



OFFERING MEMORANDUM: FOR SALE

American Medical Response Building

6101 PACIFIC ST, ROCKLIN, CA

Exclusively Listed By

JON WALKER

916.205.3554

jon.walker@kidder.com

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



6101 PACIFIC ST

LEASE SUMMARY

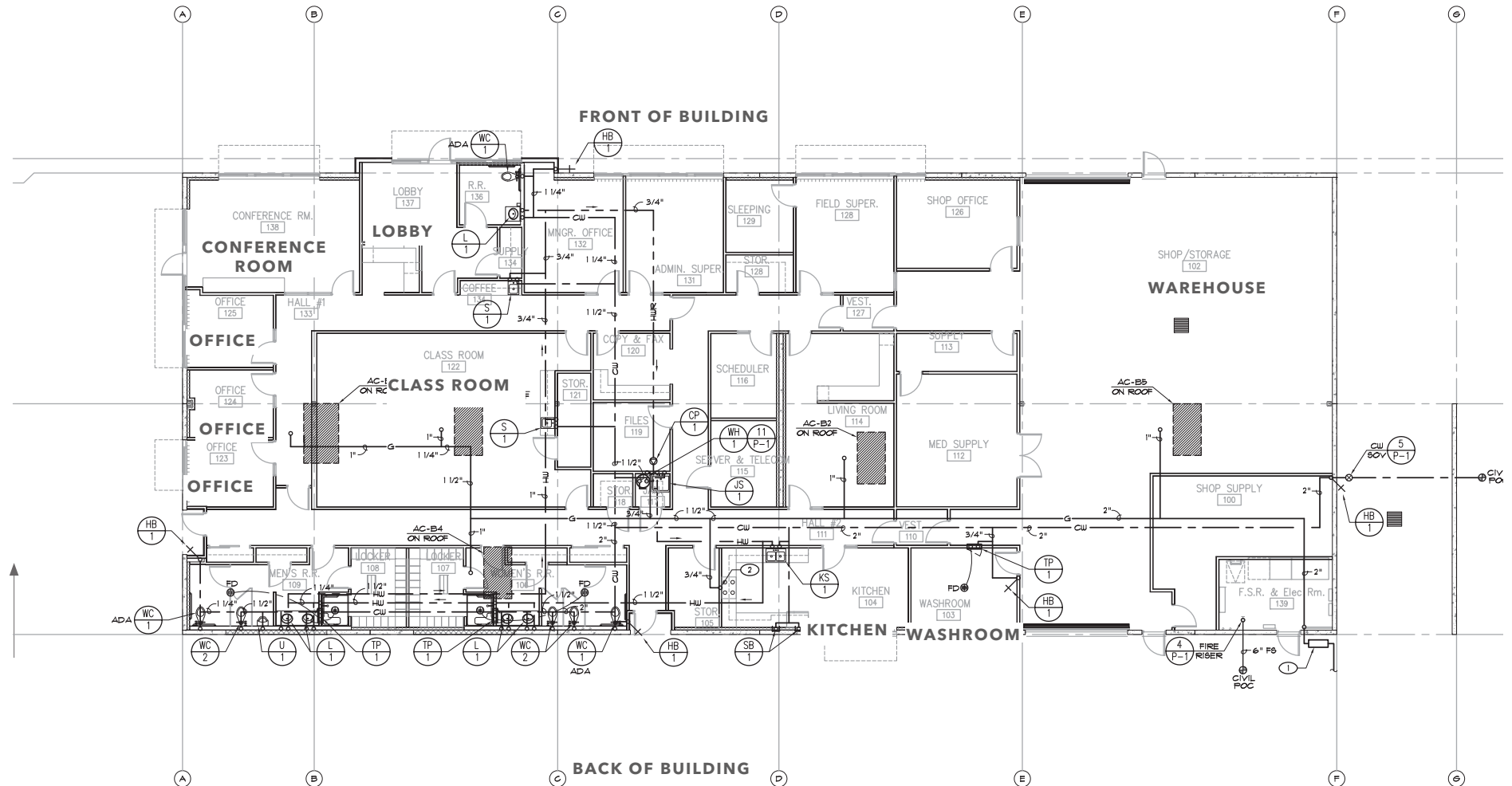


PROPERTY OVERVIEW

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

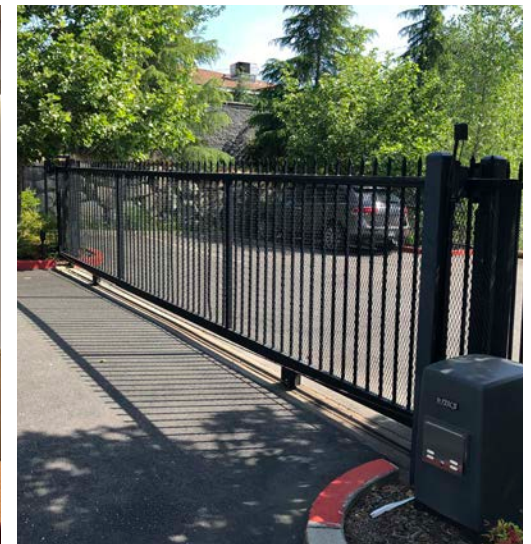


FLOOR PLAN

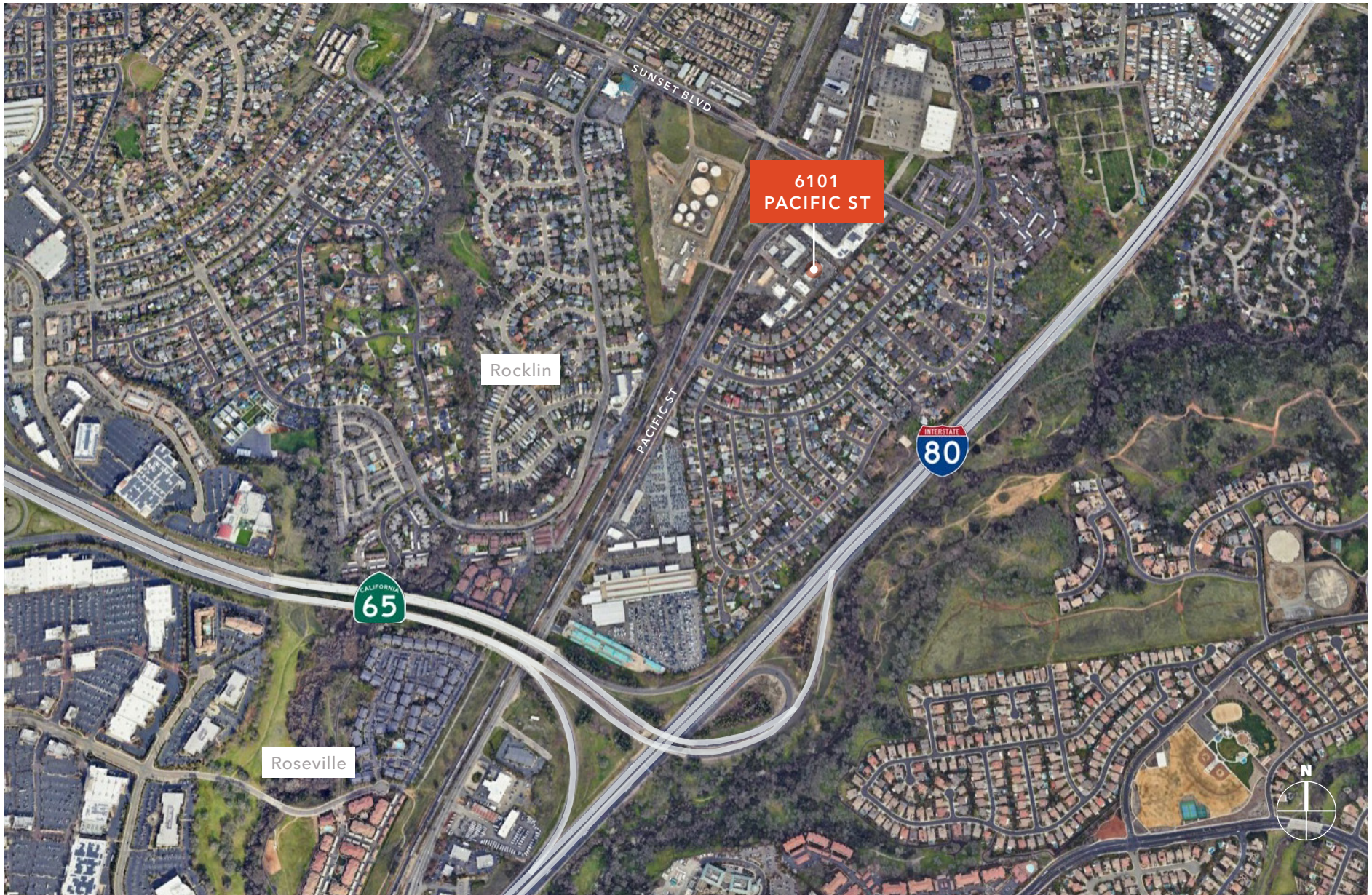


FLOOR PLAN NOT TO SCALE

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.





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*For more information on
this property, please contact*

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KIDDER.COM

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