

RETAIL FOR SALE & LEASE

646 W EL CAMINO AVE



FOR SALE & LEASE



**PRESENTED BY:**

**JONATHAN BARNATO**

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### **Sale Summary**

Offering Price: \$589,000  
Available SF: 2,872  
Zoning: General Commercial (all office and retail uses)  
Year Built Renovated: 1985  
Parking: 4 Off Street Parking and on street parking  
Parking Ratio: 1.39/1000 SF  
Traffic Volume: 13,637 autos daily  
HVAC: Central Heating and Air

### **Property Description**

This classic, brick facade building has been recently updated and is a shell with open space with one office, one bathroom and a storage area that includes laundry hook ups and an additional bathroom plumbing.

The property is located on W El Camino, a high traffic street near the major intersection of W El Camino and Del Paso Blvd., with frontage space for significant signage. The property has a fenced in side yard and back yard and alley access behind the building.



### **Financial Summary**

Lease Type: NNN  
Monthly Lease (proposed): \$3,500  
Assumed Vacancy Rate: 5%  
Property Taxes: \$5,240 Annual (Paid By Tenant)  
Estimated Insurance: \$1,725 (Paid by Tenant)  
Annual Lease Income: \$42,000  
Vacancy Rate (5%): (\$2,100)  
Net Operating Income: \$39,900  
Cap Rate: 6.8%  
Total NNN Cost: \$6,965

### **Financial Details**

The proposed lease rate of \$3,500 is what is currently being advertised for lease. The vacancy rate is based on data from Sacramento County.

The cap rate assumes a NNN lease for a future tenant at the current lease offer price and the owner self-manages the property.



### **Lease Summary**

Lease Rate: \$3,500 Monthly  
Lease Term: Negotiable  
Lease Type: NNN  
NNN Fee: \$580.42 Monthly  
Zoning: General Commercial (all office and retail uses)  
Year Built Renovated: 1985  
Parking: 4 Off Street Parking and on street parking  
Parking Ratio: 1.39/1000 SF  
Traffic Volume: 13,637 autos daily  
HVAC: Central Heating and Air  
Total NNN Cost: \$6,965

### **Lease Details**

This property is offered a monthly lease rate of \$3,500 per month, not including the NNN Fee. The property is offered with a NNN lease where the tenant is responsible for the maintenance of the building and operating costs of the building. The current estimated NNN monthly fee is \$580.42 per month in addition to the lease payment.



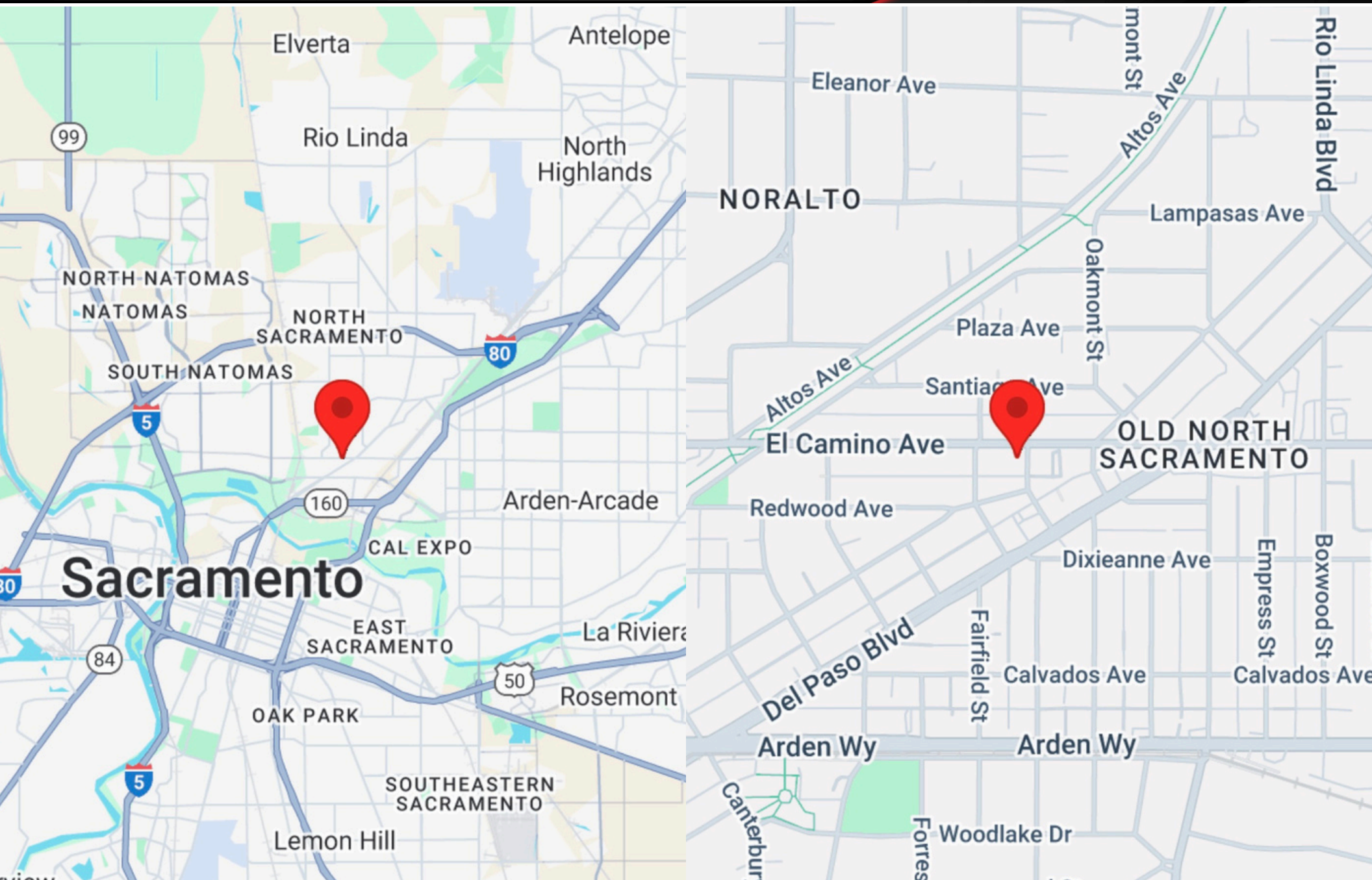
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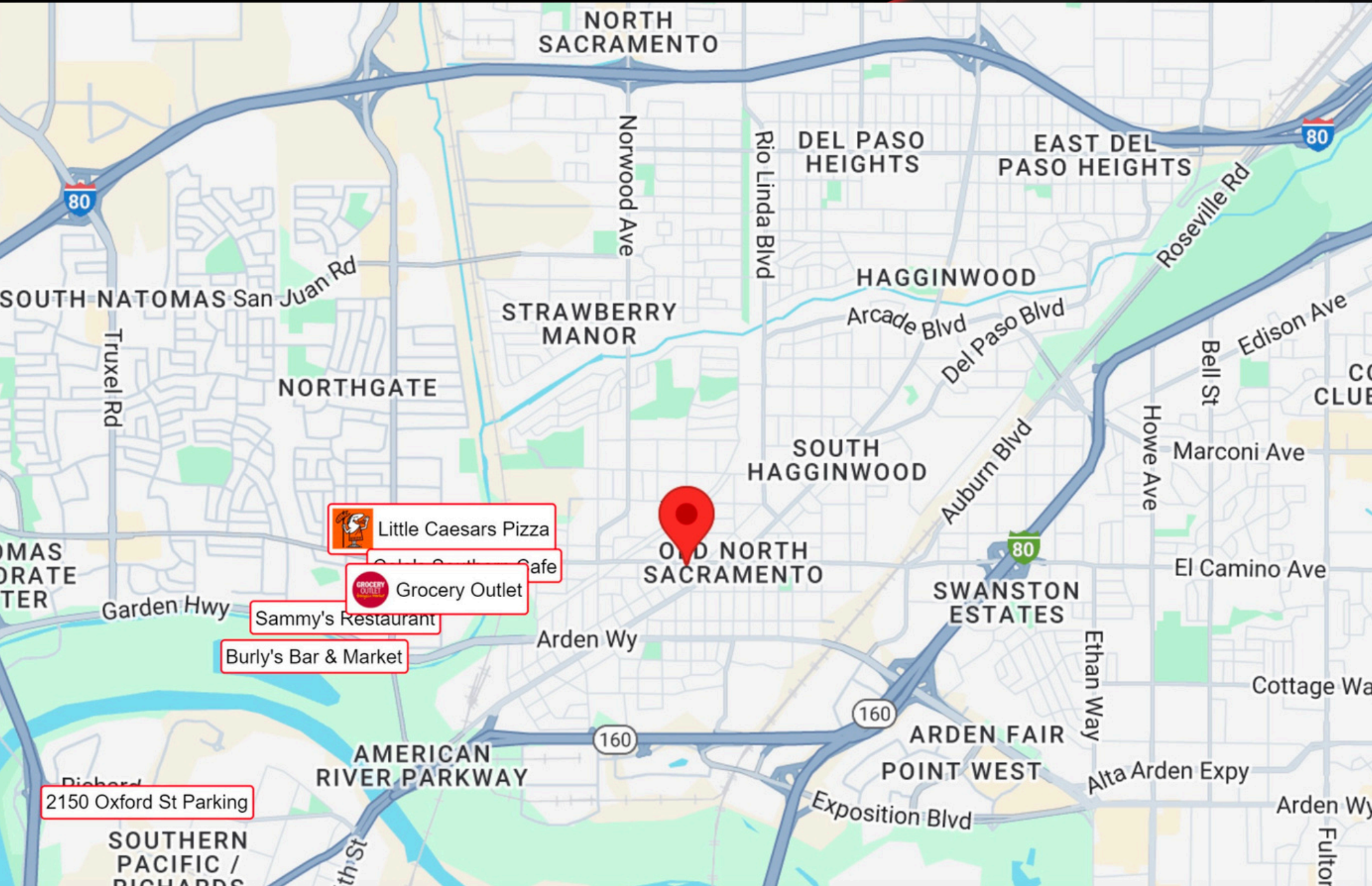
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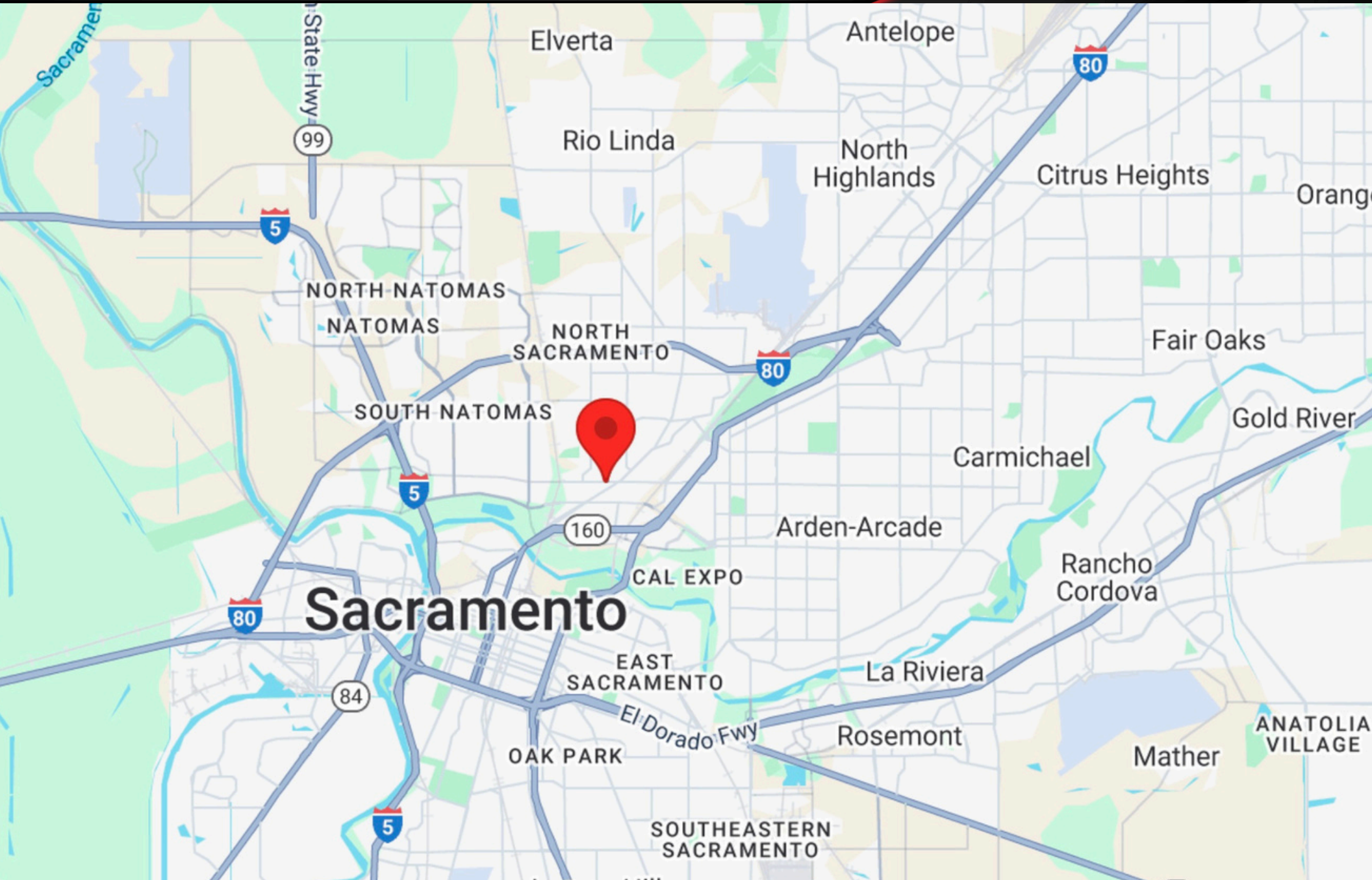
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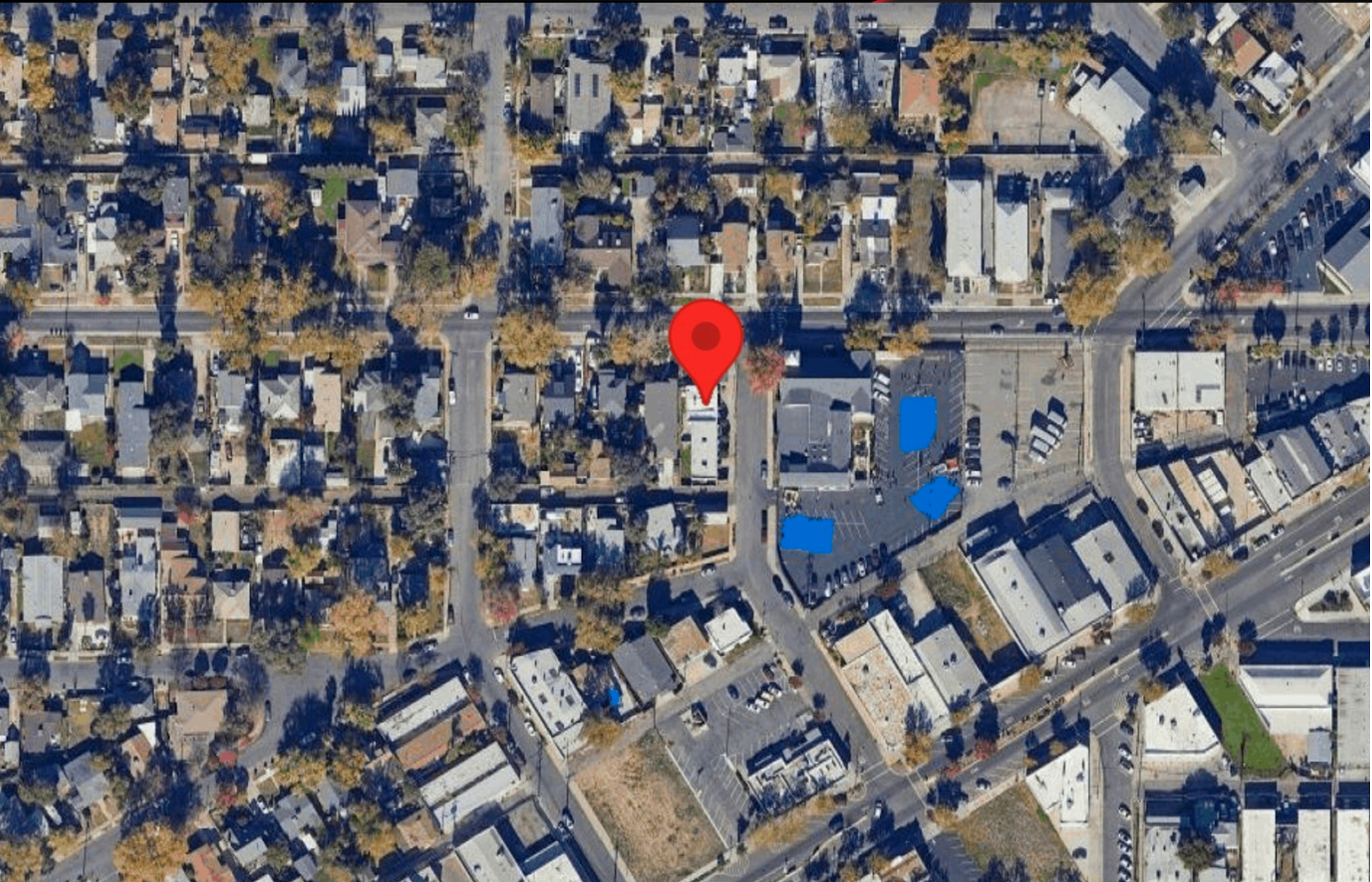
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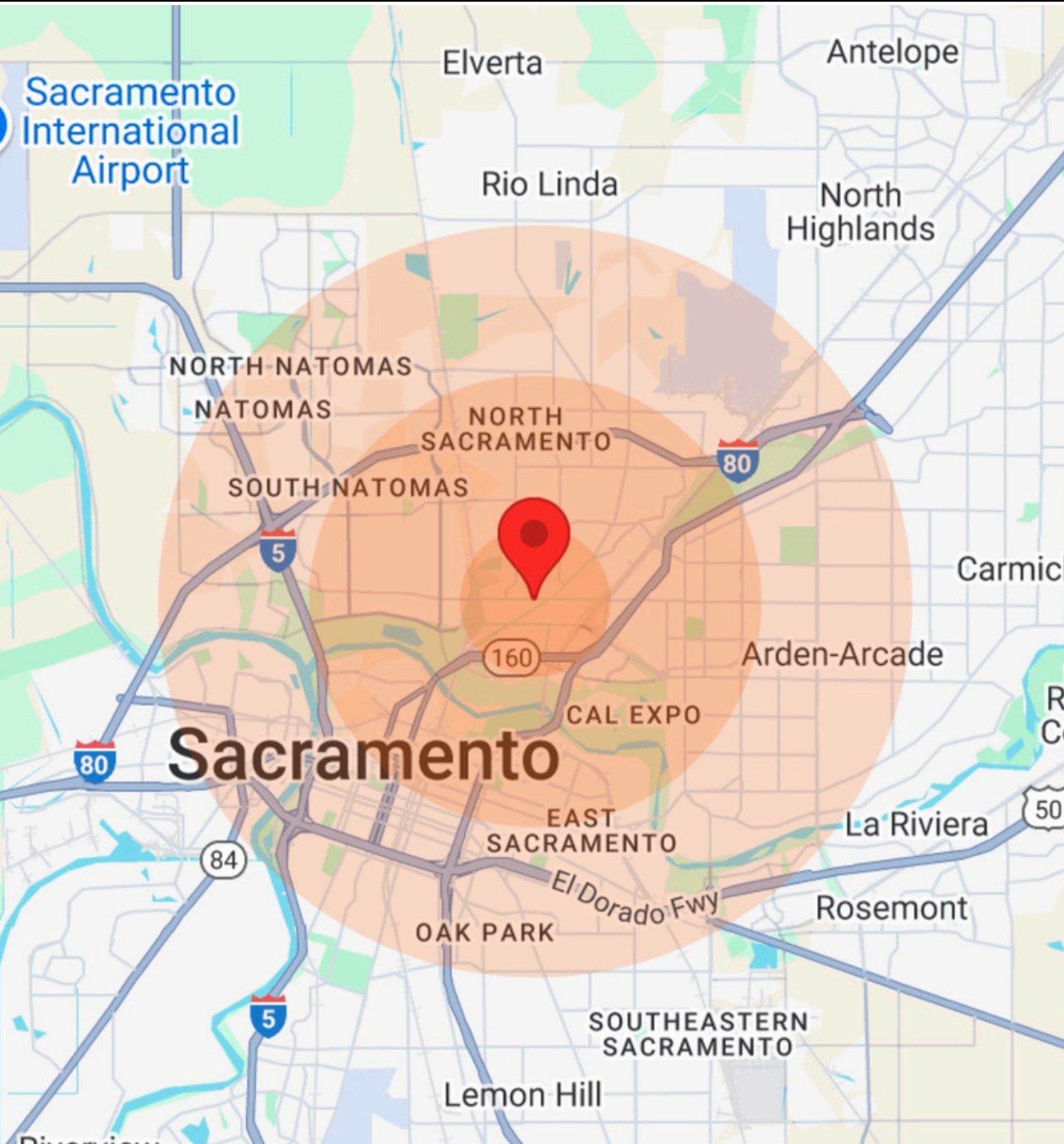
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Population	1 Mile	3 Miles	5 Miles
Male	8,143	64,864	155,808
Female	8,050	67,245	162,666
Total Population	16,193	132,109	318,474

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,099	29,830	64,120
Ages 15-24	2,536	18,132	38,324
Ages 55-64	1,554	56,833	37,346
Ages 65+	1,553	13,367	43,910

Race	1 Mile	3 Miles	5 Miles
White	7,764	67,767	186,799
Black	1,575	16,593	38,324
Am In/AK Nat	99	692	134,774
Hawaiian	69	885	37,346
Hispanic	8,092	49,380	37,346
Multi-Racial	10,632	69,612	43,910

Income	1 Mile	3 Miles	5 Miles
Median	\$28,932	\$39,615	\$45,923
< \$15,000	1,303	8,521	19,791
\$15,000-\$24,999	763	6,535	15,182
\$25,000-\$34,999	891	6,608	15,244
\$35,000-\$49,999	730	7,976	18,852
\$50,000-\$74,999	950	9,675	23,838
\$75,000-\$99,999	351	4,377	13,625
\$10,000-\$149,999	230	4,151	14,303
\$150,000-\$199,999	92	1,137	4,587
> \$200,000	86	929	4,581

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,385	56,744	146,521
Occupied	5,550	51,027	132,672
Owner Occupied	1,930	19,598	55,752
Renter Occupied	3,620	31,429	76,920
Vacant	835	5,717	13,849

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I have been a full-time Realtor since 2008 and have since sold hundreds of homes for my clients. I have consistently finished in the top 5% of all Realtors in the Greater Sacramento Area by sales volume for the last 6 years. This success has allowed me to become Vice President and Team Leader for my Keller Williams Realty Office, overseeing over 130 agents. I also manage a very successful team of agents and staff. In fact, I have been recognized by Sacramento Magazine as a "5 Star Realtor for Customer Service" for 5 years in a row now. That award is based on customer service reviews by home purchasers in the Greater Sacramento area. I pride myself that the majority of my business even today comes from referrals from current and past clients like you that recognized the service I provided them and felt comfortable recommending me to their friends and family. During this time I have expanded our brokerage and became the owner of Keller Williams CA Premier. I have expanded my knowledge to commercial transactions and helping others build businesses, like I have done.

I have a Bachelor's Degree from the University of California at Berkeley. I am happily married to my wife and have two wonderful children, Isabella and Ben. In my spare time I enjoy running and Triathlons, including one of my best achievements in completing the Alcatraz triathlon by swimming across San Francisco Bay. I hope to bring my considerable skill and energy to work for you.

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