



OFFERING MEMORANDUM

Fully Leased - Absolute NNN with 9 Years of Firm Term
\$4,240,000 - 6.0% CAP

6151 PACIFIC STREET, ROCKLIN, CA

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$\pm 8,947$ SF LEASED INVESTMENT OPPORTUNITY

*Kidder Mathews is pleased to present
6151 Pacific Street, Rocklin, CA for Sale.*

PROPERTY INFORMATION

ADDRESS	6151 Pacific Street Rocklin, CA 95677
PARCEL NO.	046-010-075-000
LAND AREA	1.5 AC
PARKING	8/1,000 SF
TYPE	Medical/Manufacturing
TOTAL SF	$\pm 8,947$ SF
COMPLETION DATE	October 2024
ZONING	PD-C2
LEASE TERM	Nov 1, 2024 - Feb 28, 2035
CAP RATE	6.0%

\$4,240,000

SALE PRICE

\$474

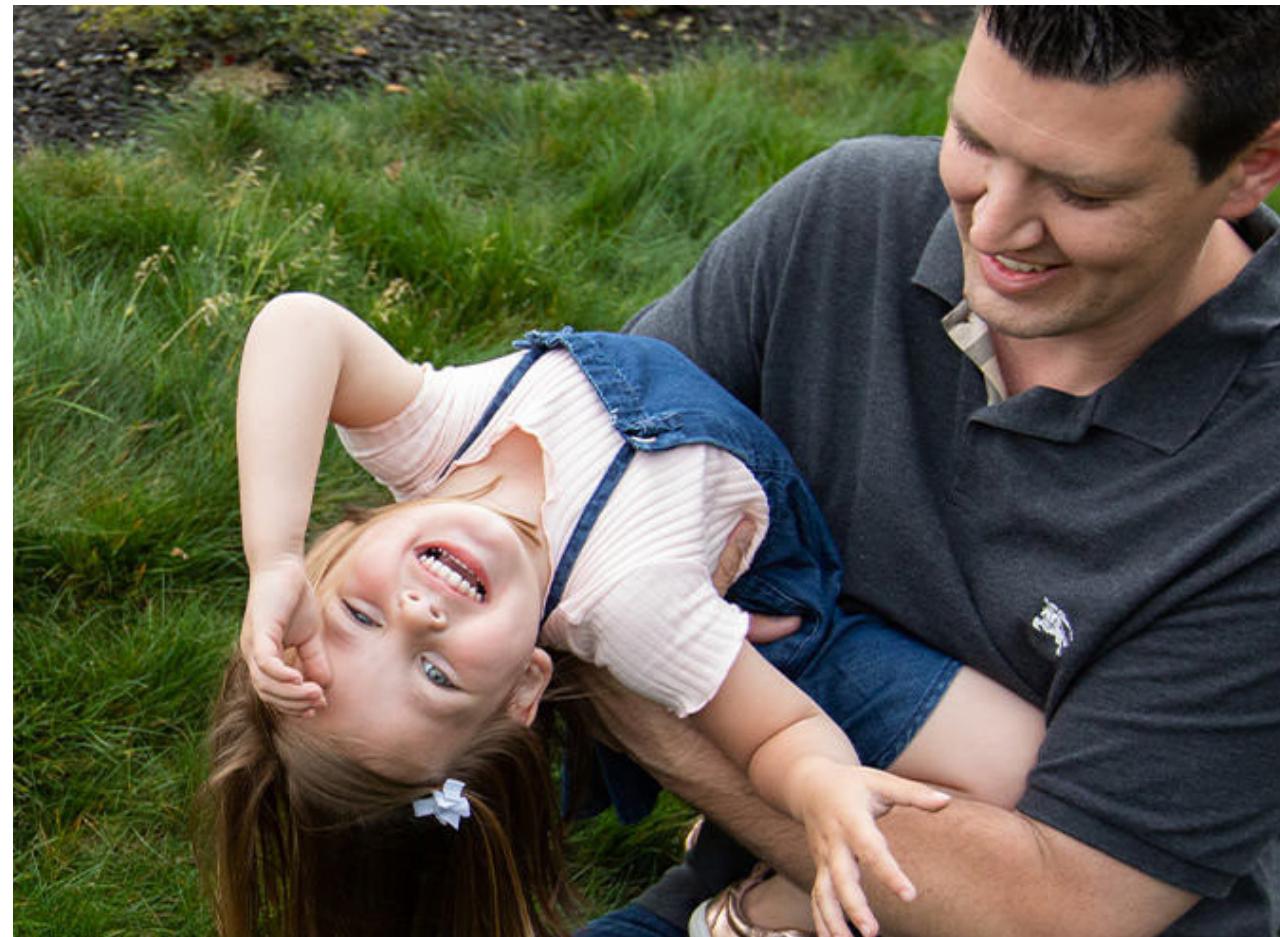
PRICE PER SF





Sprig Oral Health Technologies, Inc. is pediatric dentistry's leading technology and clinical education company. Since creating the first pediatric Zirconia crown, Sprig has continued to develop new and better solutions, from patented crown design that maximizes mechanical retention to a custom bur system that optimizes seating. Sprig leads the way in professional education through Sprig University, a celebrated continuing education program that teaches proprietary prep and seating techniques to help reduce chair time, alleviate clinical frustrations and grow dental practices. Sprig is constantly pushing the boundaries of pediatric dental innovation to ensure the next generation has next generation care.

[→ TENANT WEBSITE](#)



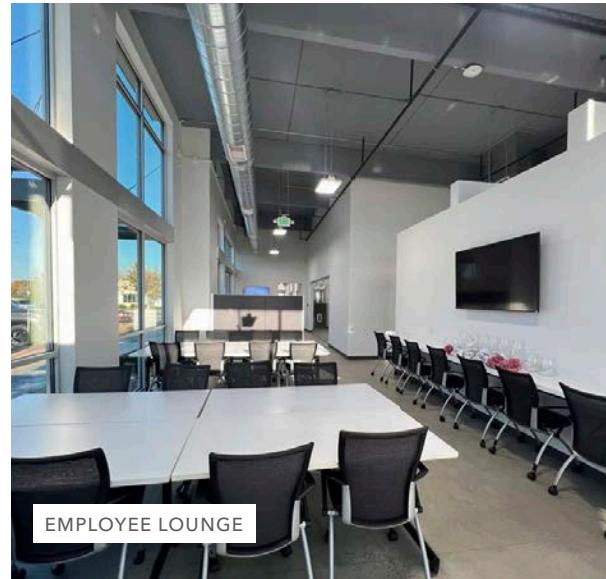
YEAR FOUNDED

2006

HQ LOCATION

Rocklin, CA

PROPERTY OVERVIEW



RENT ROLL

From	To	Months	Price Per SQFT	Monthly Base NNN Rent	Annual Base NNN Rent
November 1, 2024	February 28, 2025	4	\$0.00	\$0.00	\$0.00
March 1, 2025	February 28, 2026	12	\$2.30	\$20,578.10	\$246,937.20
March 1, 2026	February 28, 2027	12	\$2.37	\$21,204.39	\$254,452.68
March 1, 2027	February 29, 2028	12	\$2.44	\$21,830.68	\$261,968.16
March 1, 2028	February 28, 2029	12	\$2.51	\$22,456.97	\$269,483.64
March 1, 2029	February 28, 2030	12	\$2.59	\$23,172.73	\$278,072.76
March 1, 2030	February 28, 2031	12	\$2.67	\$23,888.49	\$286,661.88
March 1, 2031	February 29, 2032	12	\$2.75	\$24,604.25	\$295,251.00
March 1, 2032	February 28, 2033	12	\$2.83	\$25,320.01	\$303,840.12
March 1, 2033	February 28, 2034	12	\$2.91	\$26,035.77	\$312,429.24
March 1, 2034	February 28, 2035	12	\$3.00	\$26,841.00	\$322,092.00
TOTAL:					\$2,831,188.68

INVESTMENT HIGHLIGHTS

Brand New construction, High Quality, and Energy Efficient. R60 insulated roof - TPO "cool roof" membrane. Insulated roll-up door.

Power: 120/208V 600amp 3 phase

Four 7 Ton and one 5 Ton HVAC units

Fire Sprinklers throughout

Clean Slab poured after all plumbing installed

Stem Wall: 18" Thick concrete wall 40" high

8/1000 parking area satisfies retail and medical requirements

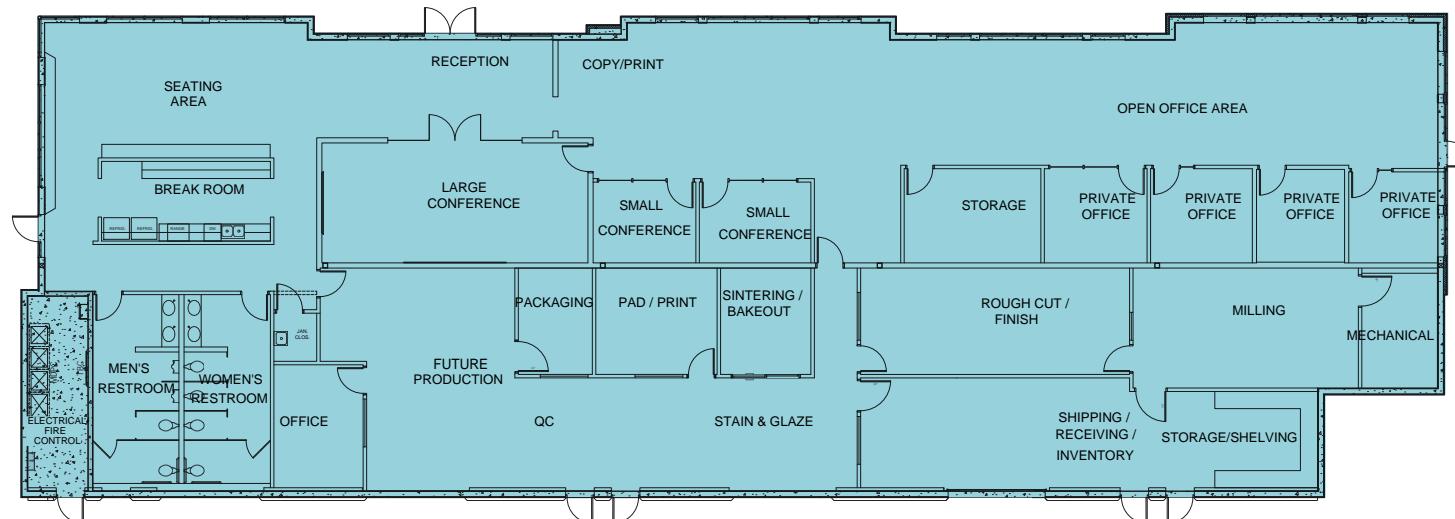
CC&R's maintain all exterior elements of the project. This building is 18.5% of the total.

2 Turn in locations to the building from the street

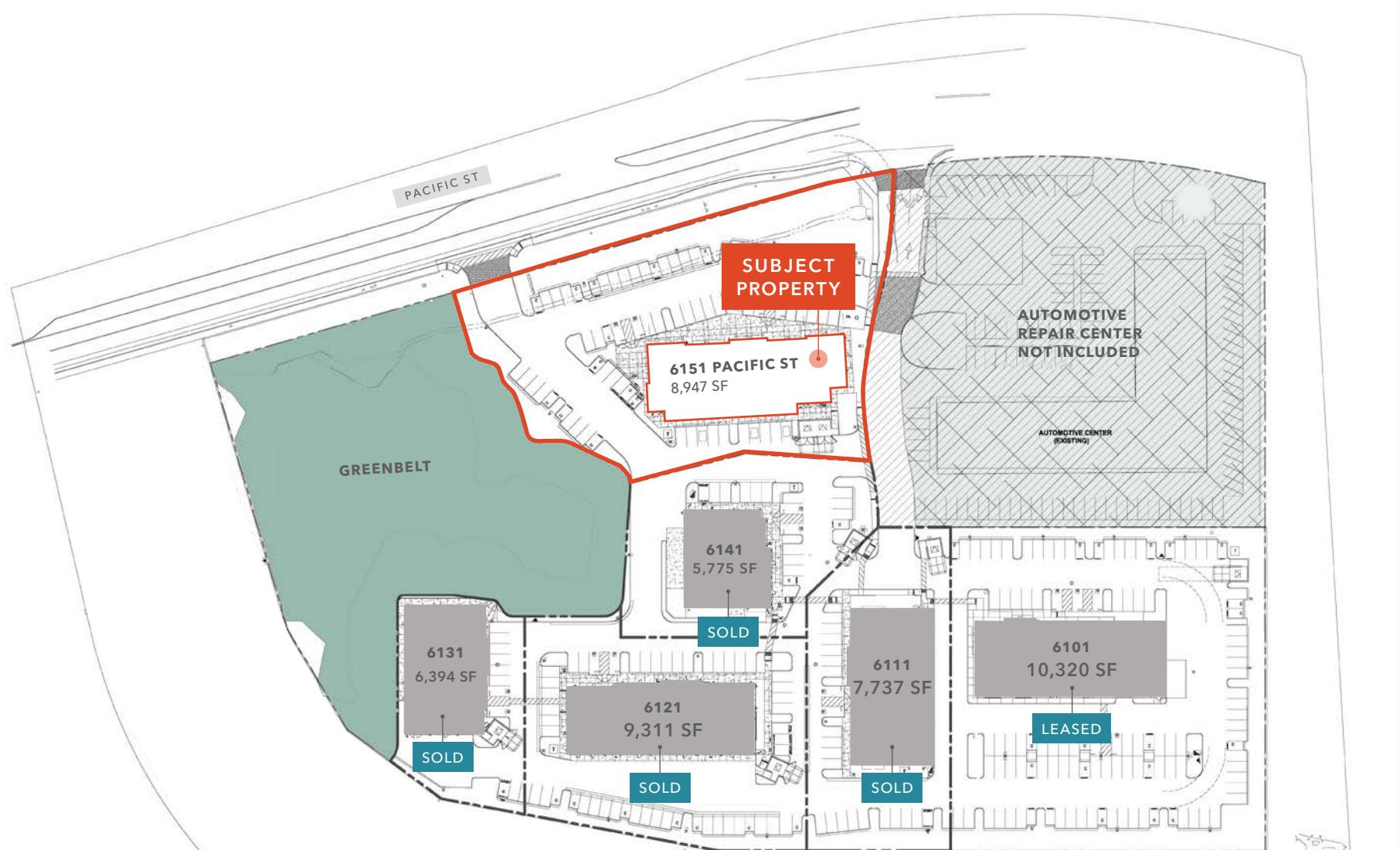
Numerous retail services within 1 mile and easy access to I-80 and Hwy 65

10 year lease with extension options

FLOOR PLAN



SITE PLAN

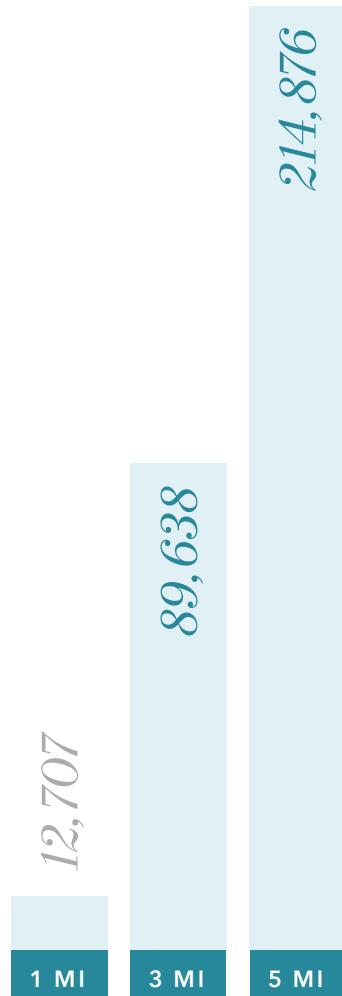


PROPERTY OVERVIEW

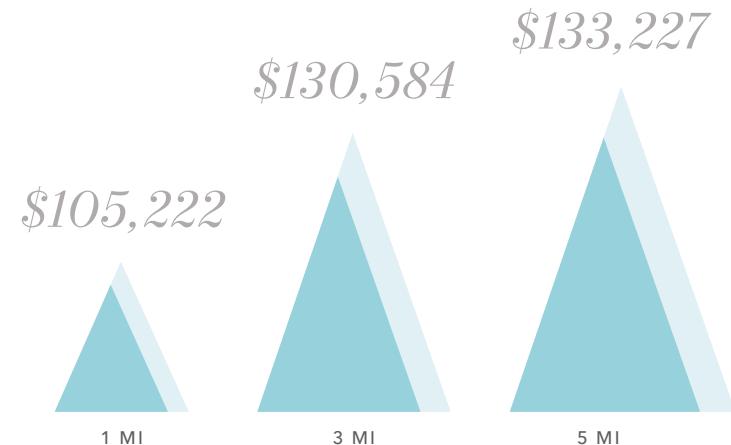


DEMOGRAPHICS

POPULATION



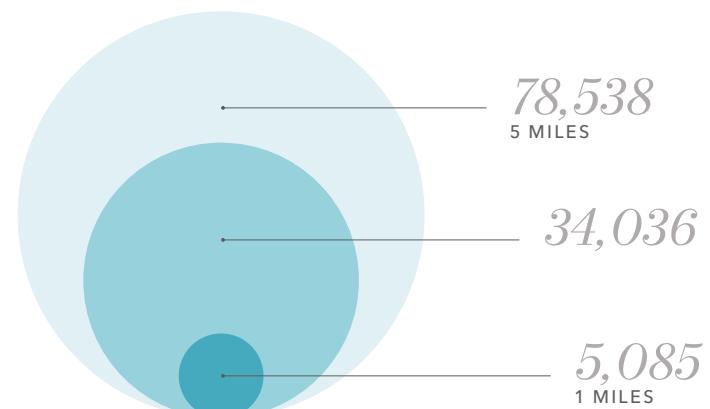
AVERAGE HOUSEHOLD INCOME



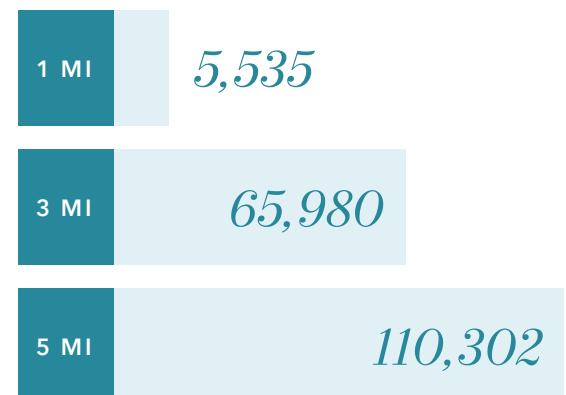
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024, Esri



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*For more information on
this property, please contact*

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