



7840 Madison Ave, Fair Oaks, CA 95628

SUNRISE PROFESSIONAL CENTRE

SUITE 160

FOR SALE

**Fully Leased,
Government-
Backed Investment**



The Osborne Group

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THE OFFERING:

Investment opportunity to purchase an office condominium occupied by the California Department of Rehabilitation. The purchase offers a unique opportunity to own a small, leased investment to a secure, government-backed agency. The California Department of Rehabilitation offers Californians with Disabilities opportunities for employment and independent living. The tenant is a long-time tenant and has occupied the property since 2005.

Rare investment opportunity with government guaranteed tenant with long-term lease, stabilized income and rent increases.

Price: \$798,000
(\$150/PSF)

CAP Rate: 7.5%

NOI: \$59,638

Annual Income: \$108,015

Annual Expenses

Association: \$37,041

Property Taxes: \$10,059

Insurance: \$1,277.00

Total Expenses: \$48,377

NOI: \$59,638



PROPERTY HIGHLIGHTS:

- Three building, multi-tenant office project totaling 81,857 SF
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts (43,680 cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

Address: 7840 Madison Ave,
Suite 160, Fair Oaks, CA

Condo Square Footage: ±5,322 SF

Useable Square Footage on Lease: ±4,570 SF

County: Sacramento

Occupancy: One Tenant (100%)

Lease Type: Full-Service

Lease Expiration Date: 5/31/2027



DOR DEPARTMENT of
 REHABILITATION
 Employment, Independence & Equality

TENANT

The California Department of Rehabilitation (DOR) works in partnership with consumers and other stakeholders to provide services and advocacy resulting in employment, independent living, and equality for individuals with disabilities. DOR administers the largest vocational rehabilitation and independent living programs in the country. Vocational rehabilitation services are designed to help job seekers with disabilities obtain competitive employment in integrated work settings. Independent living services may include peer support, skill development, systems advocacy, referrals, assistive technology services, transition services, housing assistance, and personal assistance services.

RENT ROLL

SUITE	TENANT	CONDO SQ. FT.	LEASE FROM	LEASE TO	MONTHLY BASE RENT	TOTAL ANNUAL RENT
7840-160	Department of Rehabilitation	5,322	9/8/2017	5/31/2027	\$9,001.25	\$108,015

* Department of Rehabilitation has an ongoing option to terminate beginning May 31, 2023.


 Marketplace at
Birdcage

Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, HomeGoods, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Walgreens, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Sunrise Mall

Macy's, JCPenny's, Red Robin, Famous Footwear, Goodyear Tires, Hot Topic, Sunglass Hut, Torrid, Kay Jewelers, Lids, Hallmark, US Bank



Sunrise Blvd

 Sunrise Village
Shopping Center

Amazon Fresh, Club Studio, Rite Aid, Smart and Final Extra!, Olive Garden, JOANN Fabric and Crafts, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Dos Coyotes, Firehouse Subs, McDonald's, Sourdough & Co.



Madison Ave

Sunrise Professional Centre

 Quail Pointe
Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



MARKET OVERVIEW

3 Mile Radius

Sunrise Professional Centre:
7840 Madison Ave

KEY FACTS

POPULATION	136,536	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	40	MEDIAN HOUSEHOLD INCOME	\$72,918

EDUCATION

20.17%	30.26%	28.79%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/ DOC DEGREE

HOUSING STATISTICS

\$360,061	51,706	39.01%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

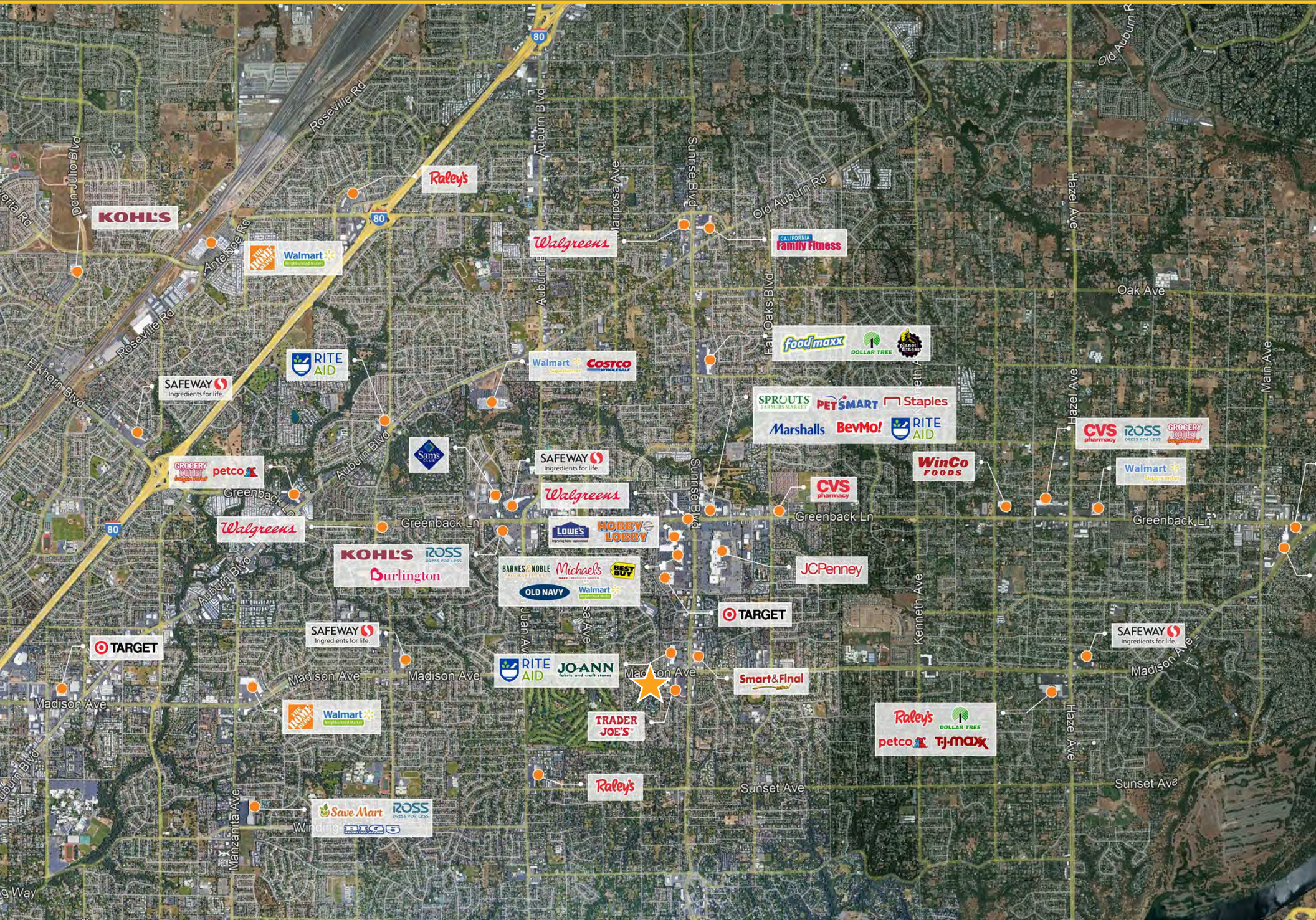
65,883
TOTAL EMPLOYEES

COMMUTERS

0.72%	81.38%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

64.43%	35.57%
WHITE COLLAR	BLUE COLLAR





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