

FOR SALE

6517 COMMERCE WAY, DIAMOND SPRINGS, CA.

Two Buildings Totaling ±11,700 SF on ±1.18 Acres

FULLY LEASED



NEWMARK

EXCLUSIVE AGENT:

TOM CONWELL

916.569.2380

tom.conwell@nrmk.com

CA RE Lic# 01394155

TERMS OF OFFERING

On behalf of the Owner of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended for Your use only. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified and is not guaranteed. You should independently verify each item of information and have the same reviewed by Your tax advisor and/or legal counsel. Assumptions, projections, estimates and/or opinions are provided as examples only and all information is subject to changes, errors, omissions and/or withdrawal without notice. Broker and Owner assume no responsibility for and make no warranty as to the accuracy or completeness of any information in this Memorandum. Broker and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Broker or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Broker upon request; (b) You shall not contact any property manager, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Broker or Owner; and (c) You understand and agree that Broker represents Owner and not You. Neither Broker nor Owner shall have any obligation to pay any commission, finder’s fee, or any other compensation to any broker or other person. By accepting receipt of this Memorandum, you agree to defend, indemnify and hold harmless Broker and Owner (including all of their agents, employees, subsidiaries, affiliated entities, successors and assigns) from and against any and all claims, disputes, litigation, demands, damages, liabilities, losses, judgments, expenses, fines, contributions, charges, injuries and/or costs and expenses, including reasonable attorneys’ fees, arising or resulting from acts by You.

Legal documents and reports summarized in this brochure are not intended to be comprehensive statements of the terms and contents of such documents and reports. Although Broker and Owner believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

The Property shall be sold AS-IS, WHERE-IS, WITH ALL FAULTS, and Seller makes no warranties, representations, certifications nor “to the best of my knowledge” type statements to the status of the Property, the improvements thereon, potential use, economic feasibility, environmental matters, the availability of development rights or permits or any other matters. Seller will not incur any obligations that extend beyond the Closing.

OFFERING PROCESS

Offers should be delivered to the office of the Exclusive Listing Broker, Newmark by email or by contacting:

Tom Conwell
916.569.2380
tom.conwell@nmrk.com

To facilitate analysis of offers, prospective buyers are encouraged to provide information relative to: funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerer’s ability to close this proposed transaction in a timely manner.

6517

COMMERCE WAY

PROPERTY
HIGHLIGHTS

- Offered at \$1,350,000
- $\pm 4,200$ SF freestanding industrial building (Building A) and a $\pm 7,500$ SF freestanding building (Building B) totaling $\pm 11,700$ SF

Ideal for an investor seeking an asset that is easy to manage and has a history of stable tenancy

- Close to Missouri Flat Road and Pleasant Valley Road
- APN# 329-342-003-000, zoned IL (Industrial Light)
- Close to 96% leased investment
- Offered at a 6.73% CAP rate (\$115.38 PSF)
- Situated at Parkwest Business Park. A well established industrial park with a strong history of very low vacancy

Offering Price	\$1,350,000
Price/SF	\$115.38
Property Type	Two Free Standing Multi-Tenant Industrial Buildings
Building SF	Building A- ±4,200 SF Building B - ±7,500 SF
Stories	1
Parcel #	329-342-003-000
Acreage	±1.18
Zoning	IL - Industrial Light permitting a wide range of office and industrial uses
Built	1986
Vacancy	±500 SF at close of escrow
Current Tenants	Building A: Media One of Los Angeles, Inc. (Comcast) Building B: Mike's Cabinets, Stars & Stripes Pool Service



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COMMERCE WAY

RENT
ROLL

BUILDING A

TENANT	SF	MONTHLY RENT	\$/SF	LEASE EXPIRES	OPTIONS
MediaOne of Los Angeles, Inc. (Comcast)	±4,200	\$6,000	\$1.43	10/31/2025	Yes
TOTAL:	±4,200	\$6,000			

BUILDING B

TENANT	SF	MONTHLY RENT	\$/SF	LEASE EXPIRES	OPTIONS
Vacant Office Space	±500	-0-	N/A	N/A	N/A
Mike's Cabinets	±5,128	\$2,852	\$0.56	1/31/2026	N/A
Stars & Stripes Pool Service	±1,872	\$1,684	\$0.90	7/31/2027	Yes
TOTAL:	±7,500	\$4,536			

PROJECTED 2025

Income:	\$128,951.00*
Expenses:	\$ 5,794.00
Insurance:	\$ 17,591.66
Taxes:	\$ 14,580.00 <i>(Based on \$1,350,000 purchase price)</i>
TOTAL EXPENSES:	\$ 37,965.66

NET OPERATING INCOME: \$90,985

**Income reflects 2025 rent increases*

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AERIAL



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COMMERCE WAY

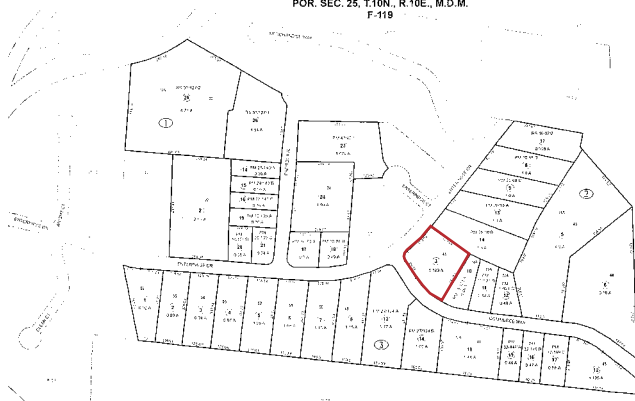
PARCEL
AERIAL



DIAMOND DEVELOPMENT
POR. SEC. 25, T.10N., R.10E., M.D.M.
F-119

329:34

1" = 200'



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COMMERCE WAY

AMENITIES
AERIAL



CVS
CHASE
Golden 1
Home Depot
Starbucks



SCHOOLS
SUBWAY
Walmart
Banco
Zone

PARKWEST
BUSINESS
PARK



Mother Lode Drive

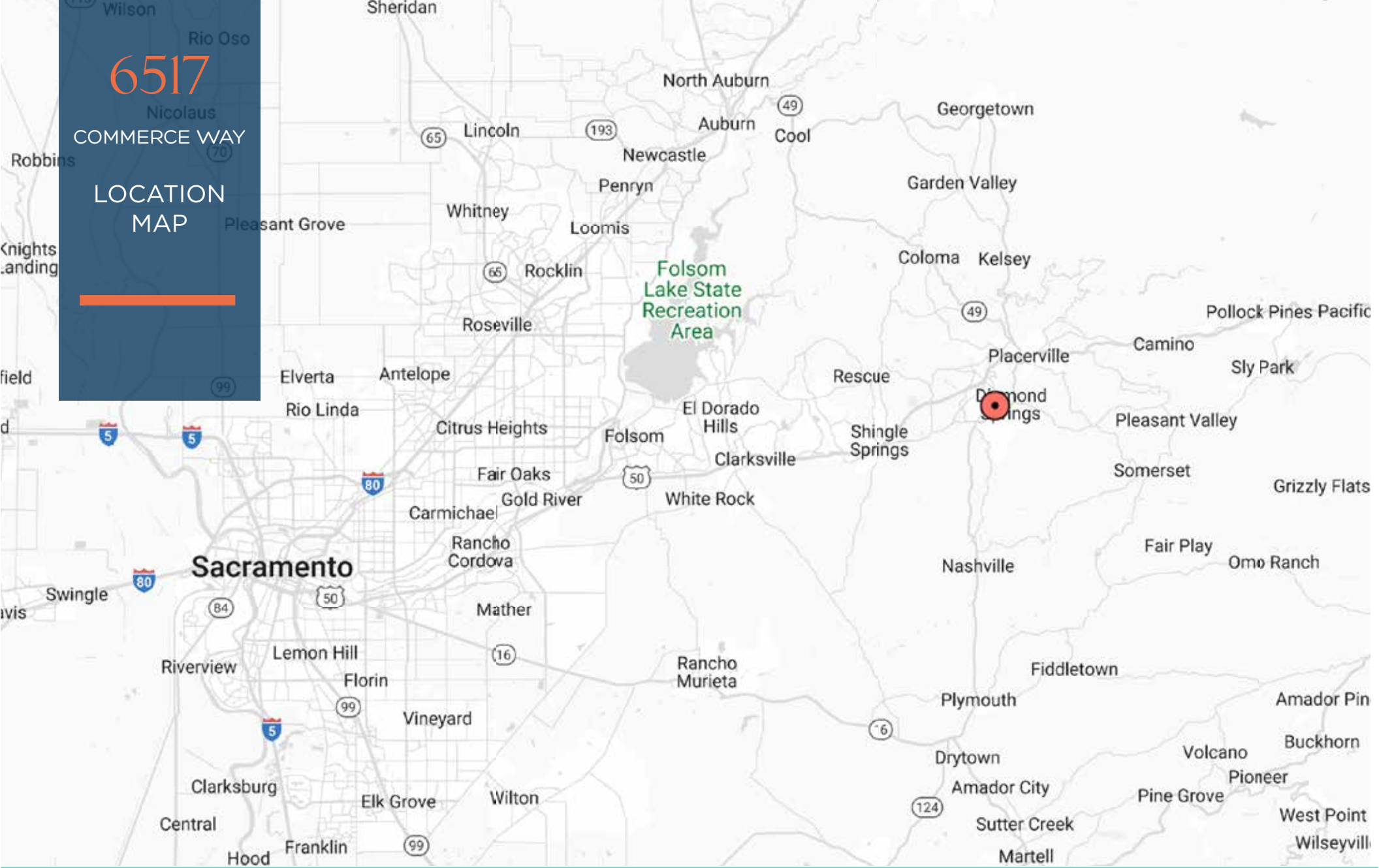
Missouri Flat Road



Google

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Wilson
Rio Oso
6517
Nicolaus
COMMERCE WAY
LOCATION
MAP



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GALLERY



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GALLERY



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