

# FOR SALE

## Six Tenant Fully Leased NNN Investment 22,460 S.F. Retail/Flex Property



**4401 & 4421 Gateway Park Blvd., Sacramento, CA 95834**

**Great Signage/Visibility with Gateway Park Blvd. Frontage.  
Located on signalized corner of Gateway Park Blvd. and Terracina Blvd.**

### 4401 GATEWAY PARK BLVD.

- 11,230 S.F. Building
- Rear Grade Level Loading
- 2006 Construction
- Fully Sprinklered
- 16' Clear Height
- 2/1000 Parking
- APN# 225-1620-034
- Suite 100 - Kids Corner: 3,608 S.F.
- Suite 110 - Vacant: 2,162 S.F.\*
- Suite 120 - Domino's Pizza: 1,652 S.F.
- Suite 130 - US Post Office: 3,979 S.F.
- All Existing Leases are on a NNN Basis

\*Seller will provide rent guarantee on Suite 110 at \$1.50 NNN PSF for 1 year after COE.

### 4421 GATEWAY PARK BLVD.

- 11,230 S.F. Building
- Rear Grade Level Loading
- 2006 Construction
- Fully Sprinklered
- 16' Clear Height
- 2/1000 Parking
- APN# 225-1620-038
- Suite 100 - Holmes Gym Equipment: 4,050 S.F.
- Suite 120 & 130 - HBM Foods, Inc.: 7,180 S.F.

**NOI: \$416,232**

**CAP RATE: 5.5%**

**Sale Price: \$7,500,000**

**For More Information Contact:**

**Tony Lewis**

**TL Commercial, Inc.**

**916-660-9191 or 916-201-9318**

**CA License #00869562**

**Tim Rawlins**

**Crossroads Ventures Group**

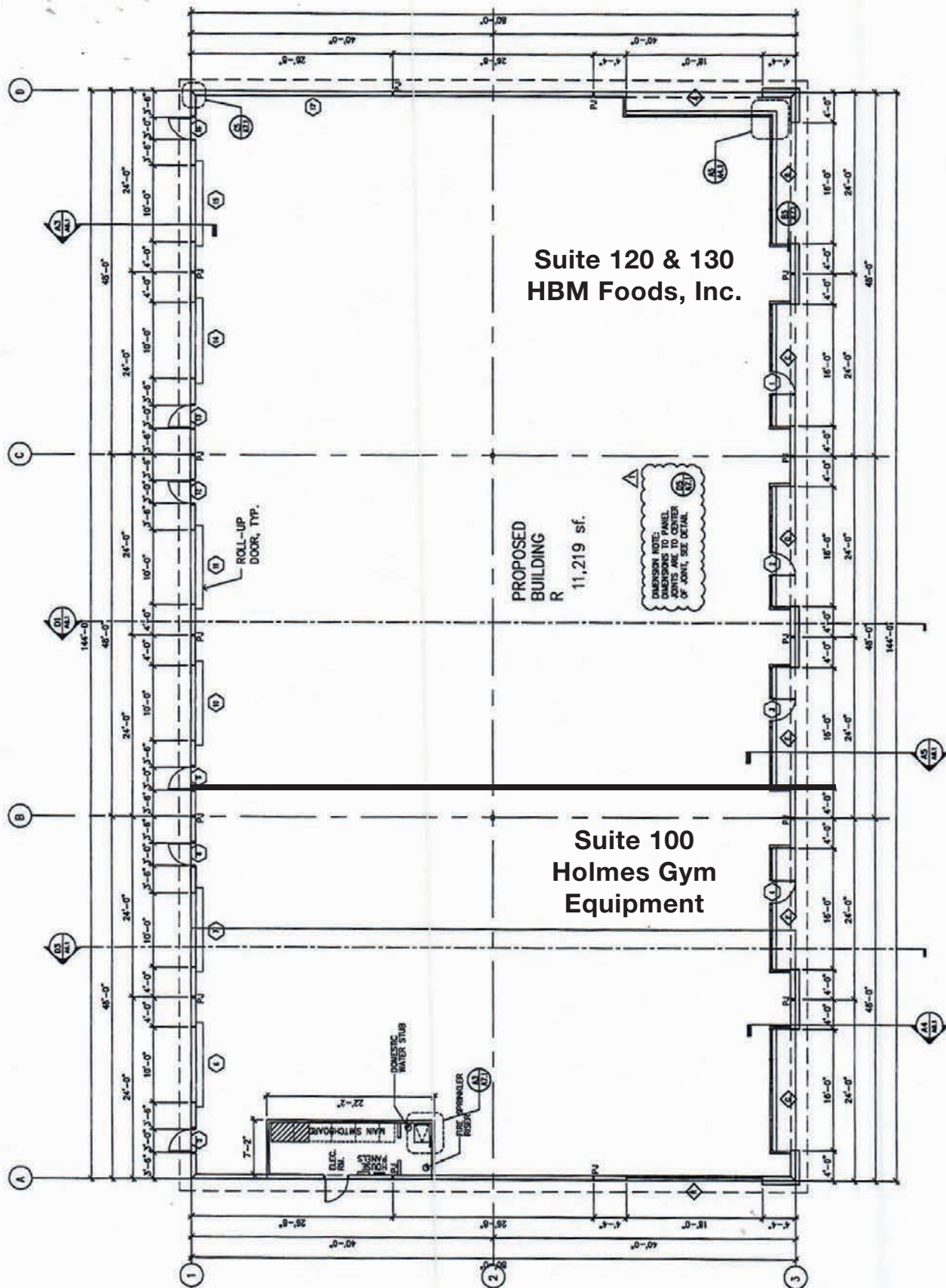
**530-210-3031**

**CA License #02041104**



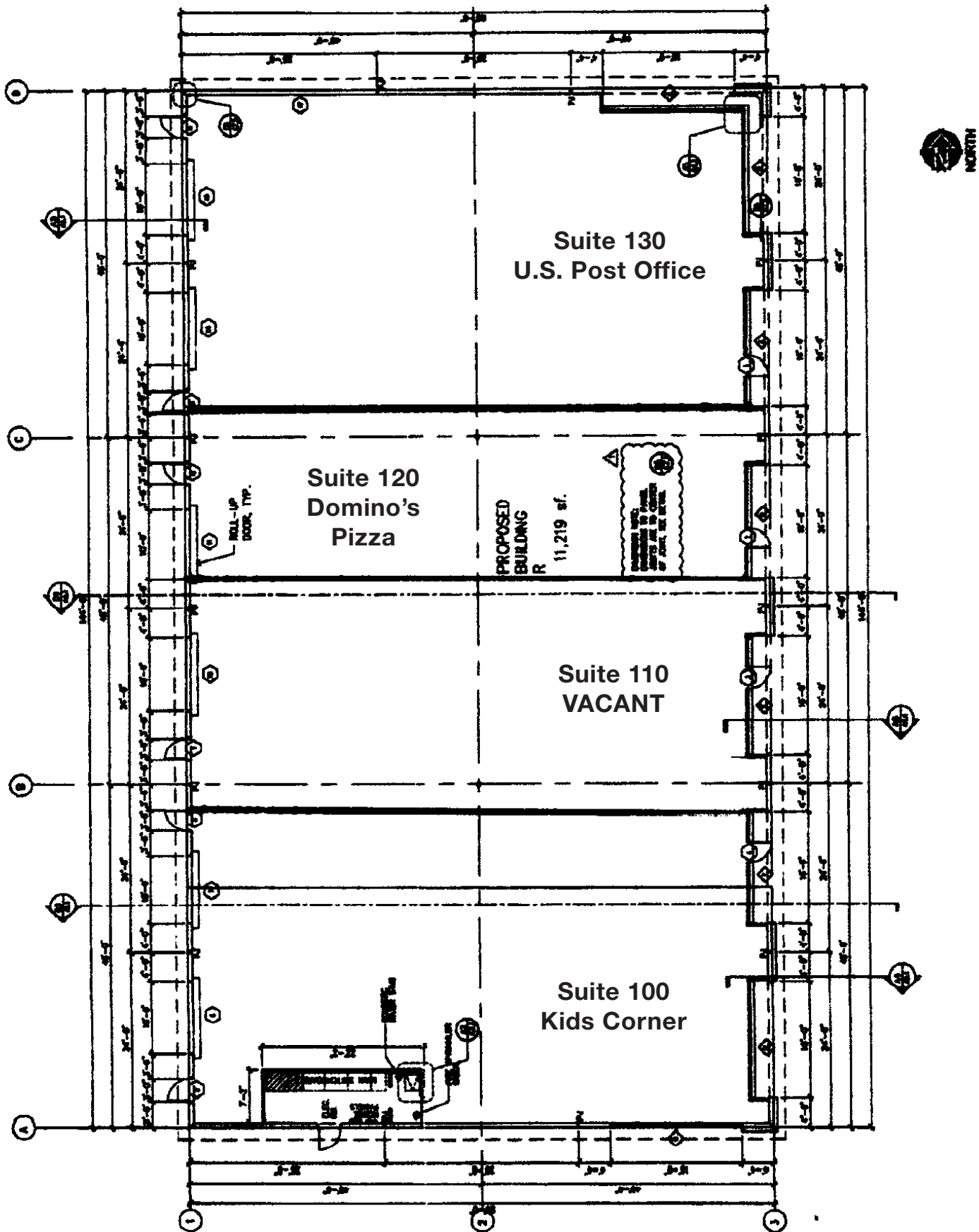
The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

**4421 GATEWAY PARK BLVD.**



**A1** **FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

# 4401 GATEWAY PARK BLVD.

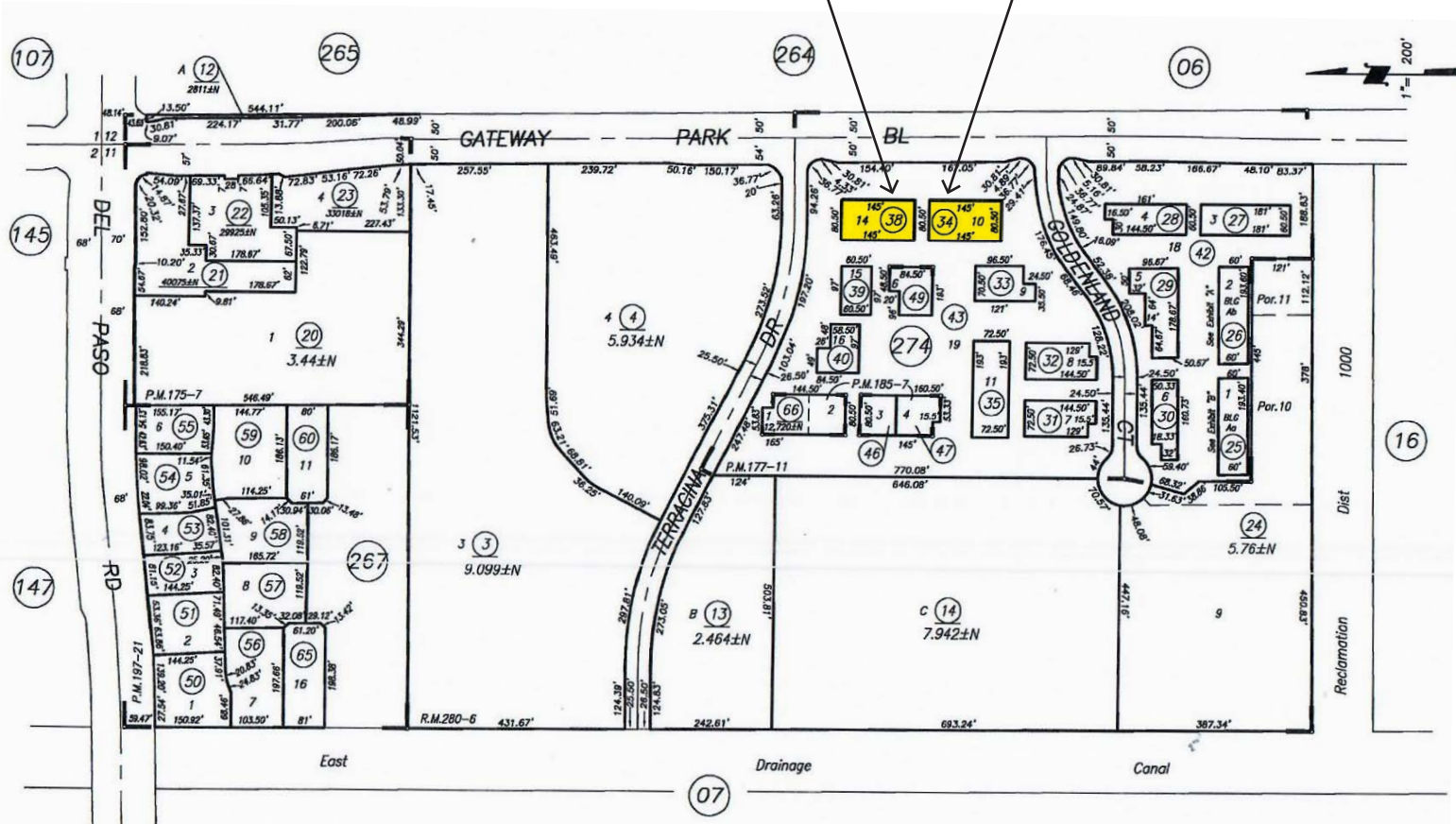


A1 FLOOR PLAN  
SHEET 1/4" = 1'-0"

POR SEC'S 11 & 12, T.9N., R.4E., M.D.B. & M.

4421 Gateway Park Blvd.  
APN# 225-1620-038

4401 Gateway Park Blvd.  
APN# 225-1620-034



Natomas Professional Center PM Bk 197 Pg 21 (12-11-2006)  
Goldenland Properties R.M. Bk.280, Pg.6 (12-8-2000)  
Goldenland Court Condominium Plan

Exhibit "A"  
(225-1620-026-0000)  
BLD. Ab  
unit no. sub no.  
A-----0001  
B-----0002  
C-----0003  
D-----0004  
E-----0005  
F-----0006

Exhibit "B"  
(225-1620-025-0000)  
BLD. Aa  
unit no. sub no.  
A-----0001  
B-----0002  
C-----0003  
D-----0004  
E-----0005  
F-----0006

CITY OF SACRAMENTO  
Assessor's Map Bk.225 Pg. 162  
County of Sacramento, Calif.

Feb 25, 2014