

For Lease Smaller Industrial Suites

6108 27th Street, Sacramento CA 95822

Private Restrooms and Offices For Each Suite

Prepared By:

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GQ North
real estate

THE PROPERTY

Location	6108 27th Street Sacramento, CA 95822
County	Sacramento
APN	036-0031-030-0000

HIGHLIGHTS

- Small Office with Glass Sliding Windows
- New Flooring / Newly Painted Office
- Tinted Glass Door with Iron Fencing
- Extra Wood Panelling On The Walls
- Three Suites Available
- (1) 16 Ft High Roll Up Door Per Unit
- Wall Unit with ADT Security
- Tinted Glass Doors
- Wrought Iron Fencing Around Windows
- Mechanical Auto Use Ok with Second Deposit But No Auto Body

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
16,172	180,013	395,257

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,158	\$89,065	\$98,568

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,289	62,768	146,835

Suite Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
A AVAILABLE	2,325	\$1.15	NNN
B AVAILABLE	2,150	\$1.15	NNN
C AVAILABLE	4,475	\$1	NNN

PROPERTY FEATURES

BUILDING SF	12,000
LAND SF	28,706
LOT SIZE AC	0.659
YEAR BUILT	1988
PROPERTY USE	Warehouse
ZONING TYPE	M-1S-R-EA-4
DRIVE-IN BAYS	6
CLEAR HEIGHT	16'
NUMBER OF STORIES	1
PARKING	Open

HEATING

COOLING TYPE	Central
HEATING TYPE	Central

CONSTRUCTION

FLOORING	Concrete Slab
CONSTRUCTION	Tilt Up



Take an Instant Walkthrough

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



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Three Suites Available

- Suite A - 2,325 SF
 - Has 600 ft.² of office
 - 600 ft.² office can be adjusted
- Suite B - 2,150 SF
- Suite C - 4,475 SF

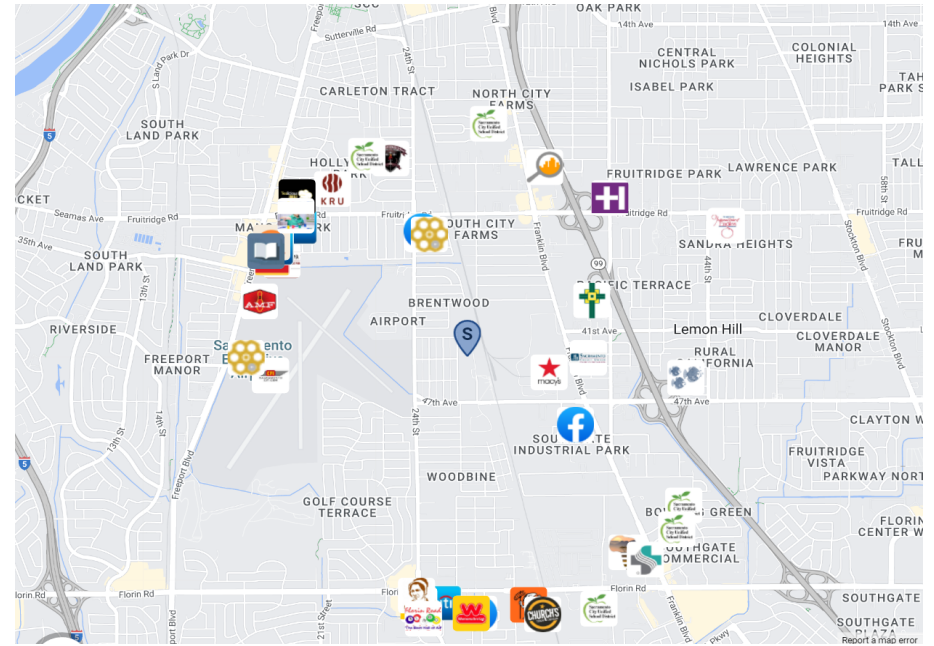
Driving Directions

- Take CA-99 N and 47th Ave to 27th St in Sacramento. Take exit 294B for 47th Ave W. Turn right onto 27th St

Location Details:

- Public Transportation Nearby, Shopping Center Nearby

Locator Map













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.

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Exclusively Marketed by:



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