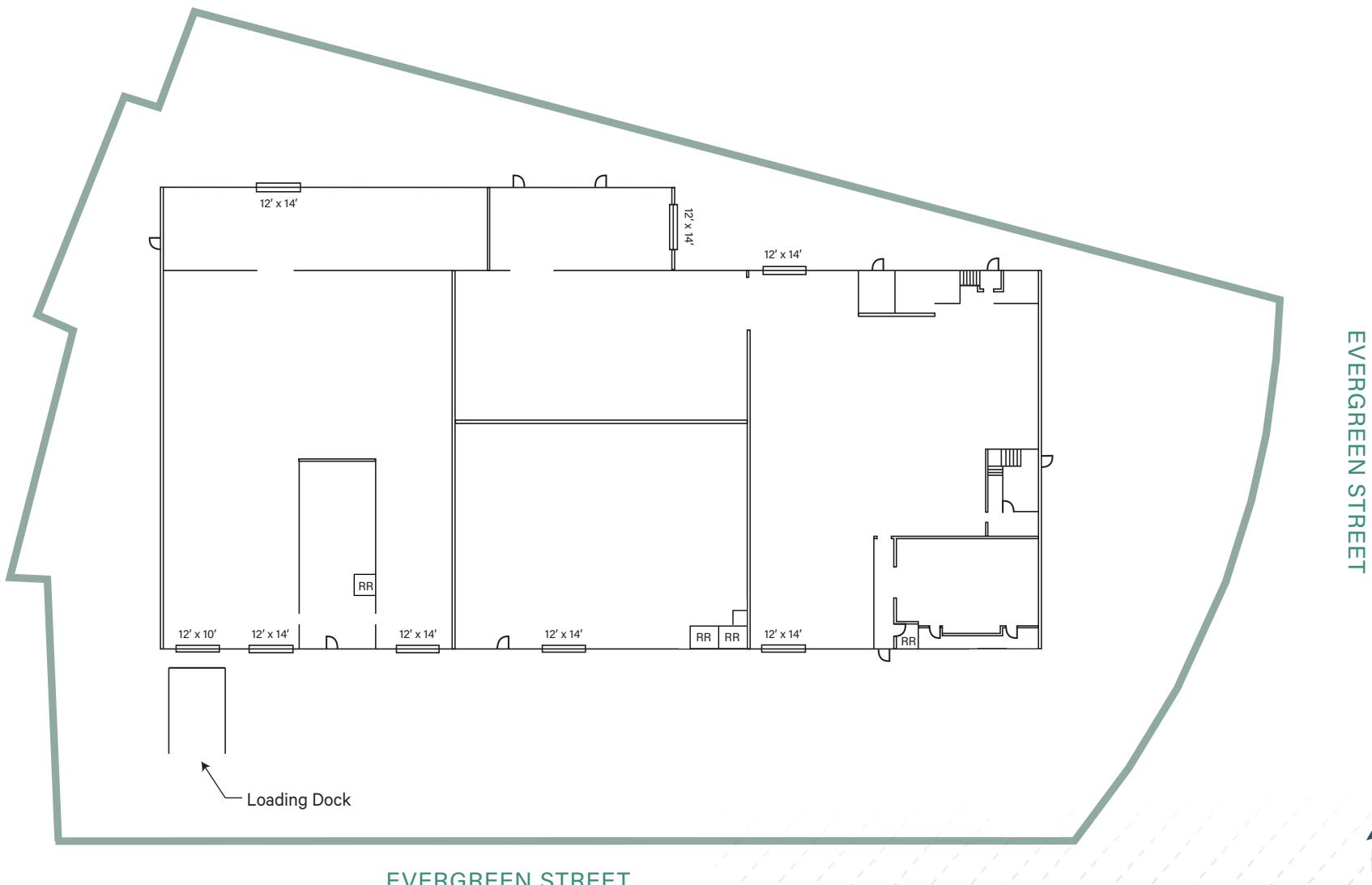
OCCUPANCY
100% Leased

*Buyer to independently verify

LEGAL NON-CONFORMING USES*:

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

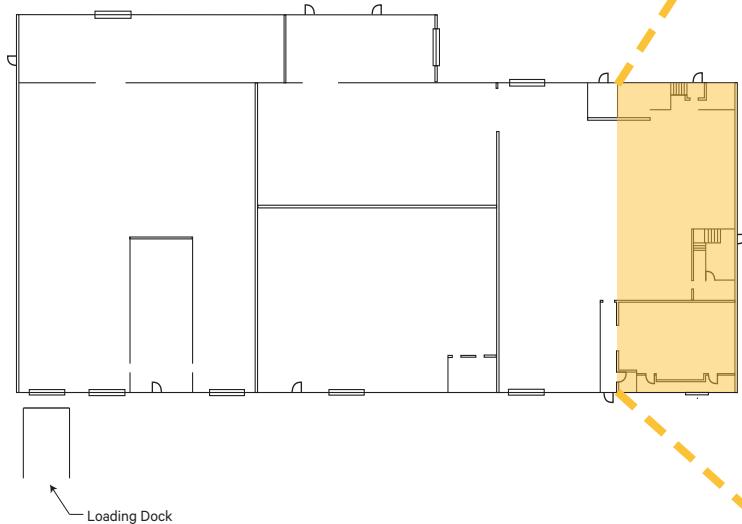
SITE PLAN



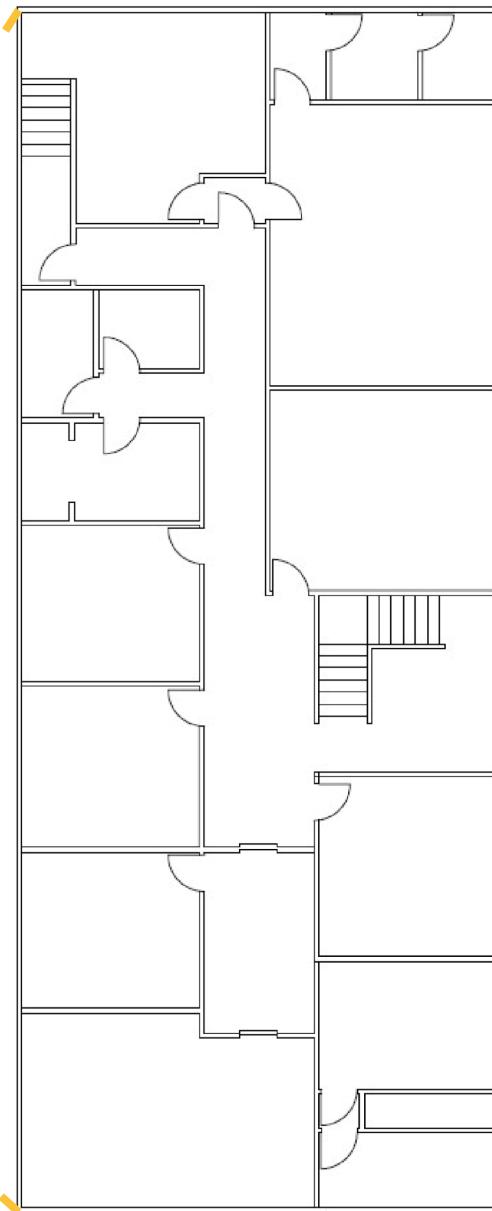
*Not to scale. Site plan is approximate.

SECOND STORY OFFICE

±4,000 SF

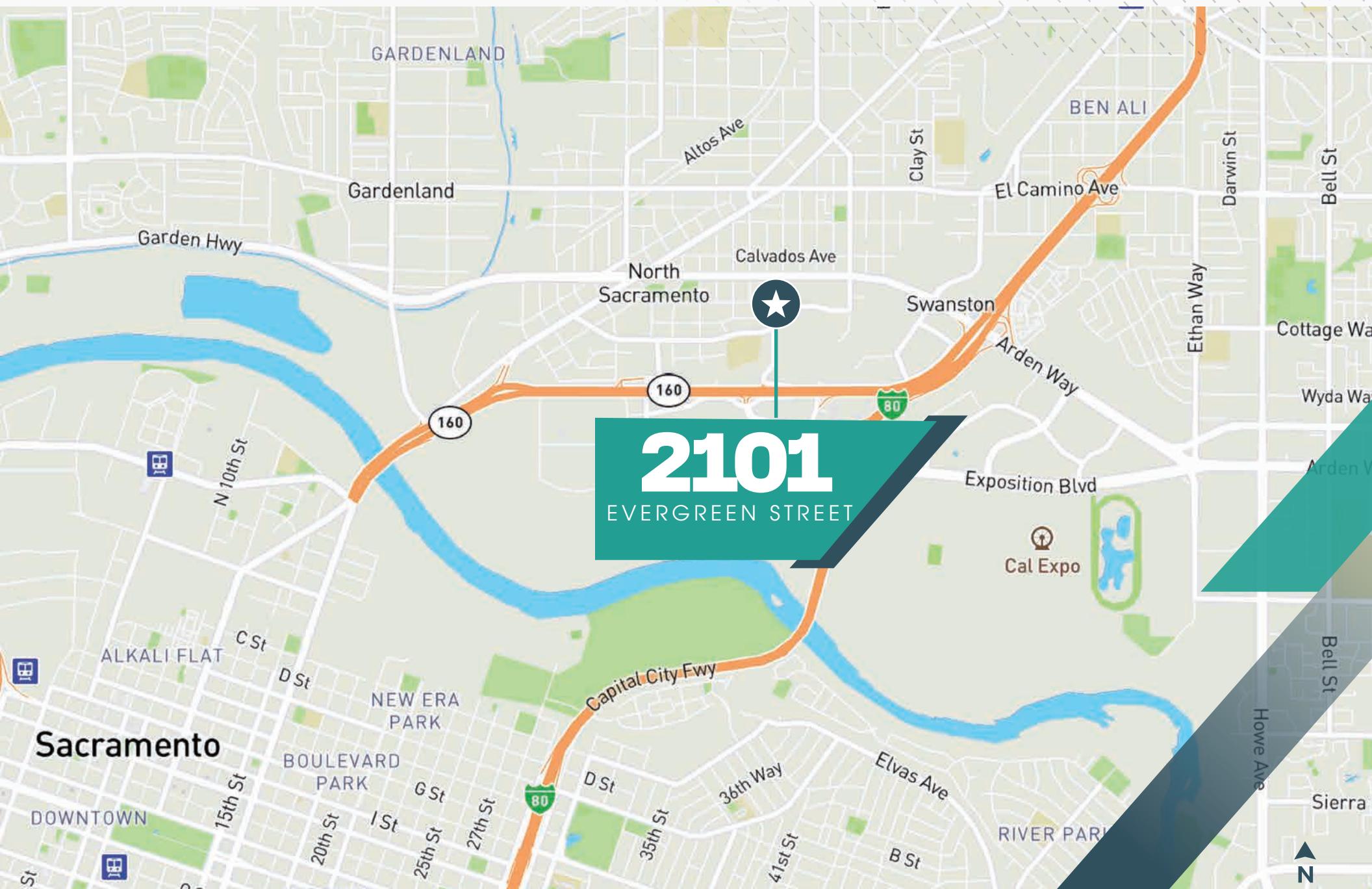


*NOT TO SCALE



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REGIONAL MAP



AERIAL MAP



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
Lic. 01352800

Jeff Kvarme

First Vice President
+1 916 203 5257
jeff.kvarme@cbre.com
Lic. 01924968

Tyler Howell

Senior Associate
+1 916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

Courtney Lee

Associate
+1 916 906 5544
courtney.lee@cbre.com
Lic. 02031694

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