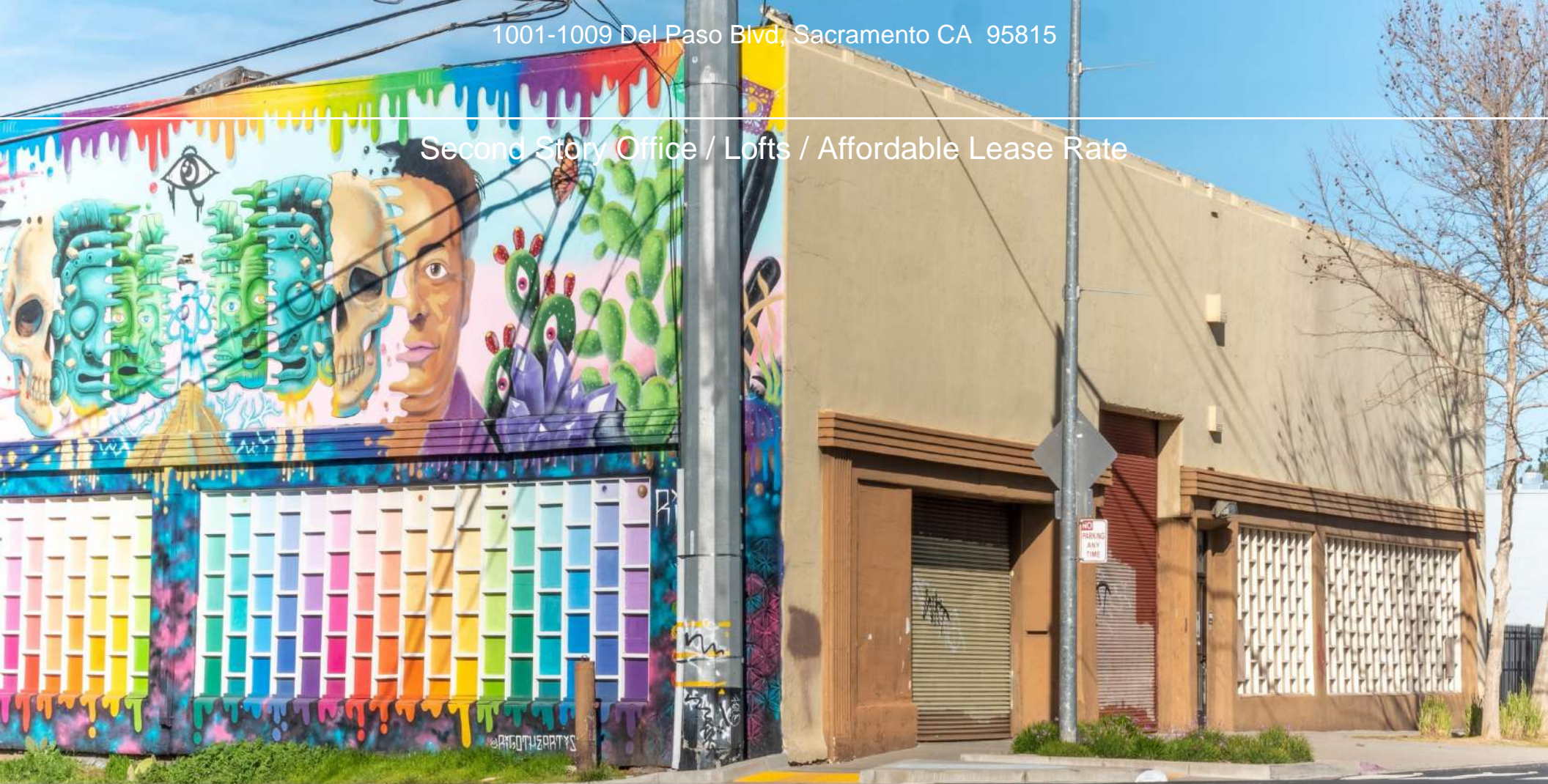


FOR LEASE COMMERCIAL WAREHOUSE WITH YARD SPACE

1001-1009 Del Paso Blvd, Sacramento CA 95815

Second Story Office / Lofts / Affordable Lease Rate



Prepared By:

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MatrixCRE AI

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GQ North
real estate

THE SPACE

Location	1001-1009 Del Paso Blvd Sacramento, CA 95815
County	Sacramento
APN	275-0161-014-0000
Market	DEL PASO / NORTHGATE
Submarket	RICHARDS BLVD / DOWNTOWN

HIGHLIGHTS

- \$0.55 PSF and \$0.15 NNN
- The vacant lot is available for a negotiable MG lease.
- A mandatory lease term of 5 to 10 years is required.
- Includes docks and drive-in access.
- Motivated to lease.
- Please Call for Details Lu Ann Henderson (415) 982-9496 and Watch the YouTube Video for Visual Walkthrough at MatrixCRE

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

- 📞 San Francisco (415) 982-9496
- 📞 Los Angeles (310) 367-8933
- 📞 Sacramento (916) 798-8559
- ✉ info@matrixcre.ai

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	10,244	166,033	396,700

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$92,983	\$105,095	\$108,511

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,452	65,324	154,325

PROPERTY FEATURES

BUILDING SF APPROX.	15,610
NET RENTABLE AREA (SF)	22,000
LOT SF	19,460
LAND ACRES	0.447
YEAR BUILT	1940
APN	275-0161-014-0000
ZONING TYPE	C-2-SPD
CITY APPROVED CANNABIS CUP	6,348 SF manufacturing If desired
LAND USE	Commercial
NUMBER OF UNITS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
VACANT YARD AREA SF	0.155 AC / 6,750 SF
LIGHT RAIL SPOTS / RAIL LINES	YES
CEILING HEIGHT	24
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	3
CROSS DOCK	No
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	7,000

NEIGHBORING PROPERTIES

NORTH	Alley / Industrial Sectors
SOUTH	Light Rail Station
EAST	Retail Buildings
WEST	Office Complex

MECHANICAL

HVAC	N/A
HEATING TYPE	Central
ELECTRICAL / POWER	3 Phase

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Industrial Steel Beams
EXTERIOR	Wood / Metal
PARKING SURFACE	Grass Yard
ROOF	Metal

Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>

Mixed Use Commercial Building

- This unique commercial building combines industrial warehouse space and several offices on the first floor. In addition, the second story has several art studios and studio lofts. The previous use was an art gallery and studio center; therefore, it has a Los Angeles artistic vibe. You can demo some of the first-floor offices for added warehouse space, bring tools, and add a creative spark to this older gem. You can pave the grassy lot and create extra parking or yard space.

Del Paso / Northgate

- Del Paso Heights is a neighborhood within the city of Sacramento and only 4 miles from downtown Sacramento. The generally recognized border of Del Paso Heights consists of the Beltline Freeway Interstate 80 on the north, Norwood Avenue on the west, Arcade Creek on the south, and Roseville Road on the east.
- The corner property is centrally located next to Freeway 160, a four-minute drive to downtown Sacramento and a three-minute drive to Richards Blvd to the I5 freeway. It is located next to I80. The best freeway access with this location.

Proposed SDAT Project Title

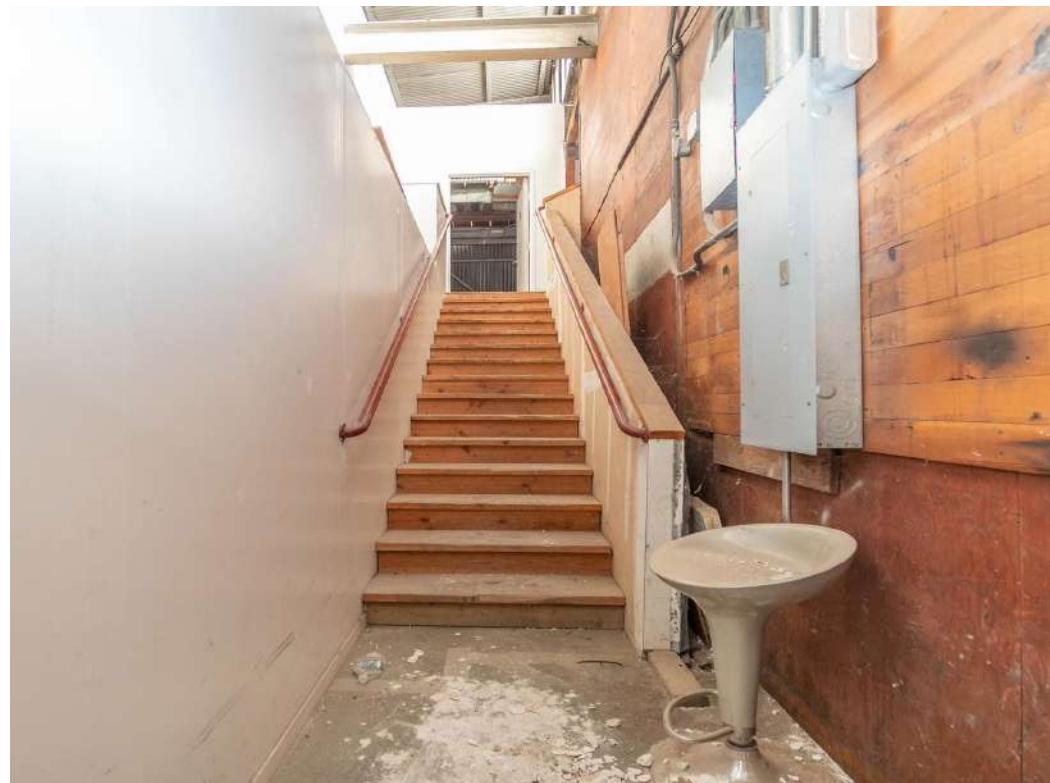
- The city recognizes that the quality of life in Sacramento is dependent on both creating and preserving attractive buildings, streets, and public spaces that facilitate and enrich the life of the community, and on creating a compatible and complementary mix of residential, employment, commercial, and service uses that can sustain a vibrant economy, healthy environment, and a vital social life. The city is dedicated to promoting sustainable neighborhood development and redevelopment initiatives that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

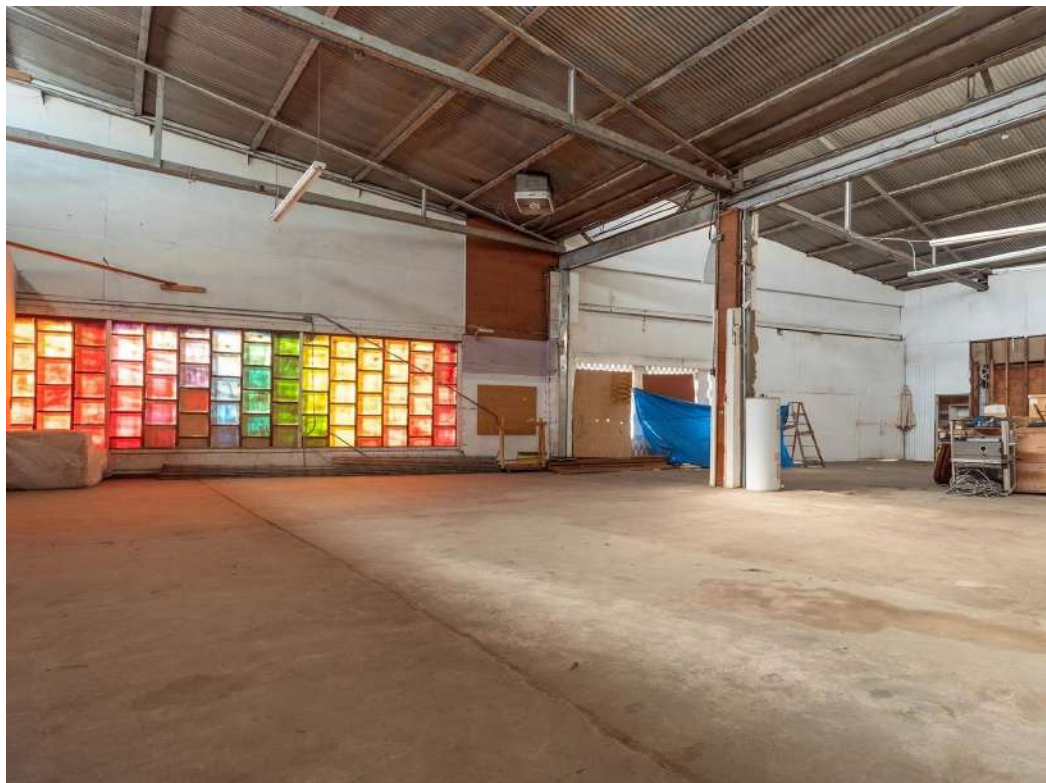
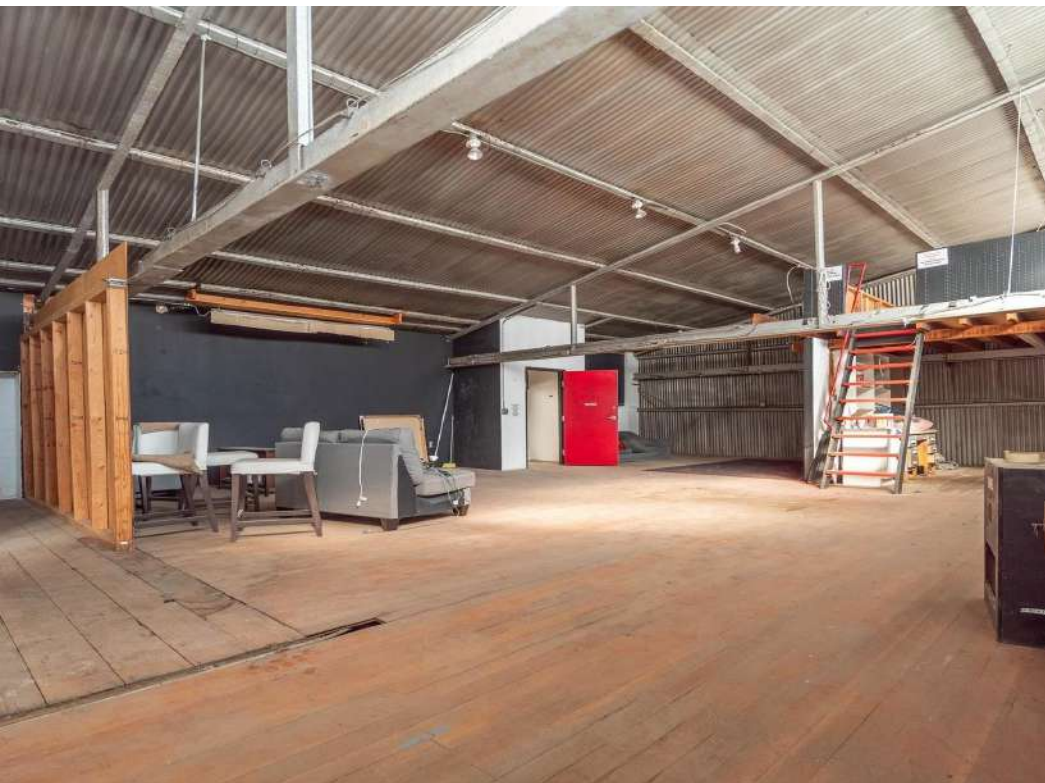




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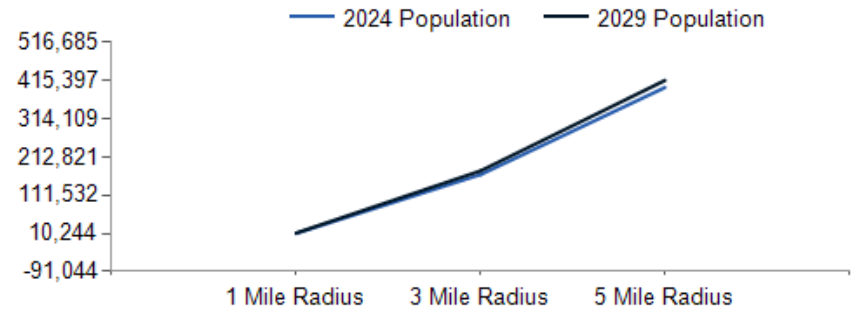




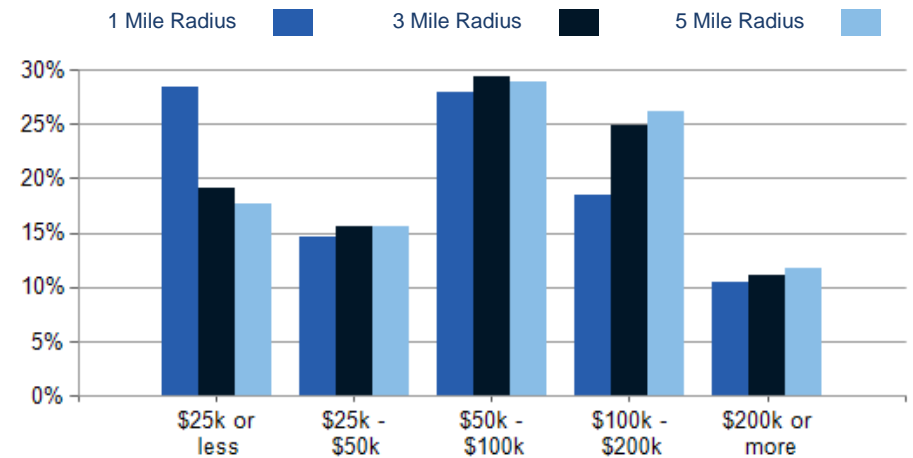
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,901	136,151	303,793
2010 Population	8,838	138,313	333,182
2024 Population	10,244	166,033	396,700
2029 Population	11,176	175,895	415,397
2024-2029: Population: Growth Rate	8.80%	5.80%	4.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	651	8,126	17,520
\$15,000-\$24,999	332	4,326	9,858
\$25,000-\$34,999	211	4,006	10,105
\$35,000-\$49,999	294	6,117	13,815
\$50,000-\$74,999	573	10,361	23,673
\$75,000-\$99,999	394	8,890	20,926
\$100,000-\$149,999	333	11,025	26,729
\$150,000-\$199,999	304	5,288	13,661
\$200,000 or greater	361	7,185	18,038
Median HH Income	\$58,219	\$74,083	\$77,000
Average HH Income	\$92,983	\$105,095	\$108,511

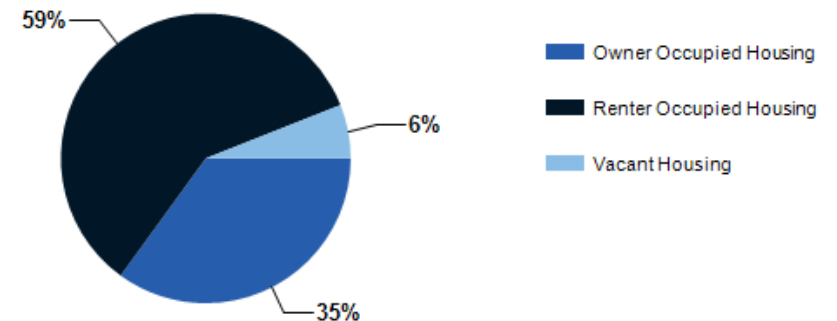
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,460	60,769	134,640
2010 Total Households	3,203	56,808	135,302
2024 Total Households	3,452	65,324	154,325
2029 Total Households	3,841	69,607	161,229
2024 Average Household Size	2.78	2.39	2.47
2024-2029: Households: Growth Rate	10.80%	6.40%	4.40%



2024 Household Income

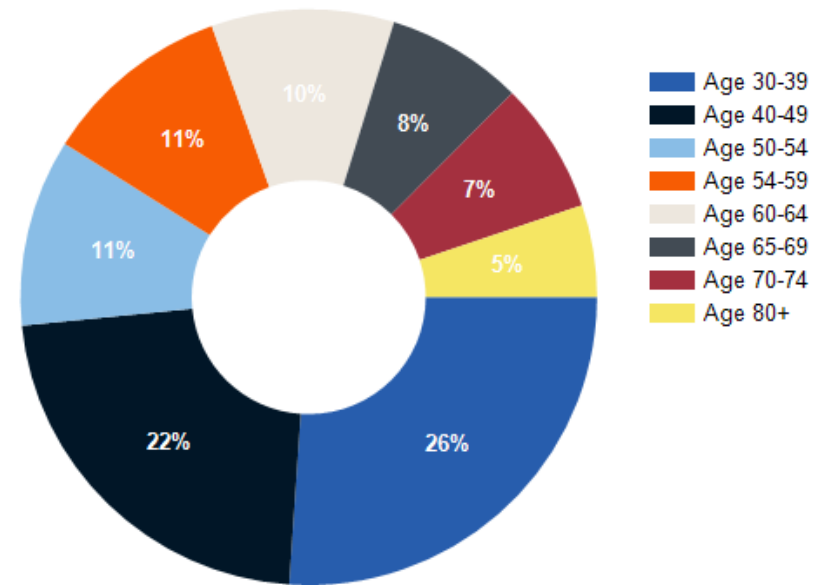


2024 Own vs. Rent - 1 Mile Radius

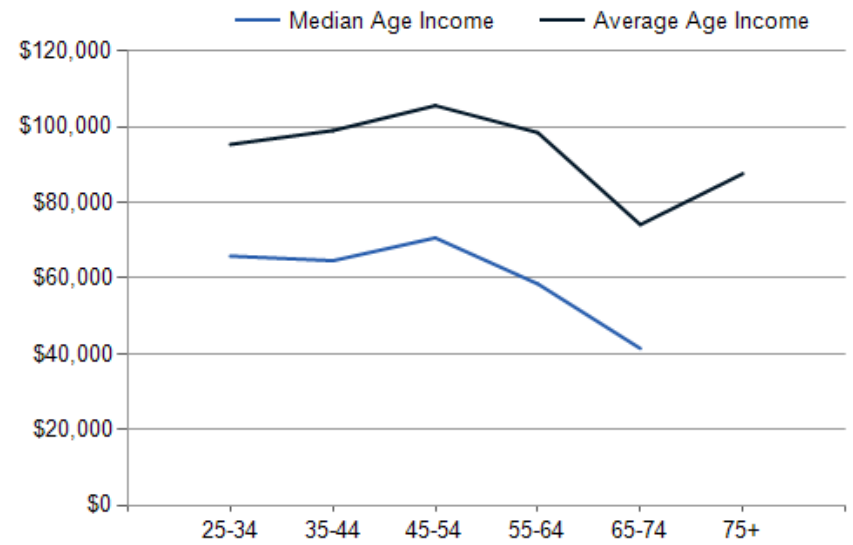


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	785	18,113	39,013
2024 Population Age 35-39	757	14,776	33,388
2024 Population Age 40-44	708	12,354	28,886
2024 Population Age 45-49	613	9,602	22,649
2024 Population Age 50-54	622	9,214	21,863
2024 Population Age 55-59	626	8,792	20,586
2024 Population Age 60-64	606	8,527	20,490
2024 Population Age 65-69	454	7,253	17,954
2024 Population Age 70-74	435	5,827	14,470
2024 Population Age 75-79	306	3,877	10,186
2024 Population Age 80-84	164	2,016	5,688
2024 Population Age 85+	127	2,171	6,104
2024 Population Age 18+	7,854	133,425	315,611
2024 Median Age	37	36	36
2029 Median Age	38	37	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,822	\$77,203	\$77,227
Average Household Income 25-34	\$95,350	\$101,686	\$102,141
Median Household Income 35-44	\$64,617	\$85,174	\$91,240
Average Household Income 35-44	\$99,000	\$119,866	\$125,509
Median Household Income 45-54	\$70,643	\$88,206	\$96,141
Average Household Income 45-54	\$105,598	\$126,370	\$132,306
Median Household Income 55-64	\$58,461	\$74,369	\$80,028
Average Household Income 55-64	\$98,460	\$111,459	\$117,073
Median Household Income 65-74	\$41,403	\$57,764	\$62,577
Average Household Income 65-74	\$74,141	\$89,518	\$94,593
Average Household Income 75+	\$87,597	\$72,610	\$75,310





Lu Ann Henderson
Senior Vice President

Lu Ann is an exclusive listing agent based in California, serving the Sacramento, Bay Area, and Los Angeles markets. She has a diverse network of local and international investors. 85% of her boutique sales and leasing transactions involve dual agency, as she excels at securing buyers and tenants and achieving high closing rates. Lu Ann achieved top producer status in her company in 2016, 2017, and 2018. She was also recognized as the top producer by Costar/LoopNet for the second quarter of 2020. In March 2023, Lu Ann was honored as a top-performing broker in Crexi's annual Platinum Broker Awards. Her overall transaction volumes rank in the top 5% of brokers.

With significant experience brokering multimillion-dollar transactions, Lu Ann specializes in industrial, retail, mixed-use residential, office, land development, and specialty assets in California. Her expertise stems from two years as an intern for an investor with commercial assets worldwide, where she learned from experienced commercial investors and incorporated their strategies into her transactions.

Lu Ann sought to modernize brokerage methods. Despite lacking knowledge of building a WordPress website, she self-taught and envisioned leveraging technology for her clients and created HendersonCRE.com, eventually evolving into MatrixCRE.ai. Embracing versatile technology for efficient communication of her listings, she adopted texting and directly answering her phone for listing information and appointments, setting new standards in the industry. In 2017, her brokerage company won the Power Brokerage in Leasing Transaction award, and she was recognized as the top producer of the company.

Amid the COVID-19 pandemic in 2020, Lu Ann identified a continued demand for commercial space, especially from small businesses on the verge of closure. Showing compassion and entrepreneurial spirit, she launched a new YouTube channel, MatrixCREai, becoming the first local commercial agent to integrate texted walk-through videos and drone footage into property presentations. Her innovative approach streamlined the commercial real estate brokerage process, optimizing efficiency and client response.

Lu Ann's journey in commercial real estate began in 2005 when she obtained her Nevada Real Estate License. Joining the Blasco Development group, focused on various development–transnational projects and assisting the sellers with The Spanish Palm Apartments located at 5250 S. Rainbow Blvd., Las Vegas, NV. Additionally, she is facilitating the buyers with the sales of the condo conversions first two phases. Closing the 376-unit Apartment transaction for \$52.6 million.

In 2012, after obtaining her California Real Estate license, Lu Ann played a crucial role in the nine-month due diligence for AG-80, 277 acres at Larry Bell Dairy Farm, \$3.8 million. The AG-80, 277 acres, and the 12 residential properties at 11318 Franklin Blvd, Elk Grove, CA.

In 2015, the City of Sacramento established industrial-approved zoning for cannabis cultivation. Lu Ann was among the first commercial agents in the region to venture into this uncharted territory. Actively engaging in city ordinance meetings and ensuring compliance with new regulations, she became a successful entrepreneur and representing top investors in the industrial industry.

Despite facing attempts to tarnish her reputation in early 2020, Lu Ann relied on the support of loyal clients, colleagues, friends, and family, refusing to be affected by negative attempts. Her dedication to technology-driven client services earned her the recognition of Costar Power Broker in the Second Quarter of 2020, a testament to her resilience and success in the industry. As of 2023, she has facilitated over \$30 million in sales, most of which are dual agencies.

In 2023, Lu Ann created MatrixCRE.ai to support San Francisco, which has experienced a downturn due to significant tech companies and families leaving the area. Lu Ann, a California native, is committed to preserving San Francisco's historical memories and aiding in listing more challenging transactions. She is recognized for her role as a real estate advocate for the elderly and misinformed.

FOR LEASE COMMERCIAL WAREHOUSE WITH YARD SPACE

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Exclusively Marketed by:



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