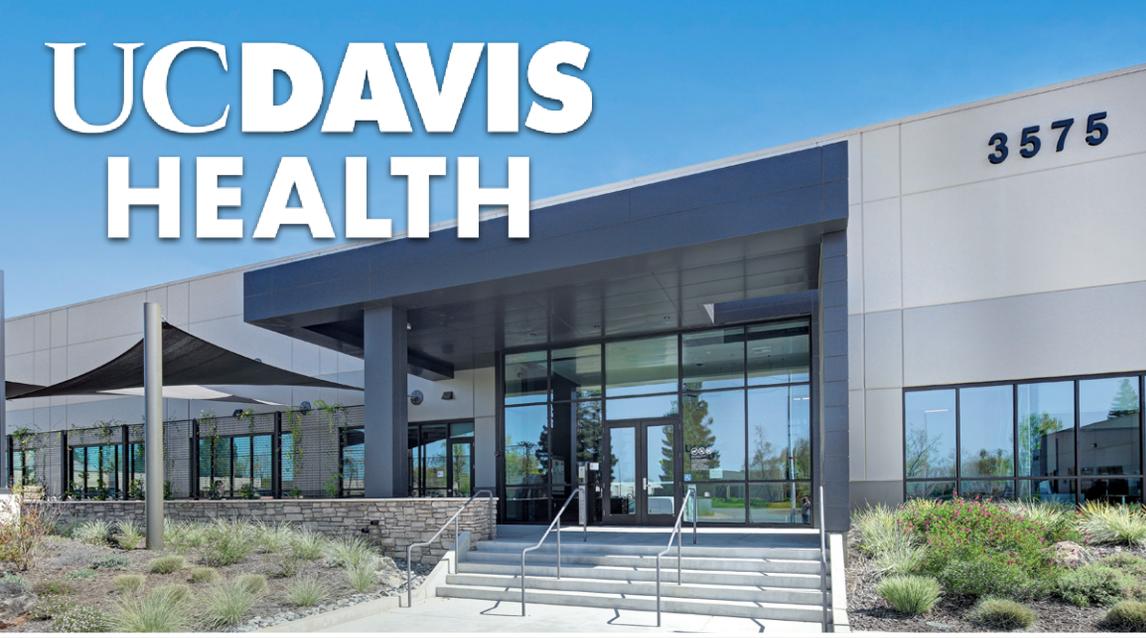


# UC DAVIS HEALTH



## ADDRESS

3575 Business Drive  
Sacramento, California 95820

## TOTAL RENTABLE AREA

±81,907 square feet

## OCCUPANCY

100% - UC Davis Health

## YEAR BUILT

2024

## PRICE

Seller to consider best offer to price and terms



## THE OFFERING

Palmer Capital, Inc. is pleased to present the opportunity to acquire the UCD Pharmaceutical Center, a mission-critical medical and pharmaceutical logistics facility leased 100% to UC Davis Health (S&P rated: AA).

Delivered in 2024, the state-of-the-art facility serves as a pharmaceutical operations hub, featuring high-speed prescription fulfillment, secure storage, centralized pharmaceutical compounding operations, home delivery operations for chronic and specialty medications, and a dedicated Infusion Therapy Center.

Strategically located near UC Davis Medical Center and the Aggie Square research and innovation campus, the UCD Pharmaceutical Center serves as a critical hub for system-wide medication distribution and patient services. The facility's operations are mission-critical to UCDH's expansion across Northern California, supporting the system's regional growth and expanding healthcare footprint.

## OFFERING HIGHLIGHTS

- » **INVESTMENT GRADE TENANCY** – Leased to UC Davis Health (Moody's: Aa2; S&P: AA), a nationally recognized medical system.
- » **RECENT LEASE EXTENSION** – 10 Year+ WALT
- » **MISSION-CRITICAL FACILITY** – Purpose-built for ±\$700 PSF to serve the regional pharmaceutical hub for medication fulfillment and patient services.
- » **STATE-OF-THE-ART BUILDING SYSTEMS** – Includes advanced HVAC, clean rooms, high-security infrastructure, upgraded power capacity, automated fulfillment and packaging systems, and backup generators.
- » **UCDH CAMPUS LOCATION** – Prime Highway 50 location surrounded by UCDH facilities and minutes from UC Davis Medical Center Hospital and Aggie Square.
- » **HIGH-GROWTH MEDICAL HUB** – Sacramento is one of the fastest-growing healthcare markets in California, anchored by UC Davis Health's expanding regional footprint.



UCD MEDICAL CENTER

HIRAM JOHNSON HIGH SCHOOL

BUSINESS DRIVE

DOWNTOWN SACRAMENTO

50

50