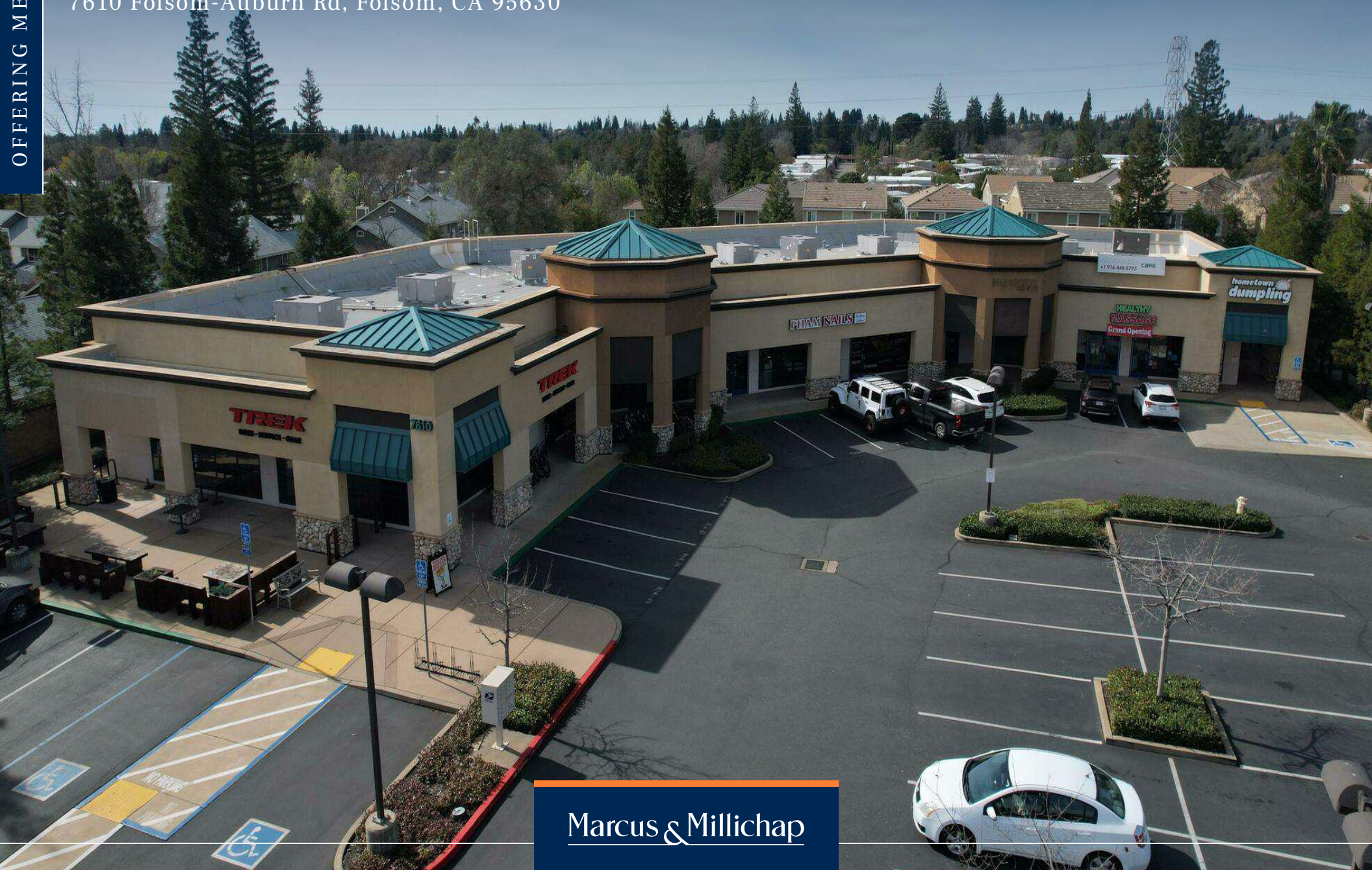


Gold Rush Plaza

7610 Folsom-Auburn Rd, Folsom, CA 95630



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAF0030099

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com





EXCLUSIVELY LISTED BY

Edward J. Nelson

Senior Vice President Investments

Office: Sacramento

Direct: 916.724.1326

Edward.Nelson@marcusmillichap.com

License: CA #01452610

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$3,250,000



Current Cap Rate
6.02%



Proforma Cap Rate
7.93%

FINANCIAL

Listing Price	\$3,250,000
Current NOI	\$195,580
Proforma NOI	\$257,635
Current Cap Rate	6.02%
Proforma Cap Rate	7.93%
Price/SF	\$249.81

OPERATIONAL

Rentable SF	13,010 SF
# of Suites	8
Lot Size	1.39 Acres (60,548 SF)
Occupancy	79%
Year Built	2006



RENT ROLL // Gold Rush Plaza

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.								
TREK Retail Corporation	100	4,281	32.9%	10/17/09	3/31/30	\$1.75	\$7,492	\$89,901	Apr-2025	\$7,677	NNN	\$33,246	One 5-Year Renewal Option w/ 2.5% Annual Rental Increases
TREK Retail Corporation	130	1,200	9.2%	1/9/10	3/31/30	\$1.75	\$2,100	\$25,200	Apr-2025	\$2,152	NNN	\$9,297	One 5-Year Renewal Option w/ 2.5% Annual Rental Increases
Pham Nails	140	1,200	9.2%	2/9/10	4/30/27	\$1.75	\$2,100	\$25,200	May-2025	\$2,164	NNN	\$9,297	No Renewal Option
TREK Retail Corporation	150	1,200	9.2%	5/1/13	3/31/30	\$1.80	\$2,160	\$25,920	Apr-2025	\$1,900	NNN	\$9,297	One 5-Year Renewal Option w/ 2.5% Annual Rental Increases
Vacant	160	1,375	10.6%			\$0.00	\$0	\$0	Feb-2026	\$2,063	NNN	\$0	
Vacant	170	1,354	10.4%			\$0.00	\$0	\$0	Feb-2026	\$2,031	NNN	\$0	
Healthy Massage	180	1,200	9.2%	7/22/22	7/31/27	\$1.59	\$1,910	\$22,915	Aug-2025	\$1,967	NNN	\$9,297	One 5-Year Renewal Option w/ 3% Annual Rental Increases
Poke N Tea Inc	190	1,200	9.2%	8/30/22	8/31/32	\$1.86	\$2,228	\$26,735	Sep-2025	\$2,295	NNN	\$9,297	One 5-Year Renewal Option w/ 3% Annual Rental Increases
Total		13,010				\$1.38	\$17,989	\$215,871				\$79,731	
Occupied Tenants: 6				Unoccupied Tenants: 2		Occupied GLA: 79.00%		Unoccupied GLA: 21.00%					

Gold Rush Plaza // INCOME & EXPENSES

INCOME	Year 1		PER SF	Year 2		PER SF
Scheduled Base Rental Income	216,900		16.67	271,194		20.85
Expense Reimbursement Income						
CAM	79,731		6.13	107,060		8.23
Total Reimbursement Income	\$79,731	78.9%	\$6.13	\$107,060	100.0%	\$8.23
Potential Gross Revenue	296,631		22.80	378,254		29.07
General Vacancy	0		0.00	(13,560)	5.0%	(1.04)
Effective Gross Revenue	\$296,631		\$22.80	\$364,695		\$28.03
OPERATING EXPENSES	Year 1		PER SF	Year 2		PER SF
Common Area Maintenance (CAM)						
Fire & Life Safety	3,319		0.26	3,452		0.27
Pest Control	728		0.06	757		0.06
Landscaping	7,596		0.58	7,900		0.61
Landscape Repair	1,250		0.10	1,300		0.10
HVAC	2,916		0.22	3,033		0.23
Repairs & Maintenance	4,110		0.32	4,274		0.33
Dayporter	3,060		0.24	3,182		0.24
Pressure Washing	275		0.02	286		0.02
Electricity	1,603		0.12	1,667		0.13
Trash	13,166		1.01	13,693		1.05
Water	10,102		0.78	10,506		0.81
Insurance	5,094		0.39	5,298		0.41
Real Estate Taxes	35,832		2.75	37,212		2.86
Management Fee	12,000	4.0%	0.92	14,500	4.0%	1.11
Total Expenses	\$101,051		\$7.77	\$107,060		\$8.23
Expenses as % of EGR	34.1%			29.4%		
Net Operating Income	\$195,580		\$15.03	\$257,635		\$19.80

GOLD RUSH PLAZA

7610 Folsom-Auburn Rd, Folsom, CA 95630

INVESTMENT OVERVIEW

The subject property, referred to as “Gold Rush Plaza”, is a 13,010-square foot multi-tenant retail strip center situated on 1.39 acres in Folsom, California. More specifically, the property is located at the signalized intersection of Folsom-Auburn Road and Folsom Lake Crossing, just below the Folsom Lake Dam. Constructed in 2006, the building is currently 79% occupied by four tenants all on triple-net leases.

Gold Rush Plaza is comprised of 8 total suites of which 6 suites are currently occupied by 4 tenants. There are currently 2 vacant suites in the center. Trek (bicycle) Retail Corporation has been a tenant in the center since 2009 and has expanded their square footage into 3 total suites equating to 52.3% (6,681-square feet) of the total square footage of the center. Trek Retail Corporation recently renewed their leases in all 3 suites for an additional 5 years (expiring 3/31/2030). The three remaining tenants consist of Pham Nails, Healthy Massage, and Poke N Tea. Pham Nails has been a tenant in the center since 2010, occupying 9.2% of the center and has a lease expiration date of 4/30/2027. Both healthy Massage and Poke N Tea have been tenants in the center since 2022 and both occupy 9.2% of the center individually. Healthy Massage’s lease is set to expire on 7/31/2027 and Poke N Tea’s lease is set to expire on 8/31/2032. All current leases are on a triple-net lease structure with tenants reimbursing 100% of their pro-rata share of the building’s expenses.

One of California’s top cities, The City of Folsom is renowned for its highly ranked schools, low crime rate, strong employer base, natural amenities, and abundant recreational opportunities. Folsom is located 25 miles east of Sacramento. The city is only a two-hour drive from the San Francisco Bay Area and 90 minutes from South Lake Tahoe. Folsom continues to be a choice for the growing population of people seeking an affordable, live-work-play lifestyle given its proximity to the Bay Area, Napa Valley, and Lake Tahoe.

Currently 79% occupied, the Gold Rush Plaza offers an opportunity for an investor to lease up the two vacant suites to achieve a cap rate north of 8%. The 7.93% proforma cap rate included in the financials includes a 5% vacancy factor. Furthermore, all current tenants are at market rental rates with conservative proforma rents for the vacant units at \$1.50 per square foot triple-net.

INVESTMENT HIGHLIGHTS

Upside Opportunity: 79% Occupancy with 7.93% Pro-Forma Cap Rate Upon Lease-Up (Includes 5% Vacancy Factor)

Location, Location, Location: Signalized Intersection of Folsom Auburn Road & Folsom Lake Crossing

Well-Maintained Property With All Tenants on Triple-Net Leases

52.3% Occupied by Trek (Bicycles) Retail Corporation Since 2009 (Multiple Expansions)

SAN JUAN WATER DISTRICT

FOLSOM LAKE

ExtraSpace Storage

SENTRY Storage

Traffic Counts: 30,000+

BAJA FRESH

FOLSOM LAKE CROSSING

SUBJECT PROPERTY

7610 FOLSOM-AUBURN ROAD
FOLSOM, CA

VILLAGE SHOPPING MALL



FOLSOM PAVILIONS



FOLSOM CITY ZOO SANCTUARY

KUNTZ MEMORIAL FIELD

PARK FOLSOM SENIOR RETIREMENT COMMUNITY

THEODORE JUDAH ELEMENTARY SCHOOL



FOLSOM POWERHOUSE STATE HISTORIC PARK

THE SHEPHERD'S CHURCH

FOLSOM LAKE SHOPPING CENTER



FOLSOM FAIRE SHOPPING CENTER



CVS pharmacy



LAKE NATOMA

FOLSOM BOULEVARD

FOLSOM-AUBURN ROAD





Gold Rush Plaza // PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	227-0190-031
Zoning	C1D (Commercial)
Floors	1
Year Built/Renovated	2006
Rentable SF	13,010 SF
Ownership	Fee Simple
Lot Size	1.39 Acres
Parking	Asphalt
Parking Ratio	3.76:1,000 SF
Guest Parking	No
Topography	Flat
Parking Spaces	49
Access Points	2 (Folsom Auburn Road & Folsom Dam Road)

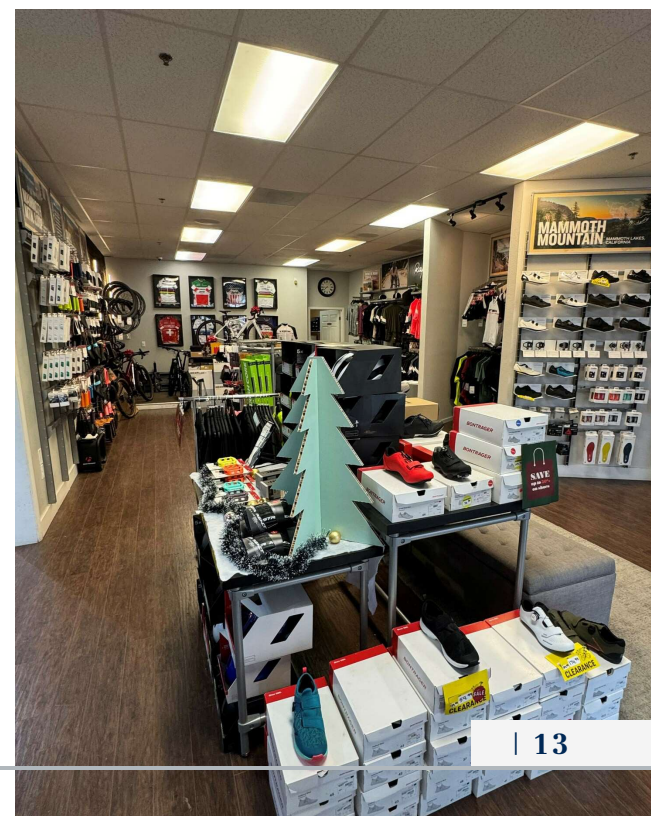
CONSTRUCTION

Foundation	Concrete
Framing	Wood
Exterior	Stucco
Roof	TPO (Flat)

UTILITIES

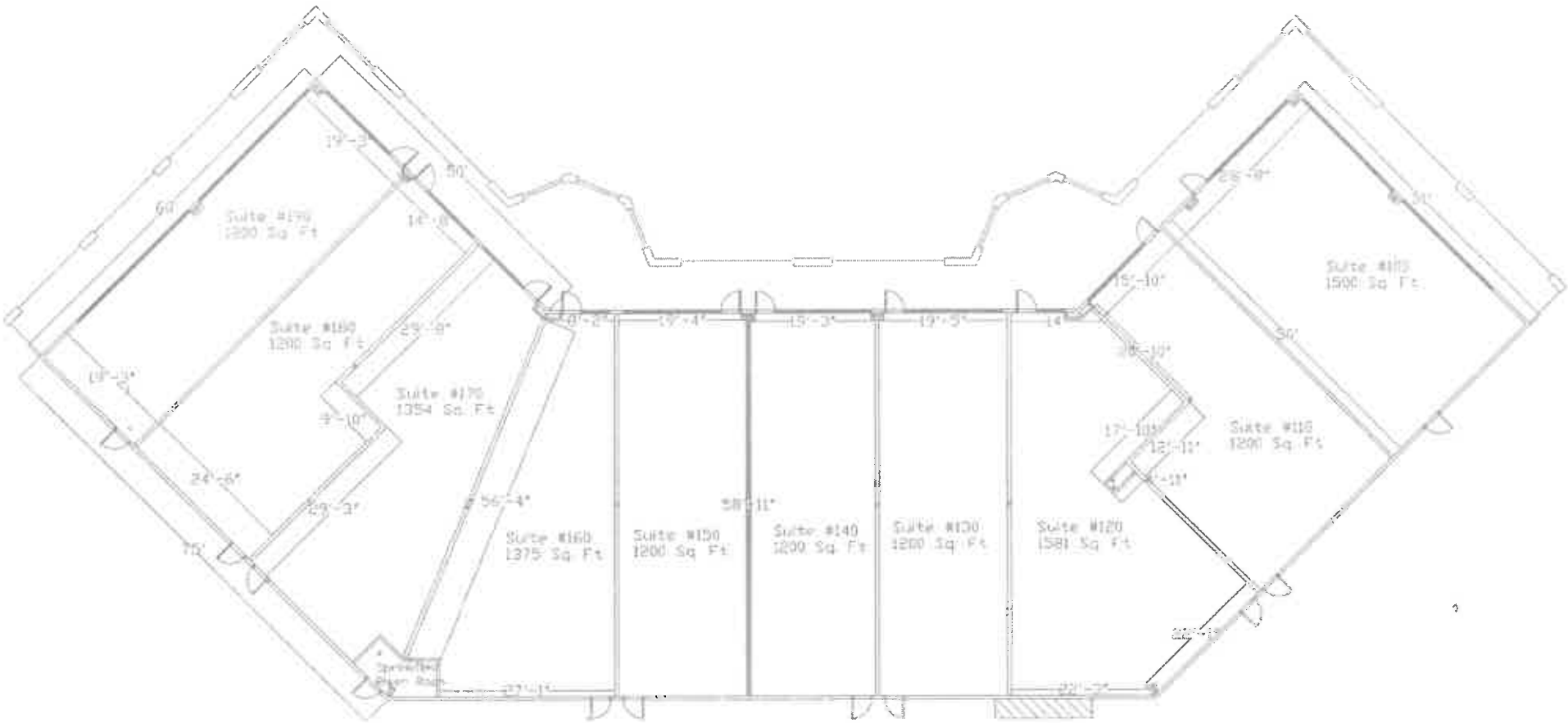
Electric	To -Site (SMUD & PG&E)
Sewer	To-Site (City of Folsom Water & Sewer Division)
Water	To-Site (San Juan Water District)
Gas	Yes
Trash	To-Site (City of Folsom Solid Waste Division)





REGIONAL MAP // Gold Rush Plaza





DEMOGRAPHICS // Gold Rush Plaza

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	4,992	60,476	185,144
2023 Estimate			
Total Population	4,856	58,297	177,668
2020 Census			
Total Population	4,947	58,025	176,537
2010 Census			
Total Population	4,759	56,378	164,991
Daytime Population			
2023 Estimate	3,783	57,062	169,215
HOUSEHOLDS			
2028 Projection			
Total Households	2,311	22,401	69,038
2023 Estimate			
Total Households	2,243	21,407	65,951
Average (Mean) Household Size	2.1	2.5	2.6
2010 Census			
Total Households	2,202	20,794	64,052
2010 Census			
Total Households	2,140	19,667	59,315
Occupied Units			
2028 Projection	2,418	23,278	71,332
2023 Estimate	2,350	22,271	68,255
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	36.0%	35.2%	36.6%
\$100,000-\$149,999	15.8%	20.4%	22.1%
\$75,000-\$99,999	10.2%	11.6%	12.5%
\$50,000-\$74,999	9.4%	11.1%	11.4%
\$35,000-\$49,999	8.2%	6.5%	5.5%
Under \$35,000	20.4%	15.2%	11.9%
Average Household Income	\$166,543	\$157,640	\$158,972
Median Household Income	\$104,683	\$111,915	\$117,051
Per Capita Income	\$76,976	\$59,737	\$59,700

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$81,463	\$88,242	\$92,121
Consumer Expenditure Top 10 Categories			
Housing	\$30,134	\$32,850	\$34,183
Transportation	\$12,345	\$14,032	\$14,635
Food	\$9,465	\$10,675	\$11,233
Personal Insurance and Pensions	\$8,826	\$10,331	\$10,987
Healthcare	\$7,169	\$6,384	\$6,560
Entertainment	\$3,439	\$4,007	\$4,296
Cash Contributions	\$3,379	\$2,797	\$2,762
Gifts	\$1,974	\$1,870	\$1,847
Apparel	\$1,901	\$2,087	\$2,174
Education	\$1,473	\$1,618	\$1,700
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	4,856	58,297	177,668
Under 20	15.7%	20.1%	23.2%
20 to 34 Years	11.0%	19.3%	16.5%
35 to 39 Years	3.7%	6.7%	6.4%
40 to 49 Years	9.7%	13.5%	14.1%
50 to 64 Years	22.6%	22.3%	22.5%
Age 65+	37.4%	18.1%	17.4%
Median Age	57.5	43.0	42.9
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,906	43,002	126,870
Elementary (0-8)	2.0%	2.6%	1.8%
Some High School (9-11)	2.8%	6.4%	3.9%
High School Graduate (12)	19.2%	17.3%	15.8%
Some College (13-15)	22.5%	22.4%	22.3%
Associate Degree Only	9.2%	9.7%	10.1%
Bachelor's Degree Only	25.3%	25.7%	28.4%
Graduate Degree	18.9%	15.9%	17.7%



POPULATION

In 2023, the population in your selected geography is 177,668. The population has changed by 7.68 since 2010. It is estimated that the population in your area will be 185,144 five years from now, which represents a change of 4.2 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 42.9, compared with the U.S. average, which is 38.7. The population density in your area is 2,259 people per square mile.



HOUSEHOLDS

There are currently 65,951 households in your selected geography. The number of households has changed by 11.19 since 2010. It is estimated that the number of households in your area will be 69,038 five years from now, which represents a change of 4.7 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2023, the median household income for your selected geography is \$117,051, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 41.12 since 2010. It is estimated that the median household income in your area will be \$134,516 five years from now, which represents a change of 14.9 percent from the current year.

The current year per capita income in your area is \$59,700, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$158,972, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 93,788 people in your selected area were employed. The 2010 Census revealed that 74.3 percent of employees are in white-collar occupations in this geography, and 11.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$495,098 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 43,820.00 owner-occupied housing units and 15,496.00 renter-occupied housing units in your area.



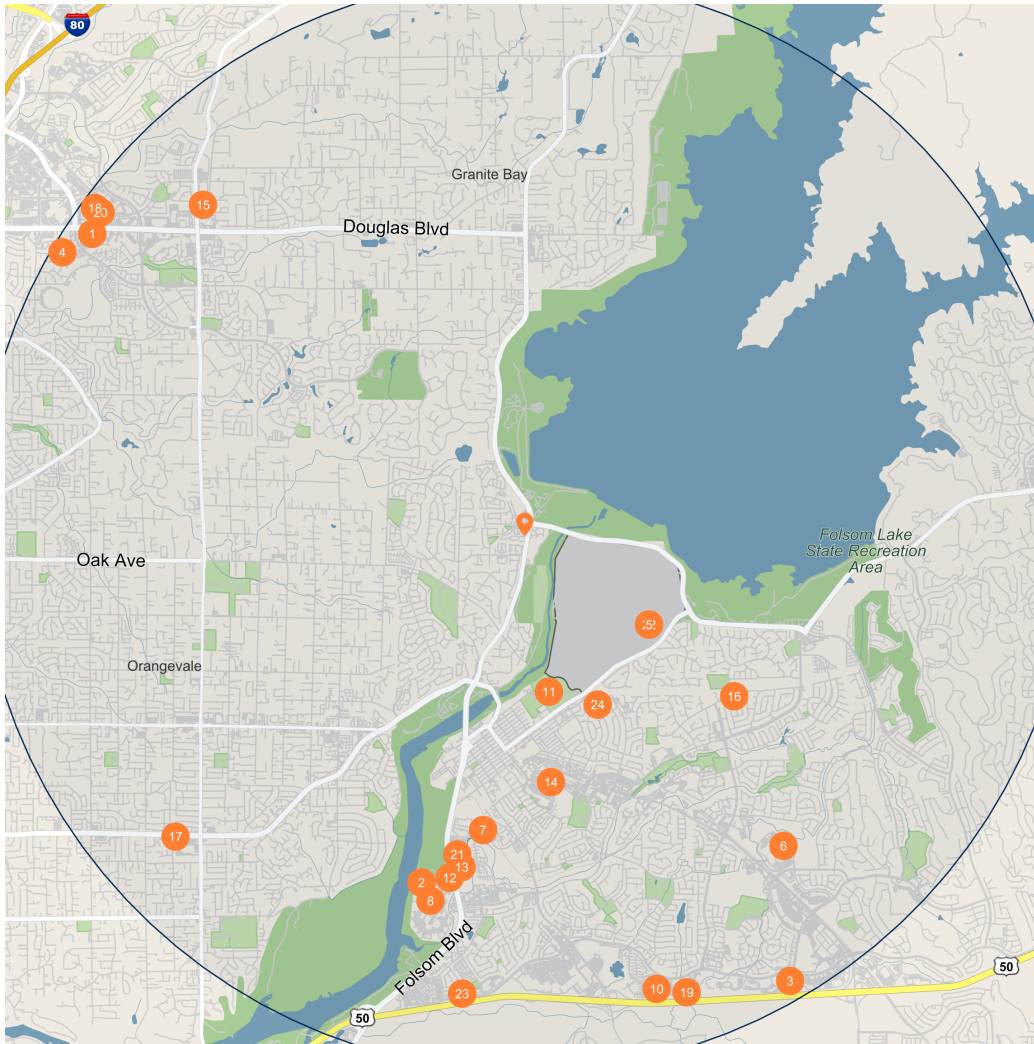
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 17.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 28.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.1 percent vs. 8.5 percent, respectively.

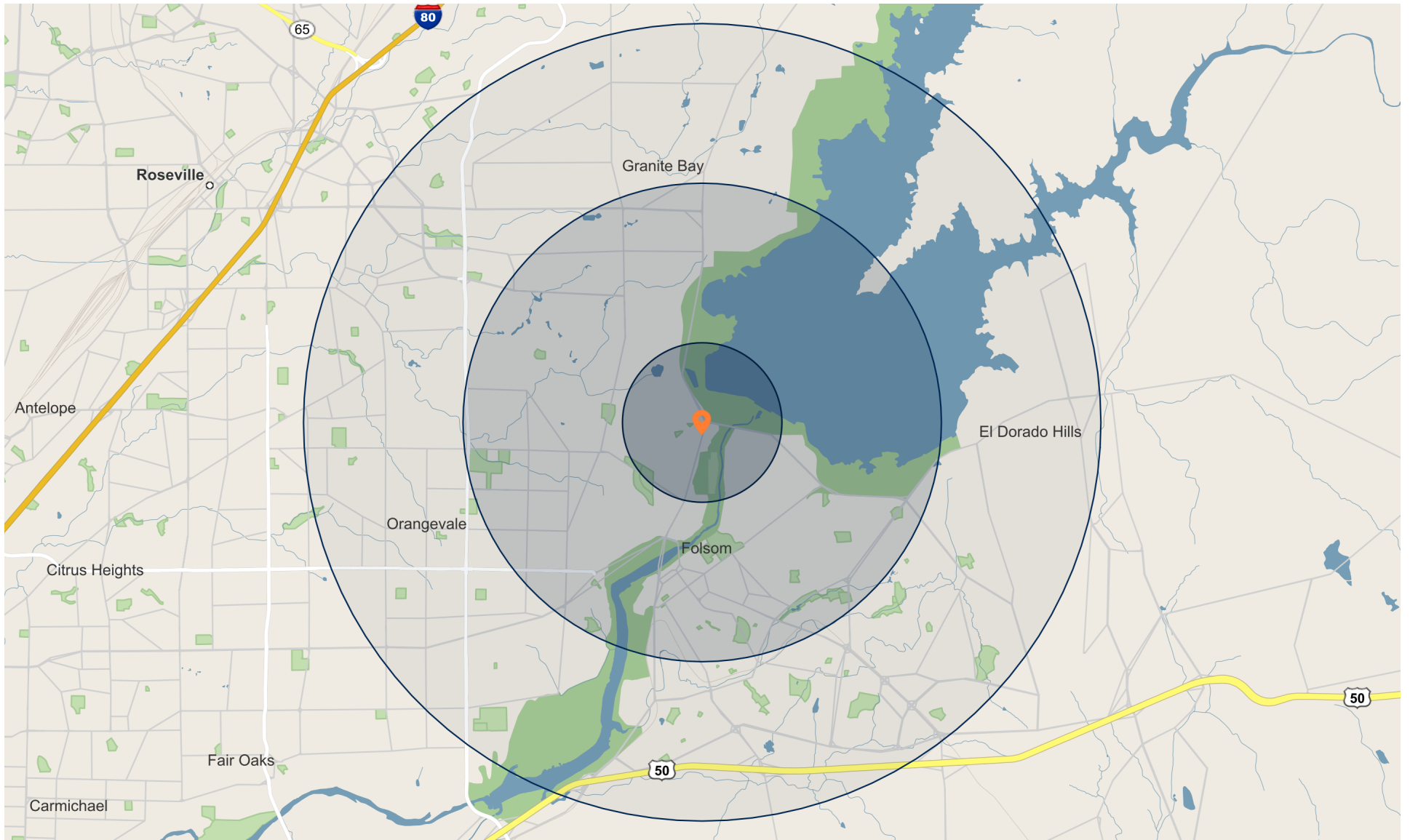
The area had fewer high-school graduates, 15.8 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.3 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // Gold Rush Plaza



Major Employers		Employees
1	Lumen Tech Gvrnment Sltions Inc	5,006
2	Powerschool Holdings Inc	2,905
3	Samuel Hale LLC-Samuel Hale	2,500
4	Unilab Corporation-Quest Diagnostics	1,214
5	California Prison Indust Auth	950
6	Los Rios Community College Dst-Folsom Lake College	850
7	Sierra Pacific Mortgage Co Inc-Gen Lending	580
8	Mercury Insurance Company-Mercury Insurance Group	549
9	Powerschool	454
10	Califrnia Ind Sys Oprator Corp-California ISO	450
11	City of Folsom	450
12	Childrens Crative Lrng Ctr Inc	388
13	Frontier California Inc-Verizon	373
14	Shea Properties Inc	371
15	Bayside Covenant Church Inc	350
16	Healthcompare Insur Svcs Inc	345
17	William L Lyon & Assoc Inc-Lyon Realtors	331
18	Clearcaptions LLC-Clearcaptions	289
19	Newport Group Inc	285
20	Revenue Solutions Inc	285
21	One Inc Software Corporation	279
22	California Prison Indust Auth-Calpia	250
23	Mountain G Enterprises Inc-Mountain G Engineering	250
24	Vibra Hospital Sacramento LLC	246
25	Dick James & Associates Inc-James Nevada Properties	246

Gold Rush Plaza // DEMOGRAPHICS



An aerial photograph of a residential development, likely a townhome or apartment complex, with a large dam in the background. The image is overlaid with a dark blue semi-transparent rectangle containing text.

EXCLUSIVELY LISTED BY

Edward J. Nelson

Senior Vice President Investments

Office: Sacramento

Direct: 916.724.1326

Edward.Nelson@marcusmillichap.com

License: CA #01452610

Marcus & Millichap