



OFFERING MEMORANDUM: FOR SALE

American Medical Response Building

6101 PACIFIC ST, ROCKLIN, CA

Exclusively Listed By

JON WALKER
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LIC N°01204666

±10,263 SF LEASED INVESTMENT OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to acquire 6101 Pacific Street in Rocklin, California.

\$4,920,000
SALE PRICE

\$477
PRICE PER SF

6.7%
CAP RATE





PROPERTY OVERVIEW

BUILDING SIZE ±10,263 SF

STORIES Single Story

LAND AREA ±1.79 AC

OCCUPANCY 100%

INITIAL TERM July 5, 2007

LEASE START April 1, 2019

LEASE END July 31, 2029

RENT \$27,889.80

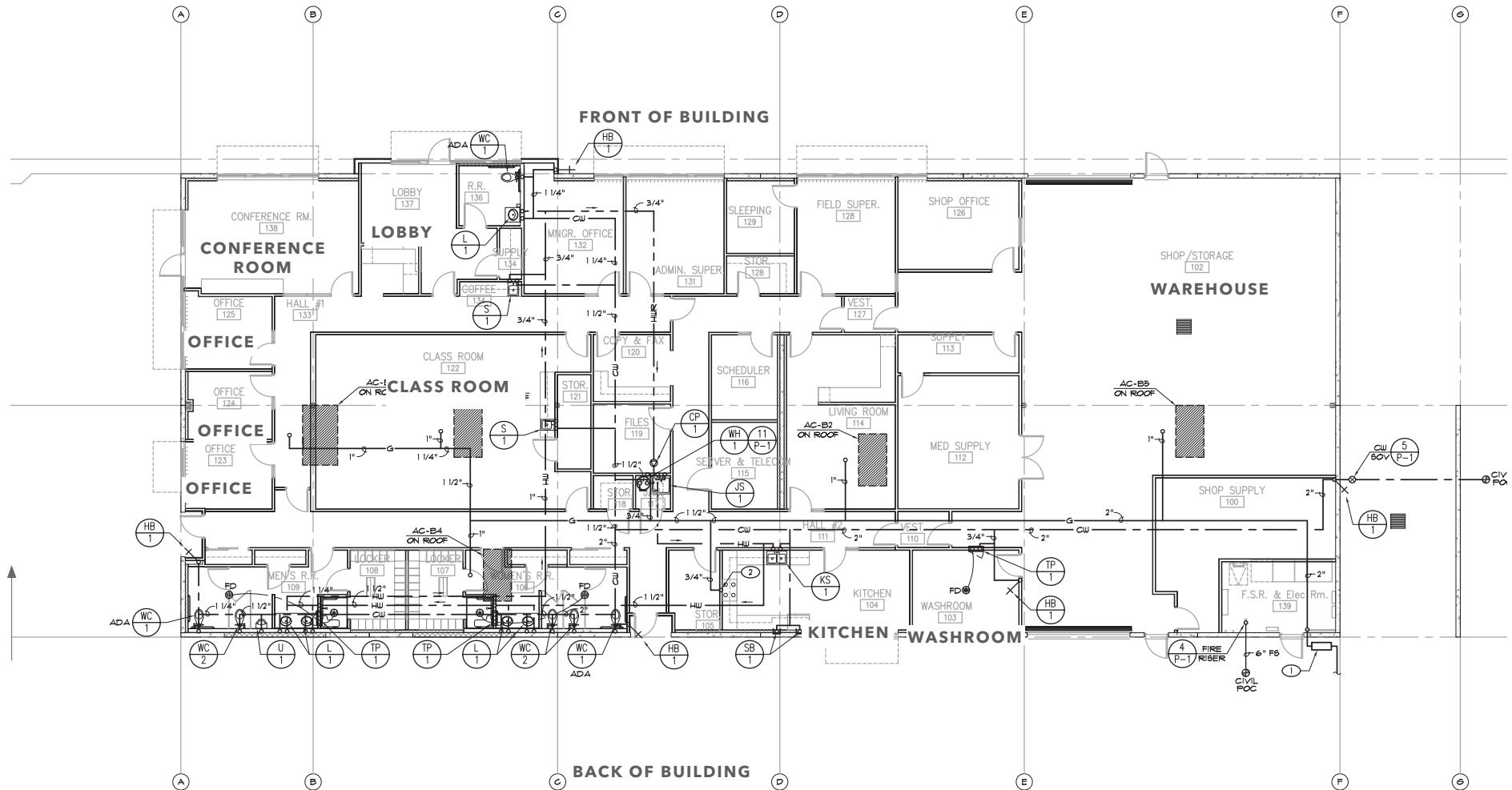
LEASE TYPE NNN (The landlord is only responsible for foundation, roof and structural portion of exterior walls)

OPTIONS Two (2) five (5) year renewal options at fair market value rental rate

FLOOD/ EARTHQUAKE The property is not located in a flood zone and doesn't require earthquake insurance

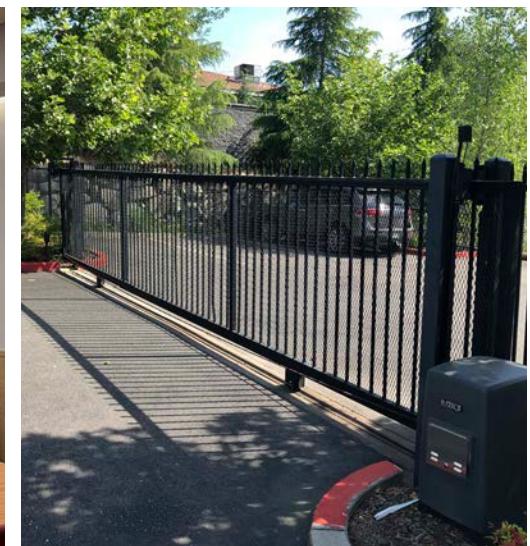


FLOOR PLAN

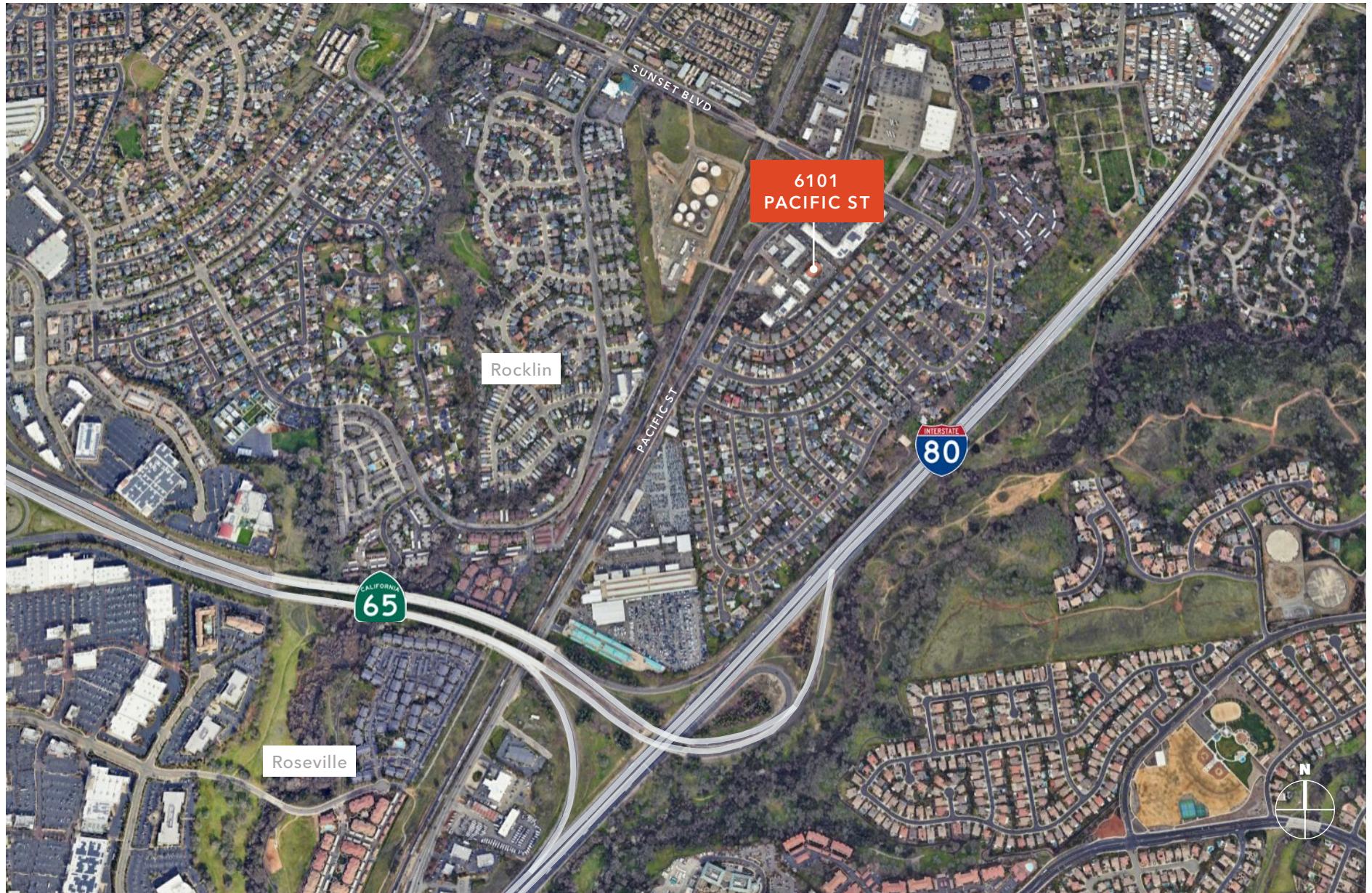


FLOOR PLAN NOT TO SCALE

PROPERTY OVERVIEW



PROPERTY OVERVIEW



AMERICAN MEDICAL RESPONSE



American Medical Response, Inc. is a medical transportation company in the United States that provides and manages community-based medical transportation services, including emergency, non-emergency and managed transportation, fixed-wing air ambulance and disaster response.

AMR was founded in 1992 when several regional ambulance providers consolidated into a single company. Envision Healthcare sold AMR to KKR in early 2018. KKR & Co. Inc. (formerly known as Kohlberg Kravis Roberts & Co.) is a global investment firm that manages multiple alternative asset classes, including private equity, energy, infrastructure, real estate, credit, and insurance-related investments. As of 2025, KKR has completed hundreds of private equity investments across its portfolio companies and manages approximately \$680+ billion of total assets under management. Fee-paying assets under management were approximately \$550+ billion, reflecting continued growth across KKR's global investment platforms.

In March of 2018, AMR became part of Global Medical Response (a KKR portfolio company), the largest medical transportation company in the world. As of 2025, GMR provides emergency medical services, air and ground critical care transport, and related healthcare services across most U.S. states, employing tens of thousands of clinicians and first responders and serving millions of patients annually.





6101 PACIFIC ST —

*For more information on
this property, please contact*

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KIDDER.COM

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