

For Sale or Lease

8775 FOLSOM BOULEVARD

Sacramento | CA



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Executive Summary

CUSHMAN & WAKEFIELD, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 8775 Folsom Blvd. (the “Property”), a two-story office building comprising of ±36,357 SF of office space in Sacramento, CA.

Property Summary:

TOTAL SIZE	±36,357 SF
ADDRESS	8775 Folsom Blvd., Sacramento, CA
YEAR BUILT	2005
LOT SIZE	1.92 ACRES
PARKING RATIO	4.00/1,000 SF
BACKUP GENERATOR AVAILABLE	Natural Gas Generator
OFFICE OCCUPANCY	50% LEASED GROUND FLOOR THROUGH MAY 2028
CURRENT FSG RENT	±\$40,000/MO

Pricing:

SALE PRICE	\$5,250,000
LEASE RATE	\$1.95/SF FSG



8775





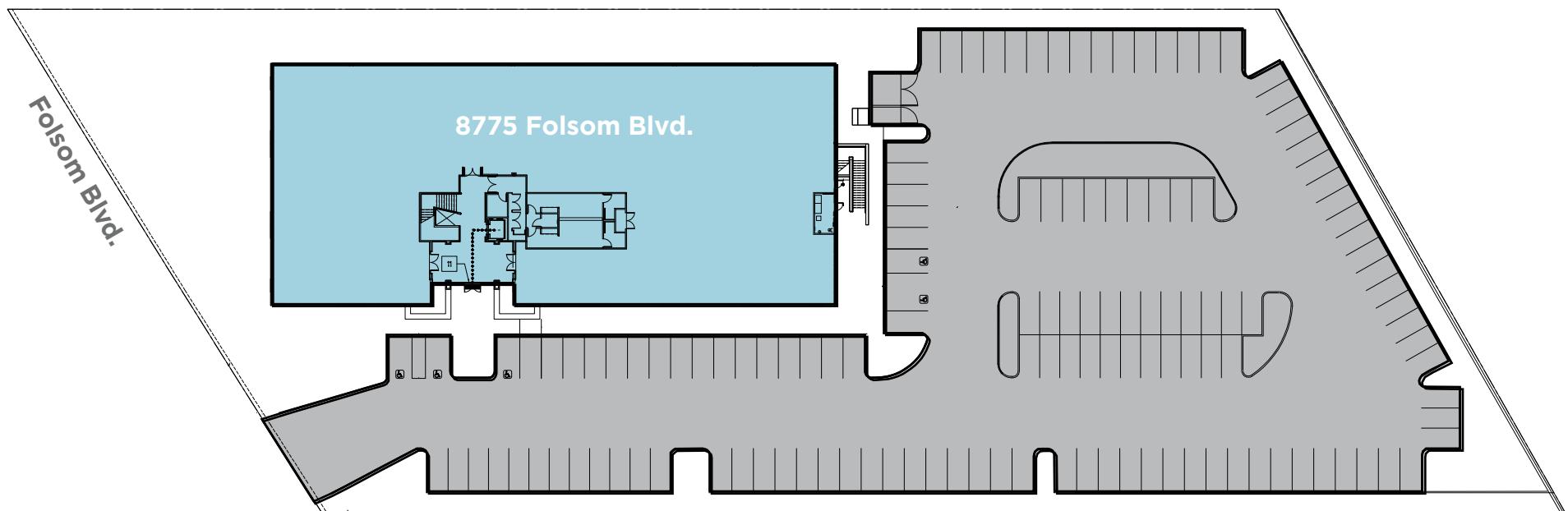
Property Description

Centrally located in Sacramento's Highway 50 Corridor, this property offers exceptional accessibility—just two minutes from Highway 50, with a short commute to both Downtown Sacramento and Folsom. Sacramento International Airport is only 25 miles away, making business travel convenient.

The surrounding area features a balanced mix of entry-level and executive housing, abundant retail amenities, hotels, and access to public transportation, making it a highly attractive location for both employers and employees.



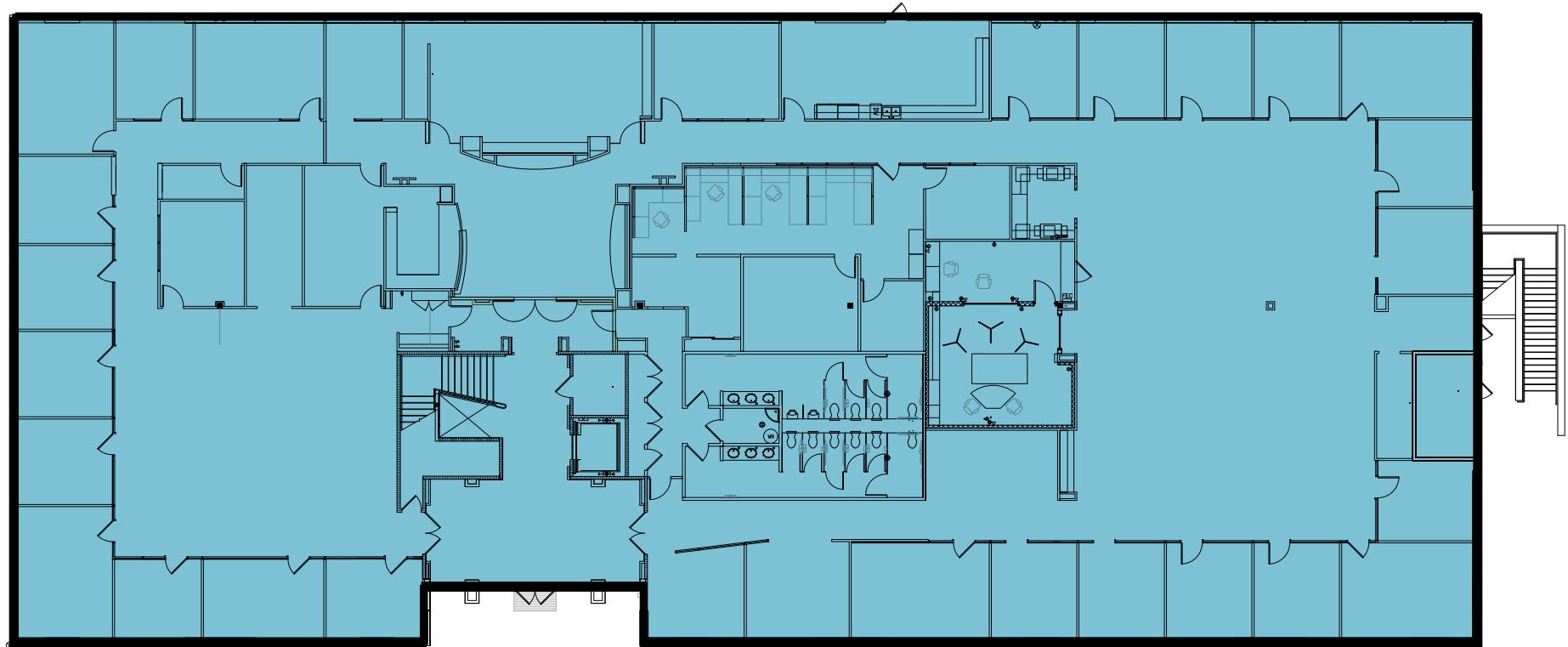
Site Plan



Floor Plans | 1st Floor | ±18,044 RSF

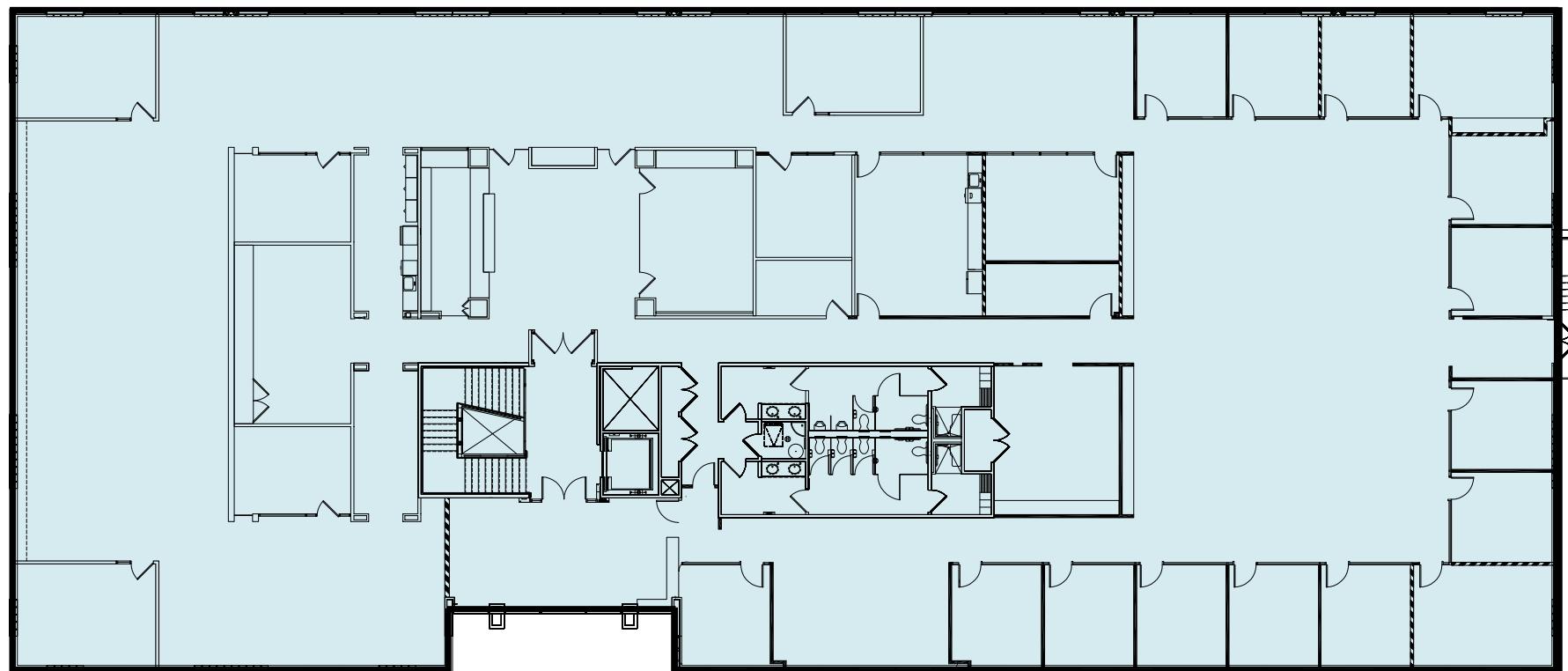
SUITE 100 | Allworth Financial | LED 05/31/2028

Paying ±\$40,000/mo FSG



Floor Plans | 2nd Floor | ±18,313 RSF

VACANT | SUITE 200





TENANT OVERVIEW



Suite: 100
LED: 05/31/2028
±18,044 SF

Allworth Financial

Formerly Hanson McClain Advisors, Allworth Financial is a 26-year old fiduciary investment management and education-based retirement planning firm. Get sound insights and guidance on investing, Social Security, estate planning, taxes and more. At their core, Allworth Financial believes education, transparency, and straightforward guidance are the key to a truly rich and meaningful retirement. Our financial advisors and leadership team are an embodiment of this philosophy.
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Market Overview

The unemployment rate in the Sacramento metropolitan area was 4.8% in the second quarter of 2025, a slight uptick from 4.6% recorded the previous year. The region added nearly 9,000 new jobs by the end of the quarter, marking a 0.8% year-over-year increase. Economic uncertainty persisted into Q2 2025 and is expected to continue, as questions around trade, labor and fiscal policy all could weigh on office demand for the foreseeable future. A key development this quarter was the delay of Governor Newsom's return-to-office mandate. Initially, state employees were expected to return to the office at least four days a week by July 1, 2025. However, following negotiations with Service Employee International Union (SEIU) Local 1000, the deadline has been extended to July 1, 2026. Already one of the healthiest office markets in the region, many, including Governor Newsom and major occupiers—believe that a return to office would bolster the local economy.

The Sacramento office market recorded approximately 42,000 square feet (SF) of negative net absorption in Q2 2025, bringing the year-to-date total to nearly 116,000 SF of negative net absorption. The 388,000 SF of positive net absorption from UC Davis at Aggie Square in Q1 has carried much of the region's performance. Total leasing activity surpassed 554,000 SF in Q2, with 166,000 SF—or 30.0%—attributed to renewals. This falls inline with historical trends, as renewals have typically accounted for about one-third of all leased space. In the key lease transactions of the second quarter, as three of the top deals—including the largest by square footage, Sutter Health's new lease at the recently renovated 660 J Street in Downtown—were new deals. SixSixty at DOCO, renovated in 2023, features creative office space and is adjacent to the Golden 1 Center. Tenant requirements in Q2 2025 totaled 1.6 million square feet (MSF), consistent with the previous year but only a third of the demand seen five years ago. Local and state government sectors made up 40% of total requirements, followed by healthcare and professional services, with most activity focused in the Downtown and Highway 50 submarkets.







DOWNTOWN
SACRAMENTO

CSUS
SACRAMENTO

POINT
WEST

CAL
EXPO

CAMPUS
COMMONS

SIERRA
OAKS

HOWE AVENUE

AMERICAN RIVER

COLLEGE
GLEN

ARDEN
TOWN

FOLSOM BOULEVARD

8775
Folsom Boulevard

LA
RIVIERA

WATT AVENUE

SUBMARKET OVERVIEW

DISTINGUISHED TENANCY

In addition to the traditional government-service users prominent in Sacramento, Rancho Cordova has emerged as a robust employment center for a diverse base of users, featuring prominent companies like State of California, County of Sacramento, Gainwell Technologies LLC, Adtalem Global Education Inc., Child Action Inc., and Arizona College of Nursing LLC. The critical mass of premier tenants and cost-effective advantages (compared to Downtown Sacramento) will continue to drive tenant demand.

RECENT NOTABLE LEASE TRANSACTIONS ALONG HWY 50



TENANT	BUILDING	SF LEASED
State of California	The Crescent	79,000 SF
County of Sacramento	South Bradshaw Business Park	78,000 SF
Gainwell Technologies LLC	11971 Foundation Place - Building C	52,282 SF
Adtalem Global Education Inc.	10971 Sun Center Drive	27,009 SF
Child Action Inc.	10540 White Rock Road	22,384 SF
Arizona College of Nursing LLC	Prospect West Business Park	22,078 SF

Lease Comparables

	10540 White Rock Rd.	10995 Gold Center Dr.	10971 Sun Center Dr.	11020 Sun Center Dr.
Address	10540 White Rock Rd. Rancho Cordova, CA	10995 Gold Center Dr. Rancho Cordova, CA	10971 Sun Center Dr. Rancho Cordova, CA	11020 Sun Center Dr. Rancho Cordova, CA
Tenant	Child Action, Inc.	Black & Veatch Corporation	Adtalem Global Education Inc.	State of California - Water Resources Control Board
Commencement Date	Nov-2024	Dec-2023	Jul-2023	Dec-2024
Building SF	89,284 SF	66,519 SF	43,971 SF	82,896 SF
Leased SF	22,384 SF	14,263 SF	27,009 SF	54,286 SF
Monthly Rate	\$1.90 FS	\$1.80 FS	\$1.80 FS	\$2.05 FS
Annual Escalation	\$0.05	3%	3%	2.4%
Term	70 Months	39 Months	131 Months	168 Months
Free Rent	4 Months	3 Months	11 Months	None
TI	\$50.00 PSF	\$77.00 PSF	\$60.00 PSF	None

Lease Comparables

	11010 White Rock Rd.	3330 Data Dr.	2995 Prospect Park Dr.
			
Address	11010 White Rock Rd. Rancho Cordova, CA	3330 Data Dr. Rancho Cordova, CA	2995 Prospect Park Dr. Rancho Cordova, CA
Tenant	GEI Consultants Inc.	Sedgwick Claims Management Services	Insurance Auto Auctions, Inc.
Commencement Date	Dec-2023	Aug-2023	Nov-2024
Building SF	54,337 SF	29,425 SF	92,584 SF
Leased SF	21,750 SF	21,561 SF	9,588 SF
Monthly Rate	\$1.80 FS	\$1.87 FS	\$1.80 FS
Annual Escalation	3%	3%	3%
Term	141 Months	60 Months	65 Months
Free Rent	18 Months	2 Months	5 Months
TI	\$55 PSF	\$20.00 PSF	None

Sale Comparables

	3043 Gold Canal Dr.	2554 Millcreek Dr.	2890 Gateway Oaks Dr.	532 Gibson Dr.	11130 Sun Center Dr.	80 Iron Point Cir.
						
Address	3043 Gold Canal Dr. Rancho Cordova, CA	2554 Millcreek Dr. Sacramento, CA	2890 Gateway Oaks Dr. Sacramento, CA	532 Gibson Dr. Roseville, CA	11130 Sun Center Dr. Rancho Cordova, CA	80 Iron Point Cir. Folsom, CA
Seller/Buyer	Investment	Arcmk LLC / Millcreek Real Estate Ventures LLC	Gateway Oaks Gprv Partners 22 LLC / Fortune Facilities LLC	Vantus Holdings LLC / Old Republic Title Holdings Company Inc. / Association of California Water Agencies LLC	Gbr Properties LLC / Stone River Center LLC	80 Iron Point LLC / 80 Iron Point Partners LLC
Size	26,027 SF	25,190 SF	59,711 SF	50,490 SF	30,096 SF	62,250 SF
Sale Date	Oct-2023	Dec-26-2024	Nov-15-2024	July-29-2025	May-10-2023	April-1-2025
Price	\$3.625M	\$3,500,000	\$8,360,000	Not Disclosed	\$4,225,000	\$12,800,000
Price / SF	\$139.28/SF	\$138.94/SF	\$140.01/SF	Not Disclosed	\$140.38/SF	\$205.62/SF



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