

Woodberry Medical / Office

OPPORTUNITY ZONE AND
SELLER FINANCING REDUCED
PRICE \$590,000.

OFFERING MEMORANDUM

2737 Woodberry Way
Rancho Cordova, CA. , CA 95670

Lu Ann Henderson

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**HendersonCRE Virtual
Tour**

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GQNorth
real estate

Woodberry Medical / Office

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Exclusively Marketed by:



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10018 Fair Oaks Blvd.
Fair Oaks, CA 95762

OFFERING SUMMARY

ADDRESS	2737 Woodberry Way Rancho Cordova, CA. CA 95670
COUNTY	Sacramento
MARKET	Sacramento
SUBMARKET	opportunity zone
BUILDING SF	10,236 SF
LAND SF	28,860 SF
BUILDING PERKS	Showers in some units
APN	057-0222-004-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$590,000
PRICE PSF	\$57.64

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	20,104	91,169	231,155
2019 Median HH Income	\$55,256	\$61,091	\$69,536
2019 Average HH Income	\$69,575	\$87,366	\$97,747

- Seller Financing Available
- Opportunity zone
- BUILT OUT MEDICAL OFFICE SUITES
- Some have private patios
- Sold under market with motivated seller
- Over 10,236 SF of Vacant Office Building
- Perfect Owner User Building
- Live Work Building
- YouTube for virtual tour HendersonCRE Channel
- Luann@GQNorth.com
- 916-798-8559
- Small fire damage work to be completed at close of escrow by seller

This property is located near the Highway 50 corridor just off Folsom Blvd near Zinfandel & Mather.

The property has been remodeled and looks very attractive both on exterior of the common areas as well as the available suites.

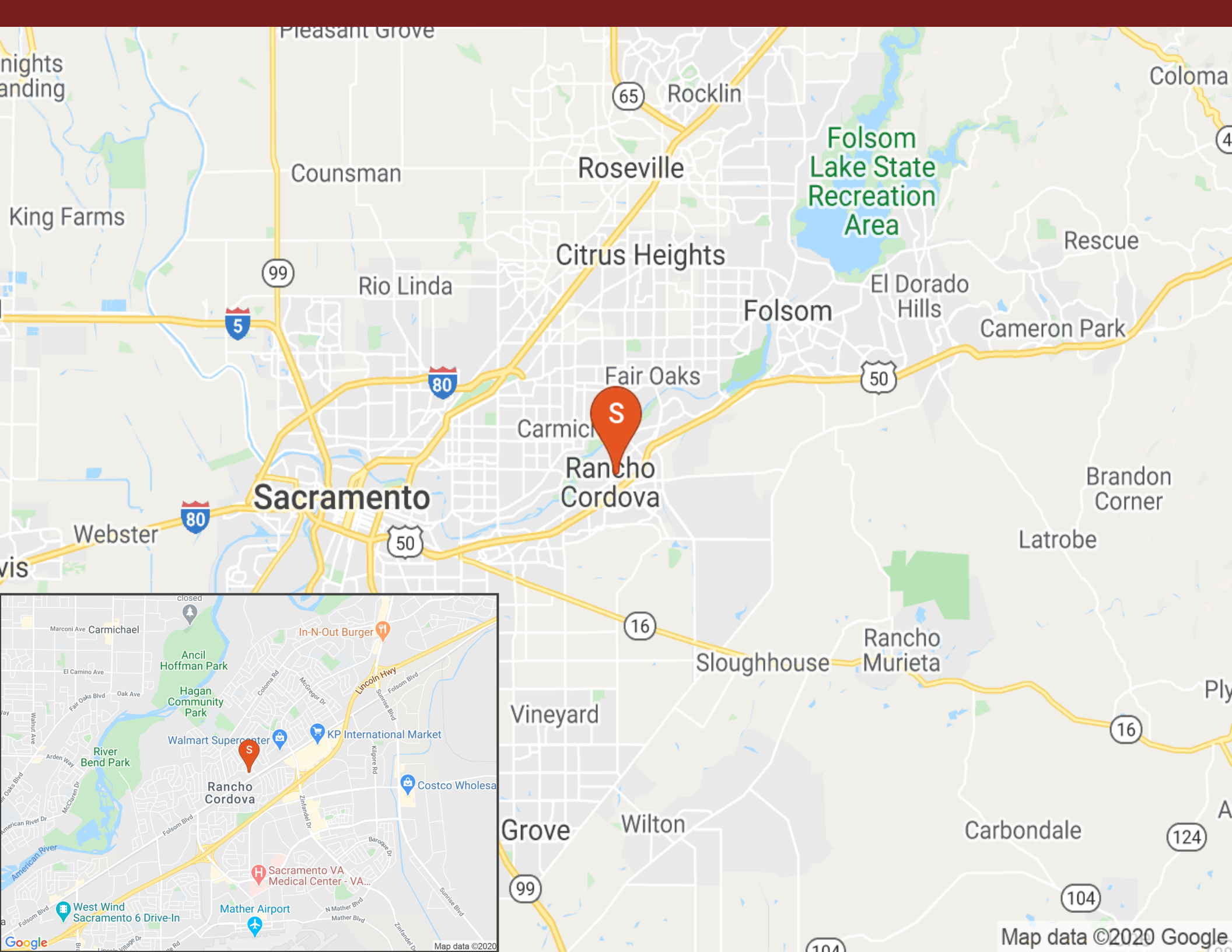
Very convenient location with many lunch options in walking distance. Access to popular amenities nearby – you can enjoy local eateries run business errands or go shopping both to and from work.

Building signage is available.

This location allows for easy commuting to nearby sub markets, including: Downtown, Midtown, Gold River, Carmichael and Fair Oaks just to name a few. The attractive exterior and interior remodel finishes coupled with the attractive lease rate make this an ideal location for several office users or owner users.

This building is a live work opportunity, perfect for an owner user.

Patio Fire damage will be fully repaired and completed at close, all cost to seller.



Sacramento

Rancho Cordova

Folsom Lake State Recreation Area

Rocklin

Roseville

Citrus Heights

Folsom

El Dorado Hills

Rescue

Cameron Park

Fair Oaks

Carmichael

Brandon Corner

Latrobe

Rancho Murieta

Sloughouse

Vineyard

Grove

Wilton

Carbondale

King Farms

Wis

Google

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closed

In-N-Out Burger

Ancil Hoffman Park

Hagan Community Park

Walmart Supercenter

KP International Market

Costco Wholesale

Rancho Cordova

Sacramento VA Medical Center - VA...

Mather Airport

West Wind Sacramento 6 Drive-In

Google

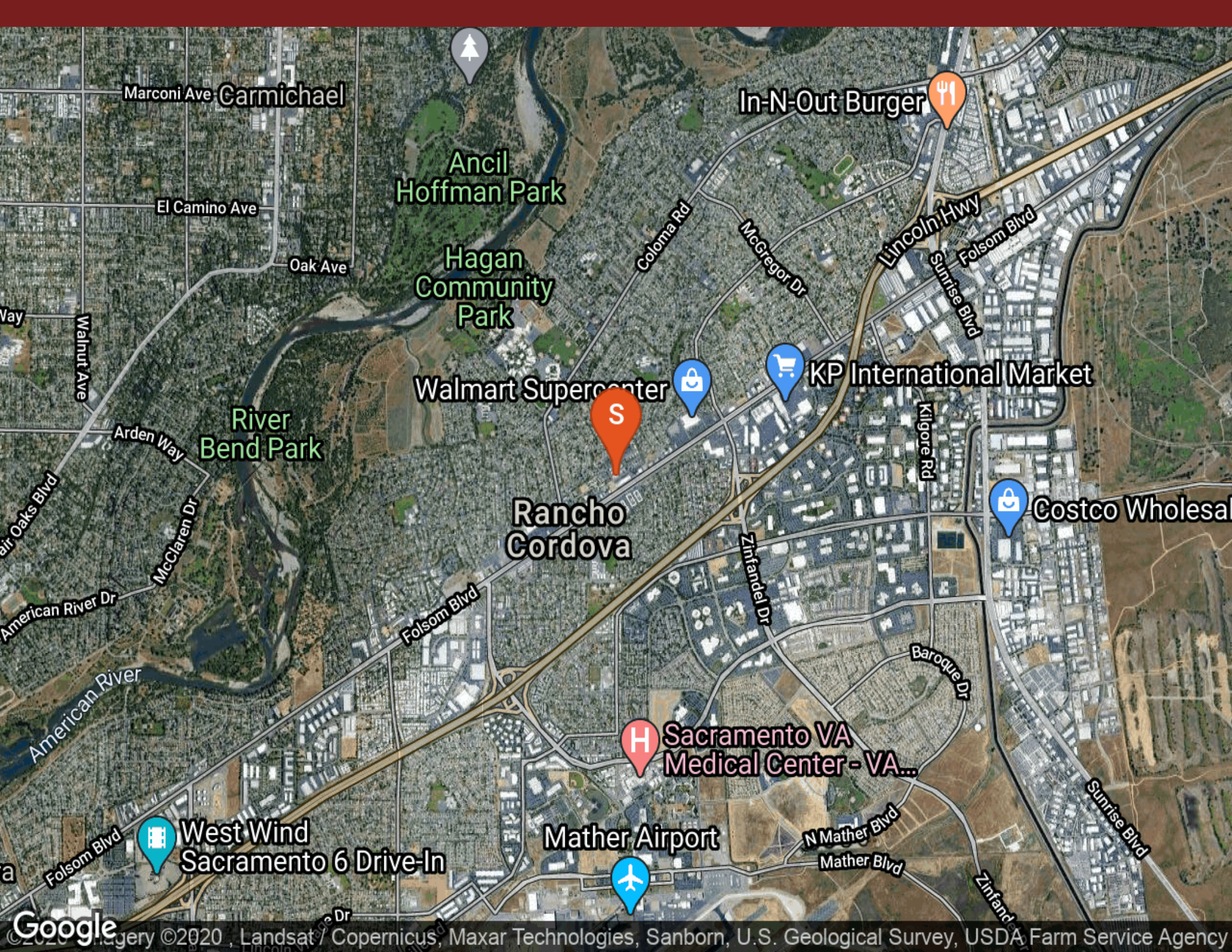
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GLOBAL

NUMBER OF UNITS	8
BUILDING SF	10236
LAND SF	28860
LAND ACRES	0.662
# OF PARCELS	1
BUILDING PERKS	Showers in some units
ZONING TYPE	OIMU / FBSP
BUILDING USE	Medical Office
NUMBER OF BUILDINGS	6
NUMBER OF STORIES	1
PRIVATE PATIOS	Yes





Marconi Ave Carmichael

In-N-Out Burger

Ancil Hoffman Park

El Camino Ave

Hagan Community Park

Oak Ave

Coloma Rd

McGregor Dr

Lincoln Hwy

Folsom Blvd

Sunrise Blvd

Way

Walnut Ave

Walmart Supercenter

KP International Market

River Bend Park

Arden Way

Rancho Cordova

Kilgore Rd

Costco Wholesale

air Oaks Blvd

McClaren Dr

Zinfandel Dr

American River Dr

Folsom Blvd

Baroque Dr

Sacramento VA Medical Center - VA...

Sunrise Blvd

West Wind Sacramento 6 Drive-In

Mather Airport

N Mather Blvd
Mather Blvd

Google

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,275	81,770	208,557
2010 Population	18,902	85,062	218,418
2019 Population	20,104	91,169	231,155
2024 Population	20,880	94,571	238,941
2019 African American	1,943	8,031	16,725
2019 American Indian	230	887	2,120
2019 Asian	2,048	9,412	22,621
2019 Hispanic	5,220	18,231	39,274
2019 Other Race	2,365	7,436	14,302
2019 White	11,666	57,562	157,176
2019 Multiracial	1,616	7,009	16,555
2019-2024: Population: Growth Rate	3.80 %	3.70 %	3.30 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	540	2,785	7,000
\$15,000-\$24,999	678	3,022	6,572
\$25,000-\$34,999	740	3,124	7,102
\$35,000-\$49,999	1,142	5,089	11,535
\$50,000-\$74,999	1,507	6,265	15,986
\$75,000-\$99,999	991	4,533	12,249
\$100,000-\$149,999	1,031	5,325	15,373
\$150,000-\$199,999	301	2,180	6,977
\$200,000 or greater	151	2,469	8,372
Median HH Income	\$55,256	\$61,091	\$69,536
Average HH Income	\$69,575	\$87,366	\$97,747

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,213	33,045	86,918
2010 Total Households	6,728	32,863	87,067
2019 Total Households	7,081	34,793	91,166
2024 Total Households	7,321	35,876	93,687
2019 Average Household Size	2.81	2.59	2.51
2000 Owner Occupied Housing	3,008	16,526	49,076
2000 Renter Occupied Housing	3,860	15,078	34,706
2019 Owner Occupied Housing	3,315	18,603	53,338
2019 Renter Occupied Housing	3,766	16,190	37,828
2019 Vacant Housing	539	2,451	5,459
2019 Total Housing	7,620	37,244	96,625
2024 Owner Occupied Housing	3,450	19,502	55,529
2024 Renter Occupied Housing	3,872	16,374	38,158
2024 Vacant Housing	537	2,499	5,495
2024 Total Housing	7,858	38,375	99,182
2019-2024: Households: Growth Rate	3.35 %	3.05 %	2.75 %

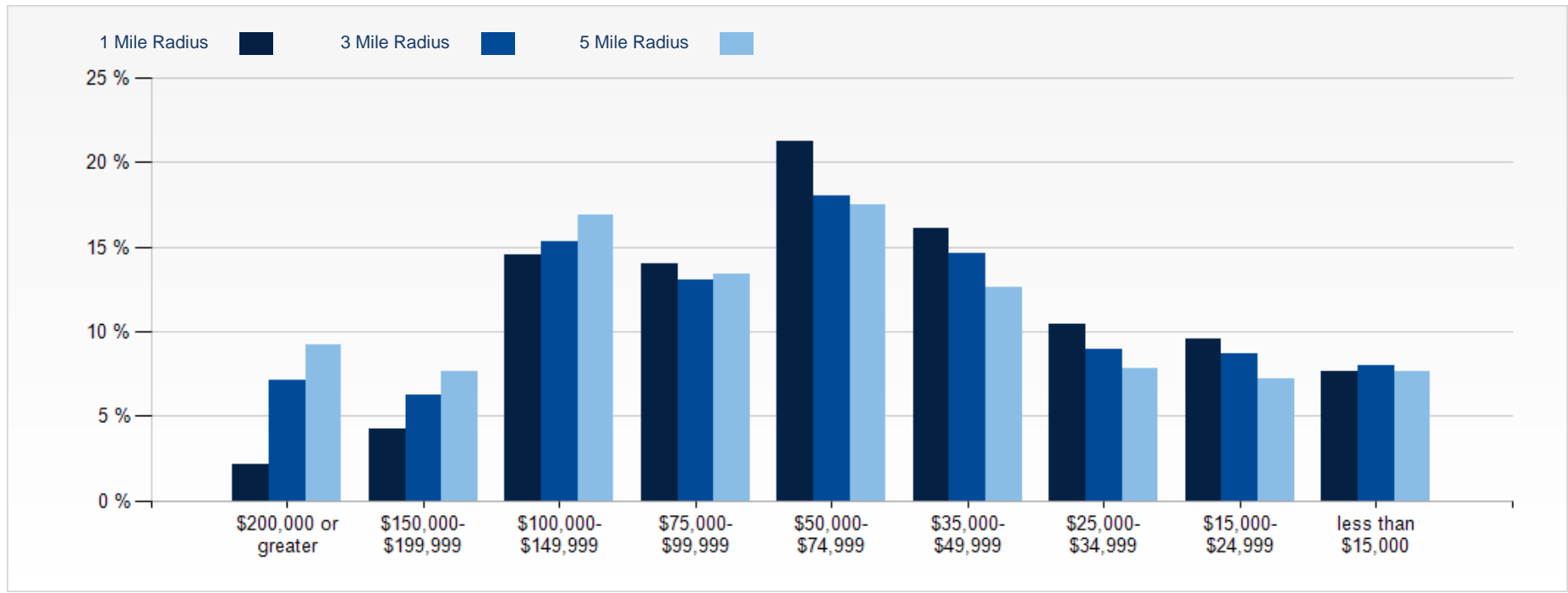
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,522	6,407	15,766
2019 Population Age 35-39	1,373	5,933	14,723
2019 Population Age 40-44	1,152	5,242	13,300
2019 Population Age 45-49	1,133	5,302	13,775
2019 Population Age 50-54	1,153	5,594	14,431
2019 Population Age 55-59	1,252	6,097	16,160
2019 Population Age 60-64	1,101	5,787	15,552
2019 Population Age 65-69	767	4,779	13,376
2019 Population Age 70-74	580	3,814	10,586
2019 Population Age 75-79	435	2,610	7,273
2019 Population Age 80-84	347	1,858	5,311
2019 Population Age 85+	367	2,129	6,722
2019 Population Age 18+	15,368	70,704	182,734
2019 Median Age	34	38	40

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,201	\$59,020	\$64,224
Average Household Income 25-34	\$72,481	\$78,223	\$85,467
Median Household Income 35-44	\$65,284	\$75,902	\$84,261
Average Household Income 35-44	\$80,549	\$96,235	\$107,651
Median Household Income 45-54	\$66,915	\$78,900	\$89,208
Average Household Income 45-54	\$79,454	\$105,537	\$119,327
Median Household Income 55-64	\$56,401	\$67,927	\$79,131
Average Household Income 55-64	\$68,455	\$96,060	\$110,046
Median Household Income 65-74	\$44,904	\$56,188	\$64,734
Average Household Income 65-74	\$58,431	\$86,912	\$96,757
Average Household Income 75+	\$46,969	\$59,538	\$67,144

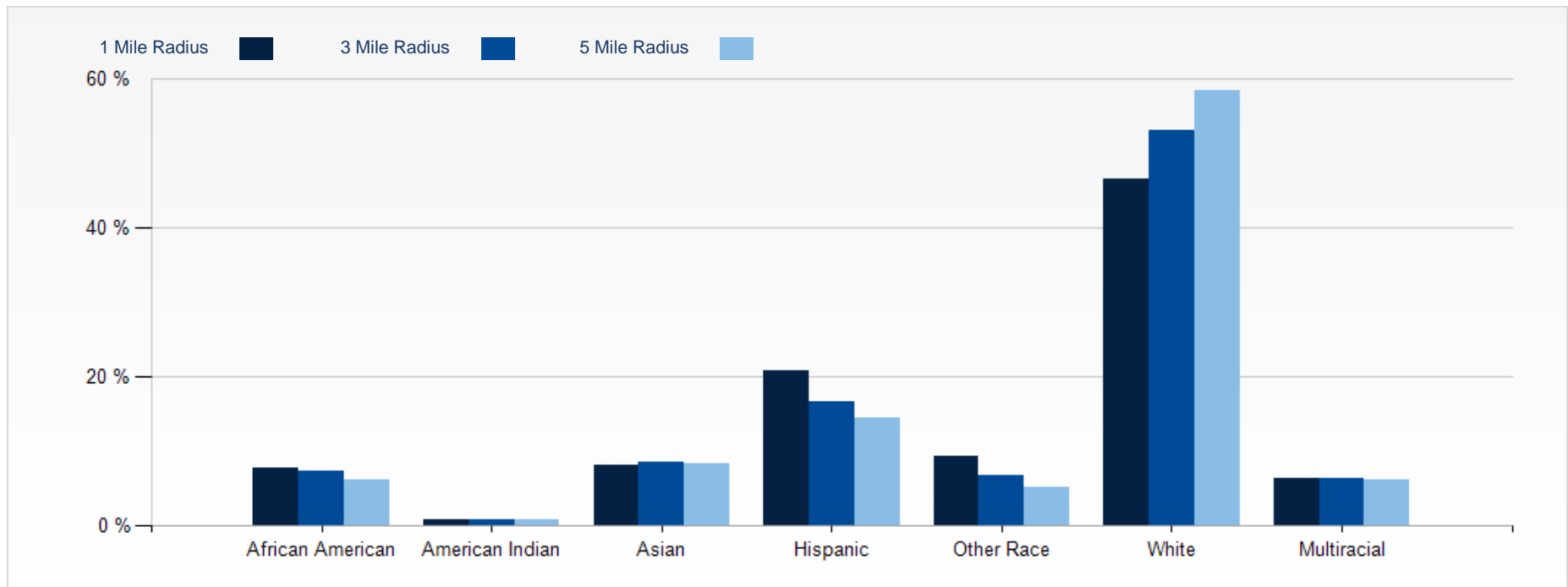
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,806	7,016	17,306
2024 Population Age 35-39	1,407	6,350	16,021
2024 Population Age 40-44	1,283	5,919	14,931
2024 Population Age 45-49	1,126	5,354	13,603
2024 Population Age 50-54	1,100	5,316	13,838
2024 Population Age 55-59	1,101	5,418	14,267
2024 Population Age 60-64	1,180	5,896	15,636
2024 Population Age 65-69	990	5,445	14,738
2024 Population Age 70-74	670	4,366	12,195
2024 Population Age 75-79	485	3,357	9,470
2024 Population Age 80-84	335	2,087	6,144
2024 Population Age 85+	376	2,207	6,944
2024 Population Age 18+	15,990	73,492	189,250
2024 Median Age	34	39	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,158	\$69,470	\$76,248
Average Household Income 25-34	\$85,608	\$91,780	\$100,488
Median Household Income 35-44	\$77,598	\$87,765	\$97,882
Average Household Income 35-44	\$93,419	\$112,763	\$125,451
Median Household Income 45-54	\$77,807	\$91,355	\$102,605
Average Household Income 45-54	\$92,763	\$121,880	\$136,417
Median Household Income 55-64	\$63,332	\$78,674	\$90,111
Average Household Income 55-64	\$79,831	\$111,422	\$127,264
Median Household Income 65-74	\$51,561	\$65,005	\$75,721
Average Household Income 65-74	\$69,264	\$102,415	\$113,806
Average Household Income 75+	\$56,427	\$72,326	\$80,889

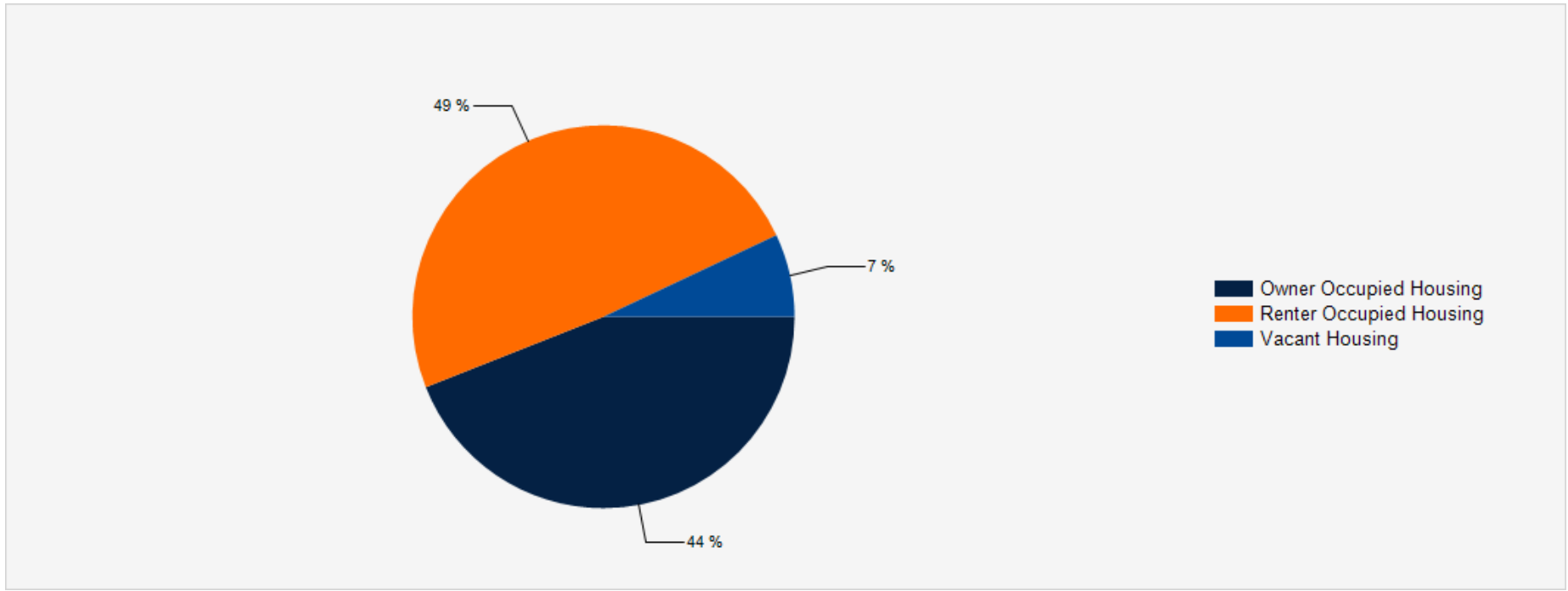
2019 Household Income



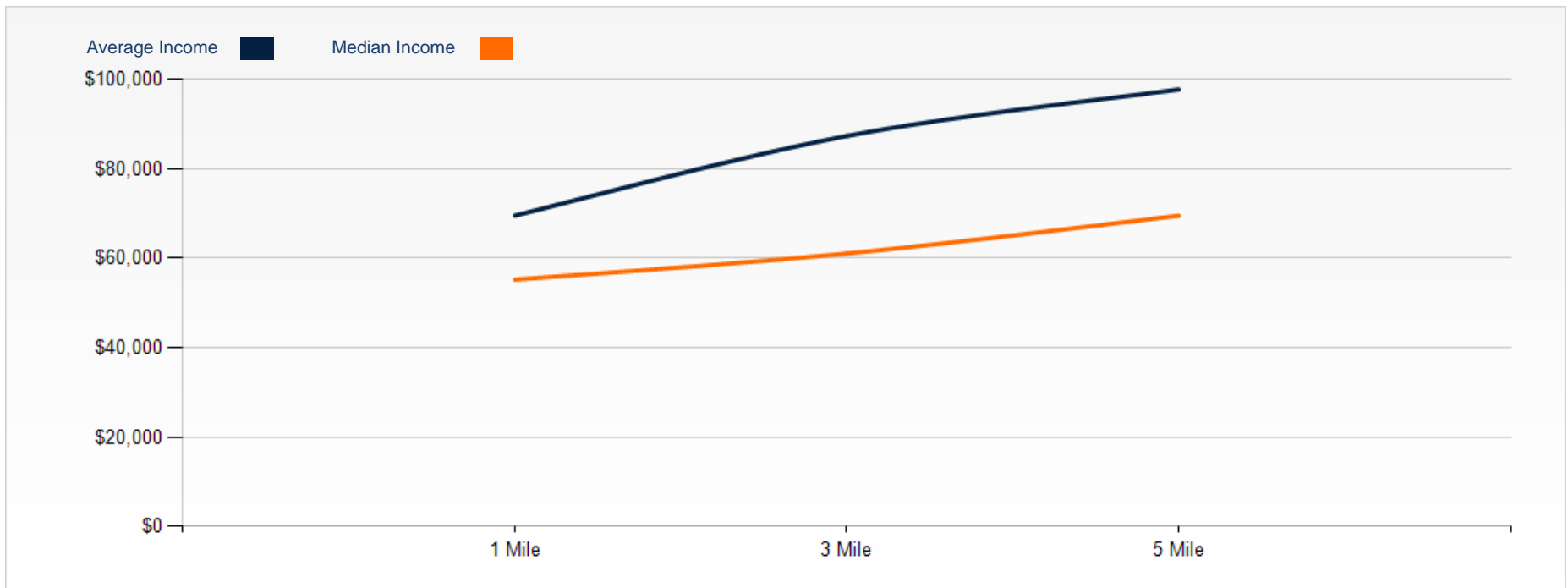
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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