

# 800 & 840 NORTH 10TH STREET

SACRAMENTO, CALIFORNIA

**96% LEASED MULTI-TENANT MID-BAY PORTFOLIO TOTALING  
193,184 SQUARE FEET**

NORTH 10TH STREET



**INVESTMENT SUMMARY**

Jones Lang LaSalle Americas, Inc., Real Estate License #01223413



# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 800 & 840 North 10th Street (the “Property”) located in the highly desirable Sacramento market.

The Property consists of two multi-tenant 96.1% leased industrial warehouse / distribution buildings totaling 193,184 square feet, situated on 9.70 acres (0.46 FAR) between I-5 and CA-160. Built in 1970/1973 and repositioned in 2021/2022, the Property is comprised of seven tenants with 2.58 years WALT (as of February 2026) along with 22' to 26' clear height, a secured yard, ample auto parking, 27 dock-high doors, and 7 grade-level doors.

The Property is in the desirable Richards submarket of Sacramento, offering convenient local and regional access via I-5, I-80, and CA-160, all within a 10-minutes' drive.

The Property is being offered well below replacement cost, estimated at \$219 PSF.

**800 & 840 N 10th Street represents a rare opportunity to acquire an infill 193,184 square feet industrial warehouse in the supply-constrained submarket with access to 10.2M individuals within a 2-hour drive.**

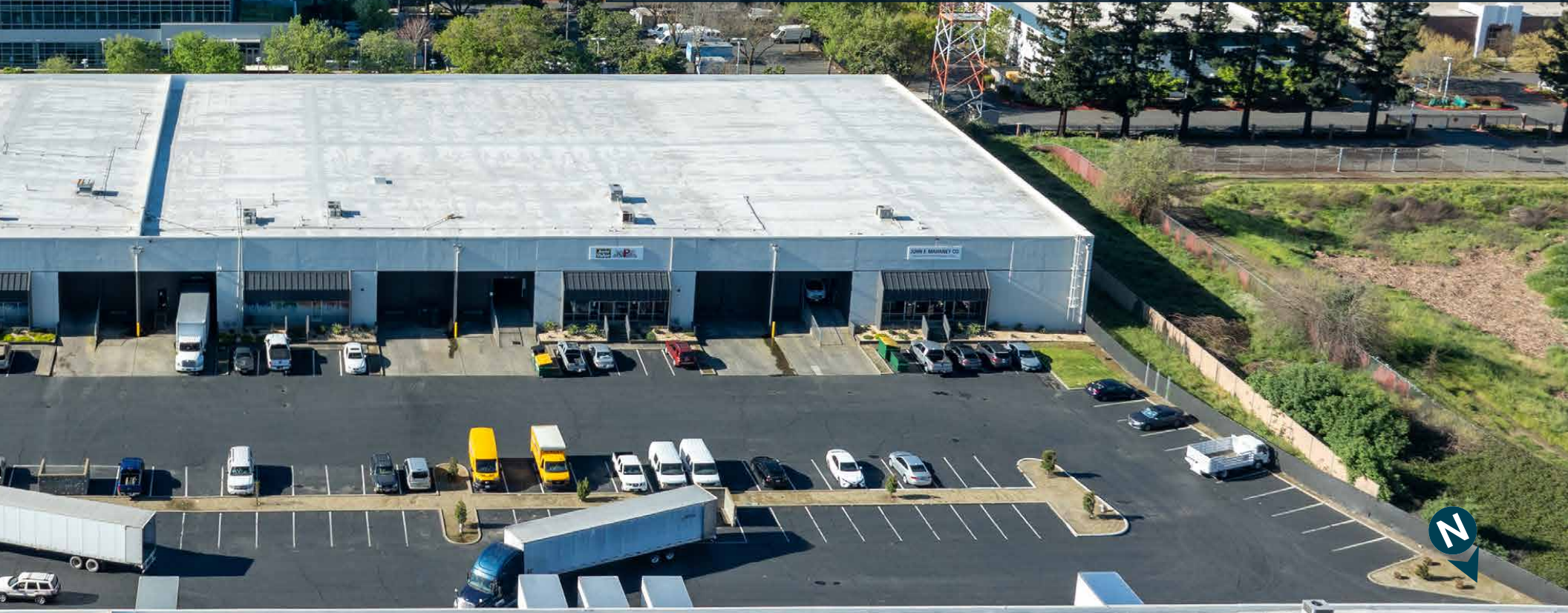






## PROPERTY SUMMARY

Address	800 NORTH 10TH ST	840 NORTH 10TH ST	PORTFOLIO TOTAL
Submarket	Richards	Richards	Richards
APN	001-0020-008		001-0020-008
Size (RSF)	92,160	101,024	193,184
Lot Size (Acres)	9.70 AC		9.70 AC
Building FAR			46%
Year Built	1970	1973	1970 / 1973
Repositioned	2021	2022	2021 / 2022
Clear Height	24' - 26'	22'	22' - 26'
Occupancy	100%	92.5%	96.1%
Dock-High/Grade-Level Doors	13 / 4	14 / 3	27 / 7
Secured Yard	No	Yes	Yes



# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

### ■ Suite Size Optionality

- The Property offers flexible suite sizes, catering to a wide range of tenants and accommodating their specific spatial requirements

### ■ Multi-tenant Optimized Product

- The 27 dock-high doors, and seven grade-level doors, allow for the tenants to operate seamlessly and efficiently, benefiting from the enhanced ease of loading and unloading.

### ■ Discount to Replacement Cost

- The Property offers investors a chance to buy an industrial project well below replacement cost, estimated at \$219 PSF.

### ■ Minimal Future Capital Expenditure Requirements

- Current ownership has invested significant capital in the Property since 2022, equating to \$1.057 million (\$5.48/SF).

## CAPITAL IMPROVEMENTS INVESTED BY CURRENT OWNERSHIP



**\$9,172**

Concrete



**\$38,316**

Asphalt



**\$65,158**

Painting



**\$48,822**

Landscape/Hardscape



**\$145,905**

Security Gate



**\$727,457**

Roof



**\$22,665**

Signage (Tenant and Property)



**\$1,057,495**

**(\$5.48 PSF)**

**Total Investment**

## TENANCY HIGHLIGHTS

### ■ Continuous Mark-to-Market Upside with In-place cash flow

- The Property is 96.1% leased, with stable cash flow and weighted average lease term of 2.58 years (as of February 2026). The current tenants have staggered lease expirations from 2026 to 2031, ensuring minimal disruption to cash flows in the near-term, while providing a mark-to-market opportunity over the next six years.



## LOCATION HIGHLIGHTS

### ■ Strategic Infill Richards Submarket Location

- The Property is located 0.6 miles from Hwy 160 and 1.2 miles from the I-5, providing ease of access to the I-80 and the broader Northern California market.
- Situated right outside the heart of downtown Sacramento, the Property is less than 10 miles from both Sacramento International Airport and Sacramento McClellan Airport, and less than 2 hours from the nearby air, seaport, and rail intermodal yards. This access makes the Property ideal for a diverse set of tenants.

### ■ High Barriers to Entry

- The Sacramento Market is one of the most difficult markets in the United States to develop new warehouse products due to CEQA and entitlement restraints, which increase carry and development costs.

### ■ Affordable Alternative to the Core San Francisco Bay Area Markets

- Sacramento is within a 2-hour drive from the greater San Francisco Bay Area. As a cheaper alternative to the Bay Area, Sacramento provides considerable savings for tenants in labor, drayage, and rent costs.

## MARKET HIGHLIGHTS

### ■ Strong Market Fundamentals

- In 2025 YTD, Sacramento sales activity has been strong with 38 properties trading hands totaling over \$523 million.
- Since Q1 2025, leasing activity picked up with more than 1.0 million s.f. of deals signed including three leases signed over 100,000 s.f.

### ■ Consistently Low Vacancy Rates with No Planned/ New Supply in the Construction Pipeline

- In Q3 2025, the Richards submarket was one of the only submarkets with a positive YTD absorption and had one of the lowest vacancy rates of all Sacramento submarkets.
- There haven't been any new projects delivered in the Richards market in the last five years. As of Q4 2025, there aren't any projects under construction, nor in the pipeline for development. This lack of supply is expected to drive down vacancy further and promote future rent growth.



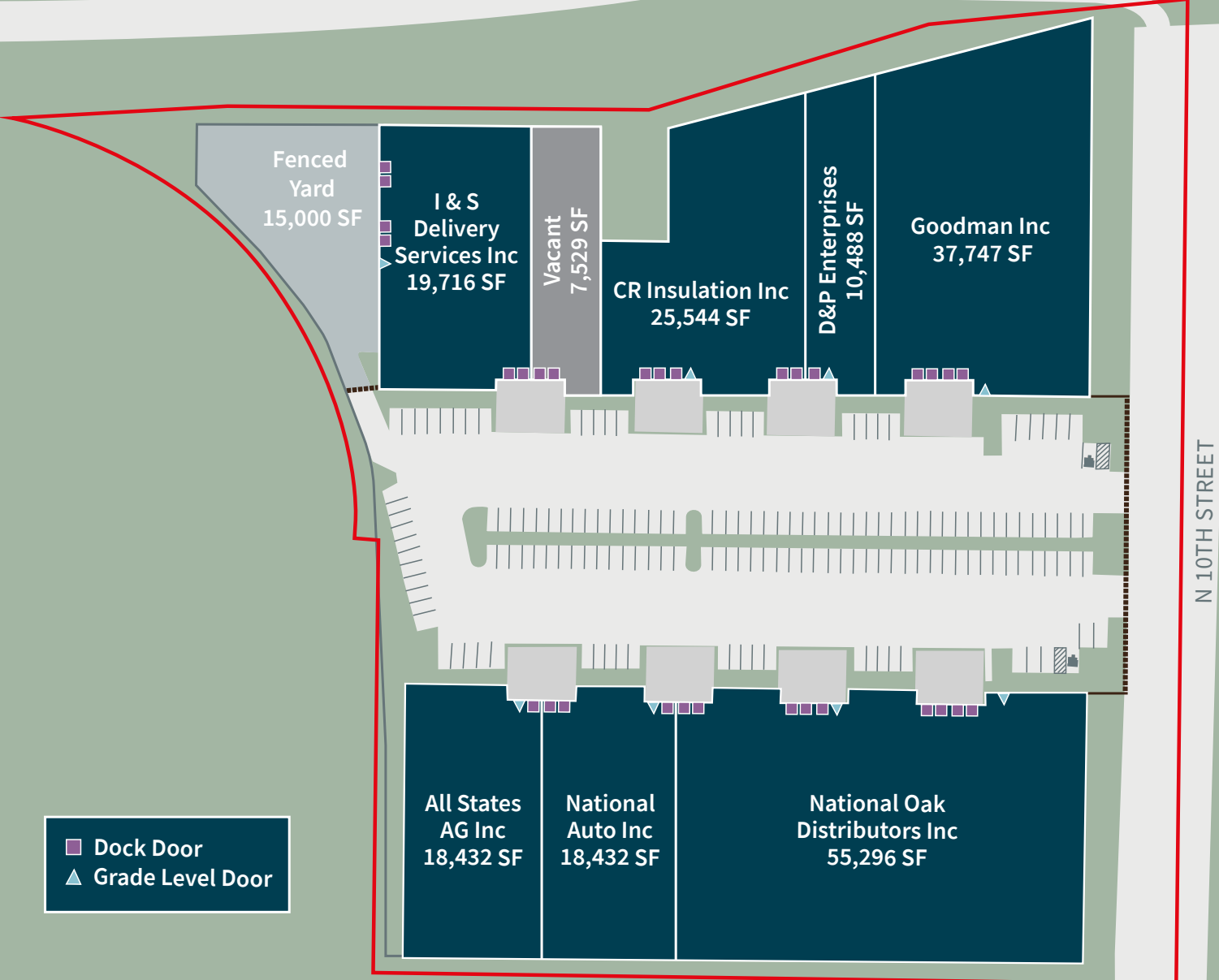
# PROPERTY OVERVIEW

Situated approximately 2.2 miles northeast of downtown Sacramento, the Property offers exceptional local and regional access via the adjacent Sacramento McClellan Airport, Sacramento International Airport 10 miles northwest, and the CA-160, I-5, and I-80 all within a 10-minute drive.

## PROPERTY DESCRIPTION

LOCATION	
Property Address	800 & 840 North 10th Street, Sacramento, CA
Product Type	Warehouse/Distribution
Tenancy	National Oak Distributors, National Auto Parts Warehouse, All States AG—California, I & S Delivery Services, CR Insulation, D & P Enterprises, Goodman Distribution
Lease Expiration	Staggered Lease Expirations 2026 - 2031
Occupancy	96.1%
Industrial Market	Sacramento
Submarket	Richards
Parcel Number	001-0020-008
Zoning	RMX-SPD
WALT	2.58 Years (As of February 2026)
BUILDING SIZE	
Size	193,184 RSF
Land (Acres)	9.70 AC
Building FAR	0.46
BUILDING FEATURES	
Year Built	1970/1973
Repositioned	2021/2022
Roof Age	~4 Years
Clear Height	22'-26'
Parking	165 Total Stalls (0.85/1,000 SF)
Dock High Doors	27
Grade Level Doors	7
Secured Yard	Yes

# SITE PLAN



# TENANT OVERVIEWS



	NATIONAL OAK DISTRIBUTORS	NATIONAL AUTO PARTS WAREHOUSE	ALL STATES AG - CALIFORNIA
Bldg/Suite	800ABC	800F	800H
Rentable SF	55,296	18,432	18,432
Commencement Date	7/1/2023	10/1/2021	9/1/2022
Expiration Date	1/31/2029	11/30/2026	8/31/2027
Term (Months)	67	62	60
Base Rent \$/SF/Month	\$0.67	\$0.73	\$0.76
Renewal Options	N/A	N/A	N/A
Annual Escalation	3.00%	3.00%	3.00%
Expense Method	NNN	NNN	NNN
Tenant's Pro Rata Share	28.62%	9.54%	9.54%

## I & S DELIVERY SERVICES



D&P Enterprise



	I & S DELIVERY SERVICES	CR INSULATION	D & P ENTERPRISES	GOODMAN DISTRIBUTION
Bldg/Suite	840A	840EF	840G	840HJ
Rentable SF	19,716	25,544	10,488	37,747
Commencement Date	11/1/2025	10/15/2025	9/1/2025	4/1/2022
Expiration Date	1/31/2031	10/31/2029	10/31/2030	3/31/2027
Term (Months)	63	49	62	60
Base Rent \$/SF/Month	\$0.65	\$0.62	\$0.65	\$0.78
Renewal Options	N/A	N/A	N/A	N/A
Annual Escalation	3.00%	3.00%	3.00%	3.00%
Expense Method	NNN	NNN	NNN	NNN
Tenant's Pro Rata Share	10.21%	13.22%	5.43%	19.54%







# 800 & 840 NORTH 10TH STREET

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## Newmark Sacramento Leasing

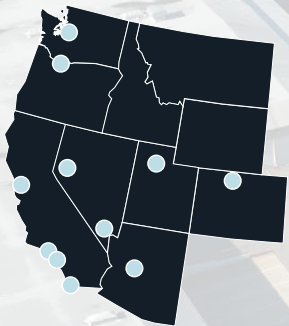
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