

FOR SALE | INVESTMENT OPPORTUNITY

**3330-3390 FRUITRIDGE RD
SACRAMENTO, CA 95820**

**LOCATED OFF THE CORNER OF FRUITRIDGE RD AND
FRANKLIN BLVD , WITH IMMEDIATE FREEWAY ACCESS**



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3400 Douglas Blvd, Suite 190
Sacramento, CA 95661

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PROPERTY AERIAL



Property Description

3330-3390 Fruitridge Rd is a ±5,568 SF Multi-Tenant Retail Building Available For Sale. Located off of the corner of Franklin Blvd and Fruitridge Rd, the property has excellent access to Highway 99.

Property Highlights

- Multi-Tenant Retail Building
- Excellent Access to Hwy 99
- Strong Demographics

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EXECUTIVE SUMMARY

ADDRESS: 3330-3390 Fruitridge Rd
Sacramento, CA 95820

OFFERING PRICE: \$2,005,442.00

NOI: \$130,353.75

CAP RATE: 6.5%

PRICE/SQFT: \$360.17/Sq Ft

TOTAL BLDG SQ FT: ±5,568 Sq Ft

APNS: 026-0300-002, 026-0300-004
& 026-0300-006

ZONING: GC (General Commercial)

TOTAL LOT SIZE: ±37,052 SF (±0.85 Acre)

YEAR BUILT: 1965

TENANCY: Multiple

OWNER-CARRY: Up to three years for a qualified buyer with
a minimum of 20% down.

RENT GUARANTEE: Seller will guarantee the rent for the vacant
space up to 12 months from Close of Escrow.

BILLBOARD: Billboard will not be included in the Sale.

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INVESTMENT OVERVIEW

RENT ROLL - As of 2/1/26

Tenant:	SF	Start Date	End Date	Base Rent Per Month	Base Rent Per SF	Total Annual Rent	NNN - ±\$0.79/sf	Total Annual NNN	Total Gross Income	Option
Suite A & B - La Hacienda Mexican Restaurant	3,486	4/1/09	9/30/30	\$7,725.00 3% increase	\$2.216/sf	\$92,700.00	\$2,753.94	\$33,047.28	\$125,747.28	1 – 5 year, 3% increase
Suite C – Vacant	1,232	Vacant	-	*\$2,279.20	\$1.85/sf	\$27,350.40	\$973.28	\$11,679.36	\$39,029.76	
Suite D – MUSA Salon	850	2/1/25	2/1/29	\$1,402.50 3% increase starting Yr 4-2/1/28	\$1.65/sf- 2/1/26 \$1.75/sf- 2/1/27	\$16,830.00	\$663.00	\$7,956.00	\$24,786.00	1 – 5 year, 3% increase
5,568				\$11,406.70		\$136,880.40	\$4,390.22	\$52,682.64	\$189,563.04	

Square Footage Breakdown

Total Square Footage	±5,568	100%
Occupied Square Footage	±4,336	78%
Available Square Footage	±1,232	22%

Gross Operating Income

Base Rent	\$136,880.40
NNN/CAMs	\$ 52,682.64
Vacancy (5%)	(\$6,844.02)
Total Income	\$182,719.02

Operating Expenses

Garbage	\$5,302.83
Gardening	\$2,900.00
Gas-Electric	\$1,118.89
Insurance	\$ 1,626.76
Property Tax	\$16,507.54
Legal & Professional Fees	\$ 702.68
Repairs	\$ 4,063.28
Sewer Fee	\$ 8,914.29
Water	\$1,833.00
Property Management	\$ 9,396.00
Total Expenses	\$ 52,365.27
Net Operating Income	\$130,353.75

* Seller will guarantee the rent for the vacant space up to 12 months from Close of Escrow.



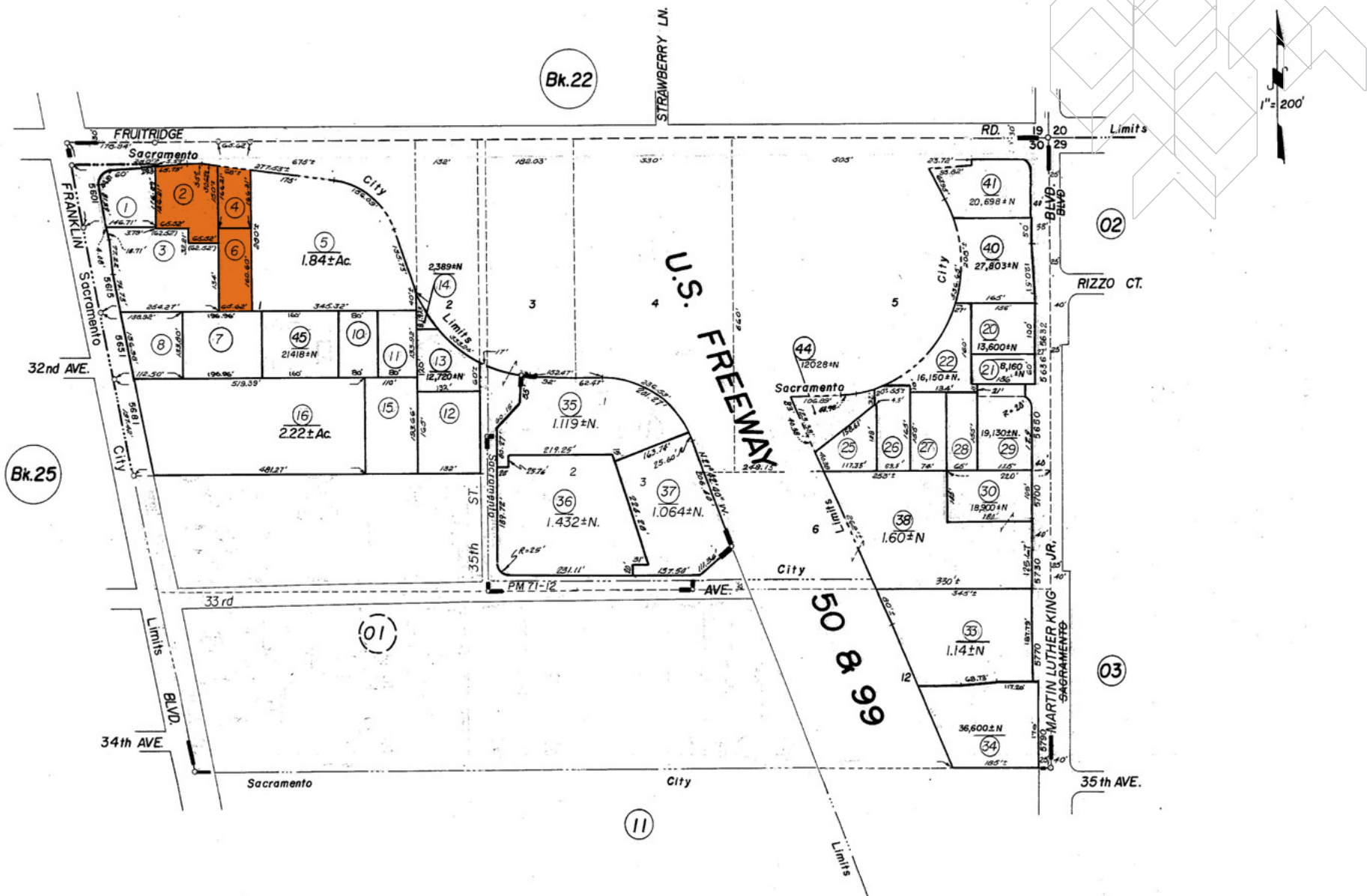
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PARCEL MAP

GERHARDT TR.

Tax Area Code

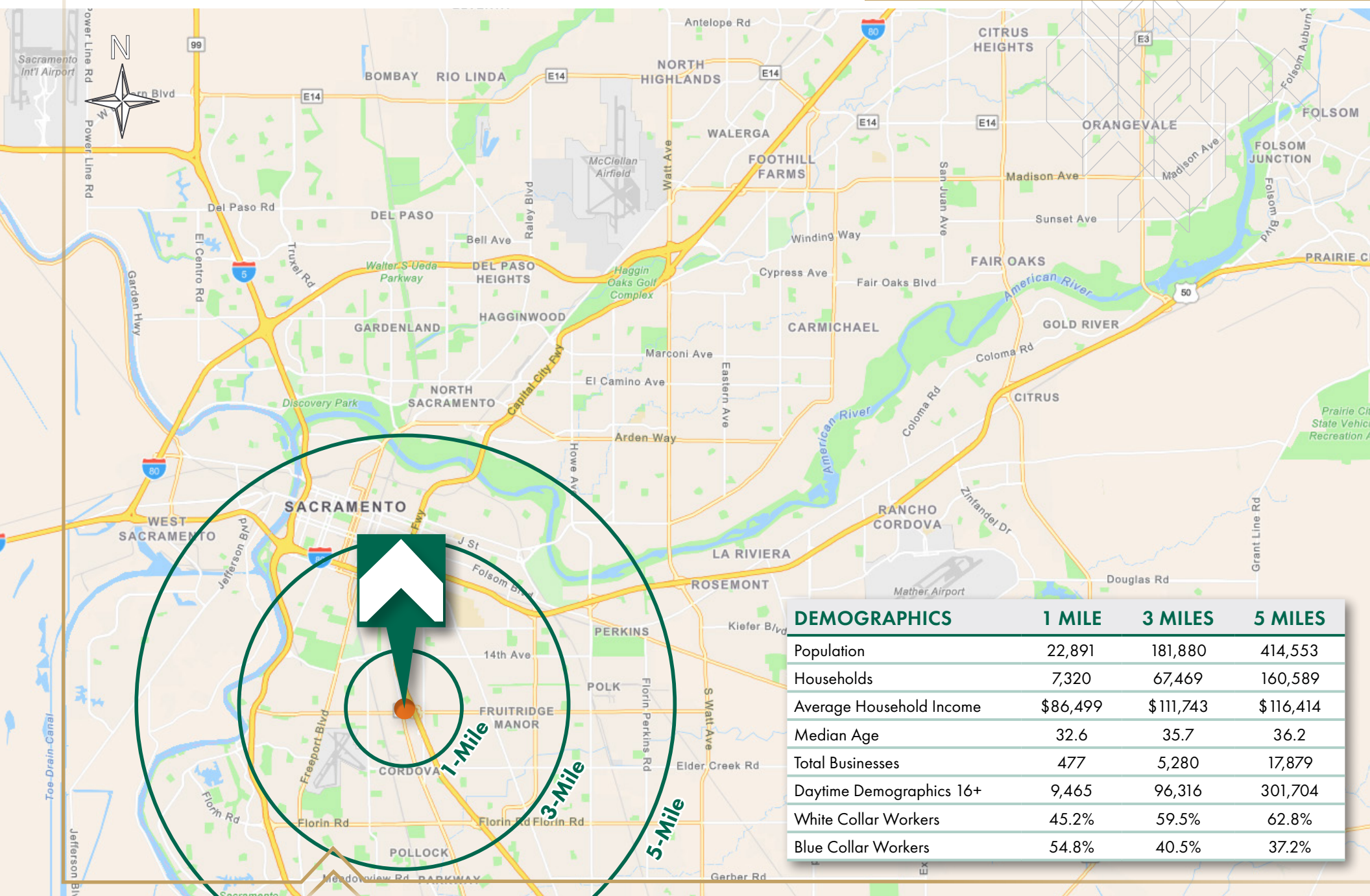
26-30



Assessor's Map Bk.26-Pg.30
County of Sacramento, Calif.

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DEMOGRAPHIC REPORT



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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