

Multi-Tenant Retail with 2.33 Acre Excess Land

FOR SALE WITH SELLER FINANCING

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OFFERING MEMORANDUM



6333- 6341 Stockton Blvd
Sacramento , CA 95824

GQNorth
real estate

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	6333- 6341 Stockton Blvd Sacramento CA 95824
COUNTY	Sacramento
MARKET	Sacramento
SUBMARKET	South Sacramento
BUILDING SF	3,950 SF
LAND ACRES	2.33
LAND SF	101,494 SF
YEAR BUILT	1948
YEAR RENOVATED	1980
APN	038-0191-028-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$1,450,000
PRICE PSF	\$367.09

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	27,582	174,257	402,030
2020 Median HH Income	\$37,049	\$43,396	\$58,201
2020 Average HH Income	\$51,174	\$59,687	\$81,756

**RETAIL WITH EXCESS LAND**

- The property has a multi-tenant design with three tenant spaces totaling 3,950 SF NRA located on a 2.33-acre site. Previously two lots of excess land were combined to make one parcel. Occupancy level of current tenants is 95%. All three spaces have extra room for office or storage use, additionally Unit C has a roll up door.
- There are two right-in, right-out curb cuts along Stockton Boulevard into the retail plaza and one right-in right-out curb cut along the excess land portion. There is an asphalt paved parking lot with space for five vehicles in the front and additional space at the rear that could be used for parking. Strategically located in the center of several major freeways, including US Highway 50, State Highway 99, and Interstates 5 and 80.

SITE DESCRIPTION

- The subject site consists of one parcel. The subject site has 101,495 SF (2.33 AC) of land area. The primary parcel is estimated at 15,228 SF and the remaining area is considered excess land totaling 86,267 SF. The estimated size of the excess land was determined by the appraiser's measurements, noting a reasonable area required to support the existing use. The site area is estimated based on the assessor's parcel map and may change if a professional survey determines more precise measurements.

COMMERCIAL DEVELOPMENT

- Commercial developments in the area are concentrated along major thoroughfares, including Stockton Boulevard, Power Inn Road, Fruitridge Road, Florin Road, and portions of 65th Street. Commercial buildings range from 10 to 50+ years old and range in condition. There is a heavy concentration of retail use at the corner of Stockton Boulevard and 65th Street and Florin Road (to the south of the subject property). There is a Walmart Supercenter and Sears at 65th Street, as well as Florin Towne Center at Florin Road. These developments are typically newer and have national retail tenants. Uses closer to the subject property include strip retail plazas, self-storage facilities, restaurants and several larger supermarkets. The subject is across the street from Pep Boys and a Smart & Final. There is a newer El Pollo Loco adjacent to the subject. The Lotus Casino, a gaming development north of the subject, features table and poker games and two restaurants and is open 24 hours. It is currently expanding and is under construction at this time. A larger strip plaza containing a DD's Discount and a 99 Cents Only store, as well as several smaller retailers, are just north of the casino. There are significant industrial uses along the Power Inn Road to the east.

BILLBOARD

- There is a two sided billboard on the property that is currently leased to Clear Channel. It is located on the northwest corner of the parcel at the street with good visibility along Stockton Boulevard.

ZONING

- The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging. Based on the appraiser's interpretation of the zoning ordinance, the subject property is an outright permitted use that could be rebuilt if unintentionally destroyed. According to the City of Sacramento Planning and Design Commission, the Site Plan and Design Review to develop an approximately 41,000 square-foot mini storage facility and manager's office within an existing commercial structure in the C-2 zone with deviation to required setbacks is approved. Approved entitlements with conditions include an environmental determination, conditional use permit, site plan and design review. Based on the scope of work, we are not valuing the proposed improvements and are just providing the as-is value; however, we have taken into consideration the entitlements in the excess land value.

Seller Financing

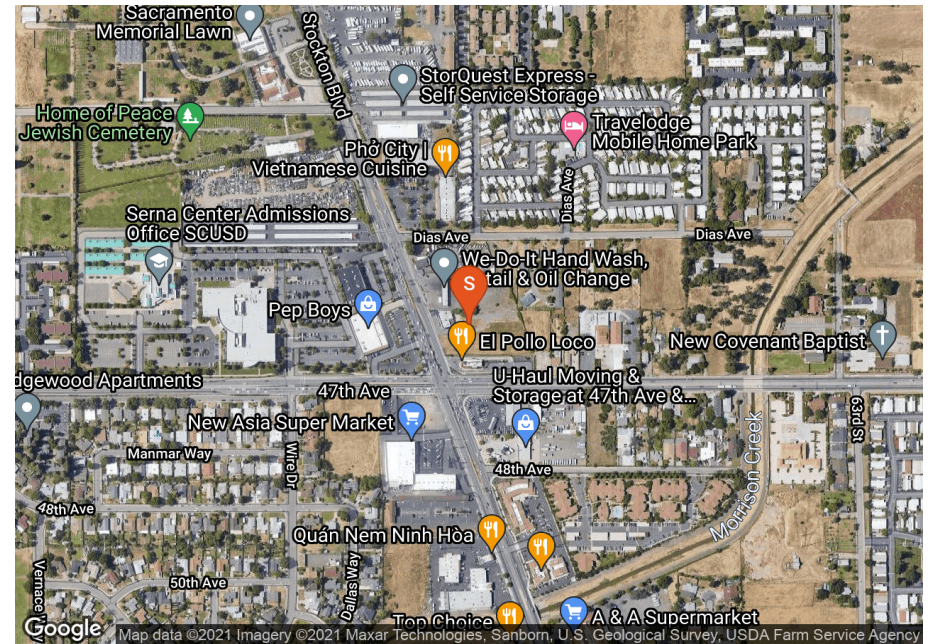
- Seller Financing Available and one small vacancy for an instant owner user with future commercial development possibilities.

Local Area Summary

- In summary, the subject property is located in an older established retail area of Sacramento, broadly known as South Sacramento. Commercial developments are located along major thoroughfares and are easily accessible from the subject. Development is mainly infill and there are some parcels of vacant land in the area. Residential uses present in the subject's immediate area include single-family homes, apartment complexes, duplexes, multi-family garden apartments, and manufactured home communities. The subject's neighborhood is considered stable and is expected to remain stable in coming years. Conditions and appeals in the area are generally fair to average.
- LOCAL AREA PROFILE**

The subject property is located within Sacramento County in Sacramento, California. The subject is an L-shaped lot that wraps around an El Pollo Loco restaurant and has frontage along both Stockton Boulevard and Elder Creek Road. Stockton Boulevard is a heavily traveled commercial arterial. Elder Creek Road turns into 47th Avenue at Stockton Boulevard and provides access to Highway 99 to the west. The subject's immediate neighborhood is characterized as commercial with supporting residential removal from the main arterials.

Regional Map



Locator Map

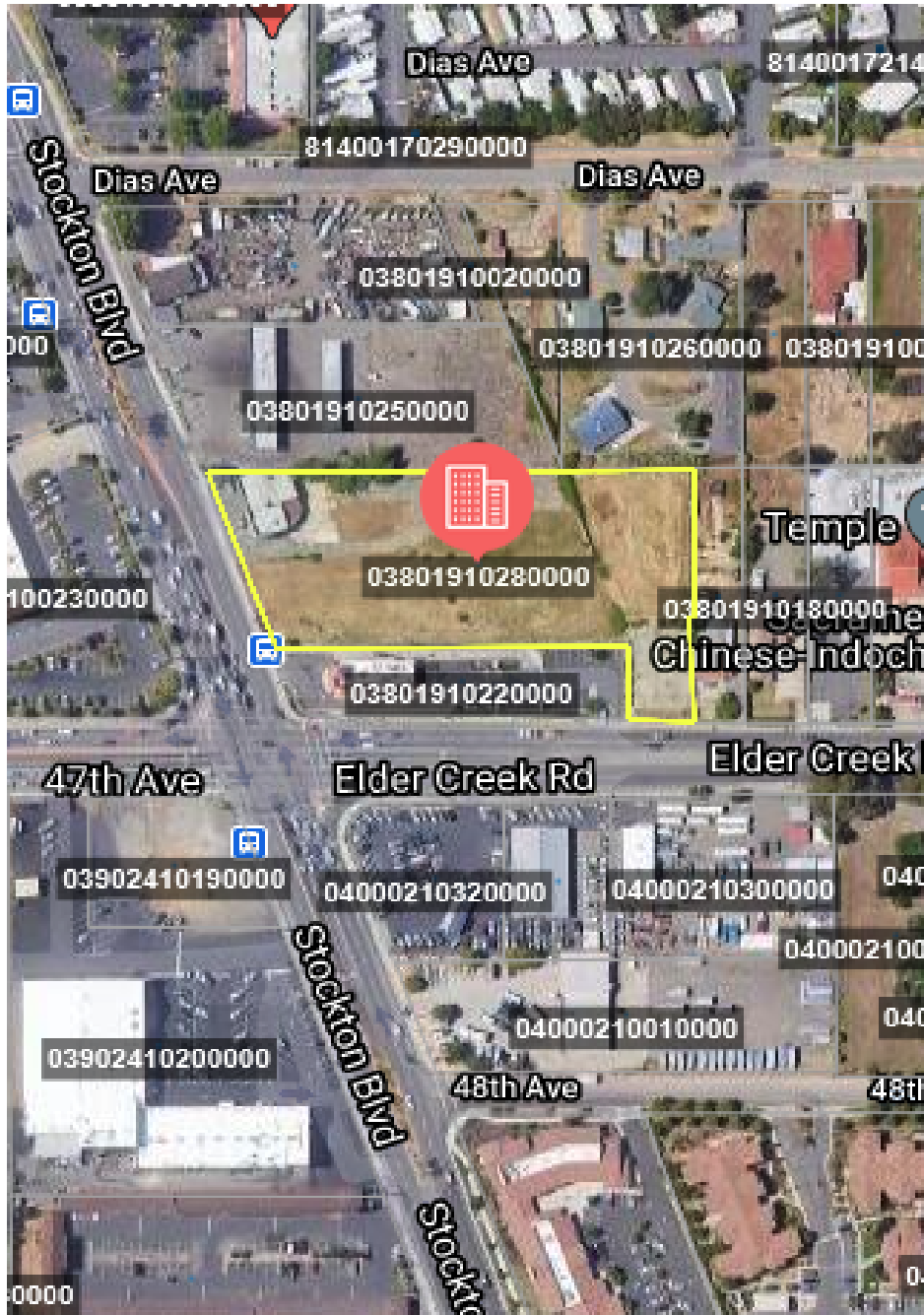


Community Services/Transportation

- Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). The subject is located within the Sacramento City Unified School District. The subject's neighborhood is primarily suburban and surrounded by several schools in close proximity. These schools serve as a good foundation for customers and retail tenants. Local schools include Ethel I Baker Elementary School, Peter Burnett Elementary School, Will C Wood Middle School, West Campus High School and Christian Brothers High School. Sacramento State University is in proximity to the subject, 4.2 miles to the north, and has a large campus and an enrollment of 29,349 students in 2014. UC Davis Medical Center and Shriners's Hospital are located 3.7 miles northwest of the subject along Stockton Boulevard.
- The subject is approximately one mile east of Highway 99 and four miles south of Highway 50, both major highways in the region. Public transportation is readily available in the area from Sacramento Regional Transit. Sacramento Regional Transit bus service along Stockton Boulevard. Road systems are also plentiful and provide good access to the surrounding areas. The subject property is located approximately 20 miles southeast of Sacramento International Airport with daily flights to domestic and international locations.

Accessibility

- Average - There are two right-in, right-out curb cuts along Stockton Boulevard into the retail plaza and one right-in, right-out curb cut along the excess land portion of the site. The excess land has frontage along both Stockton Boulevard and Elder Creek Road, although there is no curb cut along Elder Creek Road. Stockton Boulevard is a major commercial arterial. Highway 99 is located about one mile to the west of the subject along 47th Avenue/Elder Creek Road.
- EXPOSURE: Average - The subject has a mid-block location along a well-traveled arterial. The excess land has exposure along both Stockton Boulevard and Elder Creek Road.
- SITE RAITING: Overall, the subject site is considered a good retail / commercial site in terms of its location, exposure, and access to employment, education and shopping centers, recognizing its location along with two major commercial arterials.



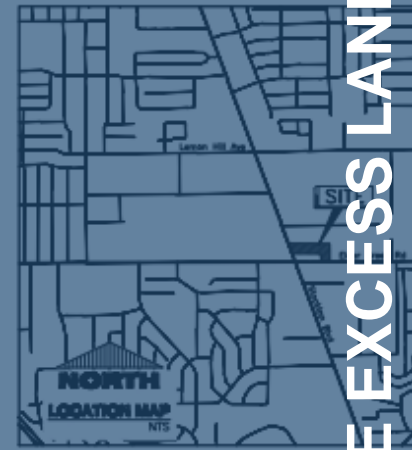
TOPOGRAPHIC SURVEY FOR: 6333 STOCKTON BLVD

APN: 038-0191-028

COUNTY OF SACRAMENTO
FEBRUARY 2016

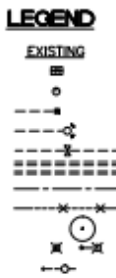
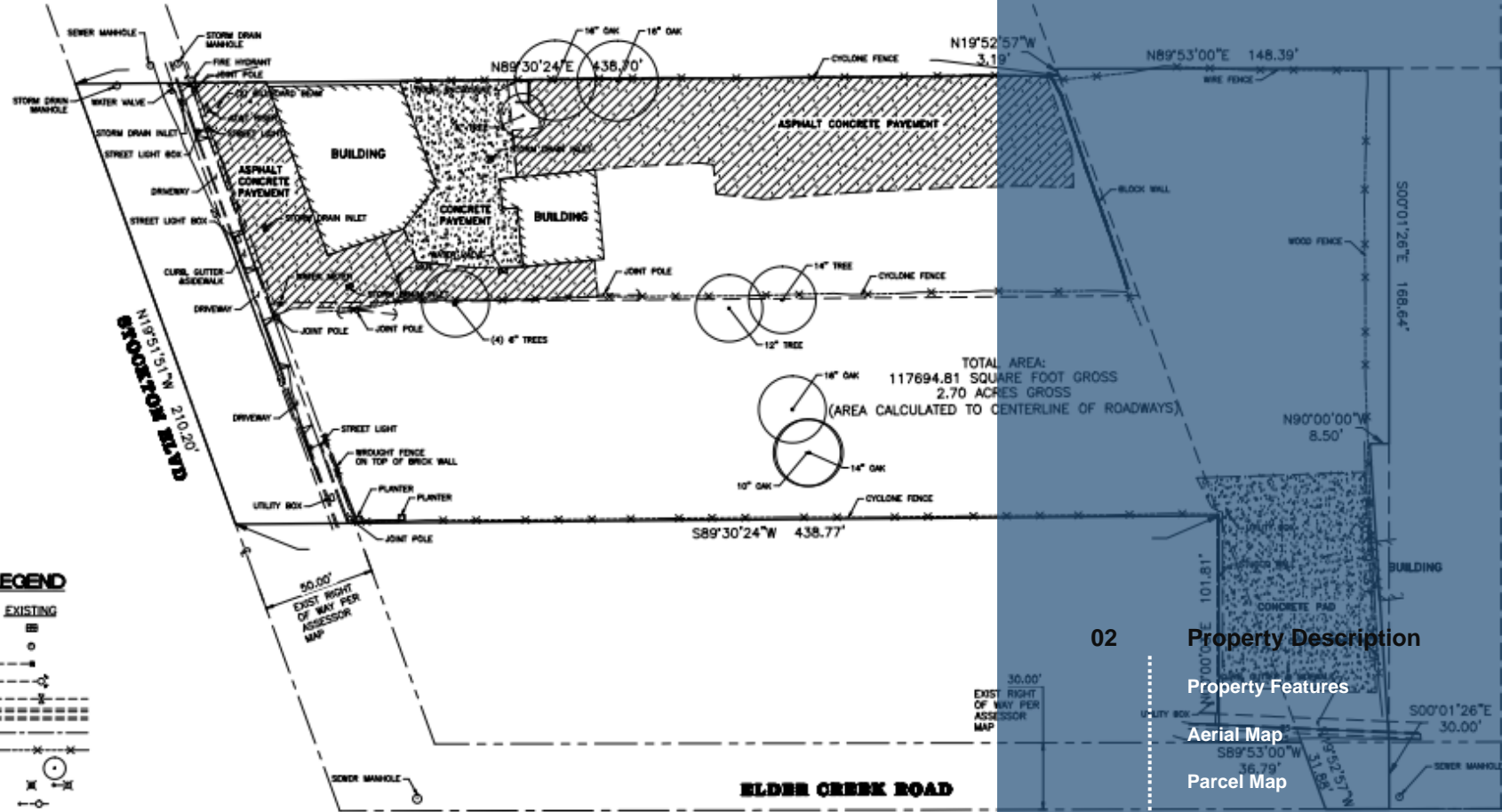
STATE OF CALIFORNIA
SCALE 1" = 30'

CNA ENGINEERING INC.
SHEET 1 OF 1



NORTH
LOCATION MAP
NTS

60'
1:250
ENGINEERS - U.S. ARMY
NORTH END OF BRIDGE WEST SIDE OF



LEGEND

- EXISTING
- Symbol for fence
- Symbol for tree
- Symbol for utility line
- Symbol for manhole

TOTAL AREA:
117694.81 SQUARE FOOT GROSS
2.70 ACRES GROSS
(AREA CALCULATED TO CENTERLINE OF ROADWAYS)

PROJECT SITE
SCALE: 1" = 30'

- 02
- Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions



PROPERTY FEATURES

BUILDING SF	3,950
LAND SF	101,494
LAND ACRES	2.33
YEAR BUILT	1948
YEAR RENOVATED	1980
# OF PARCELS	1
ZONING TYPE	C-2-SPD
TOPOGRAPHY	Level at street grade
SHAPE	L-Shaped See Plat Map For Exact Shape
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8
PARKING RATIO	2.0/1,000 SF NRA
NUMBER OF PADS	2
STREET FRONTAGE	Approximately 210' along Stockton Boulevard
CORNER LOCATION	and 76' along Elder Creek Road
TRAFFIC COUNTS	30,000 Daily
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1

NEIGHBORING PROPERTIES

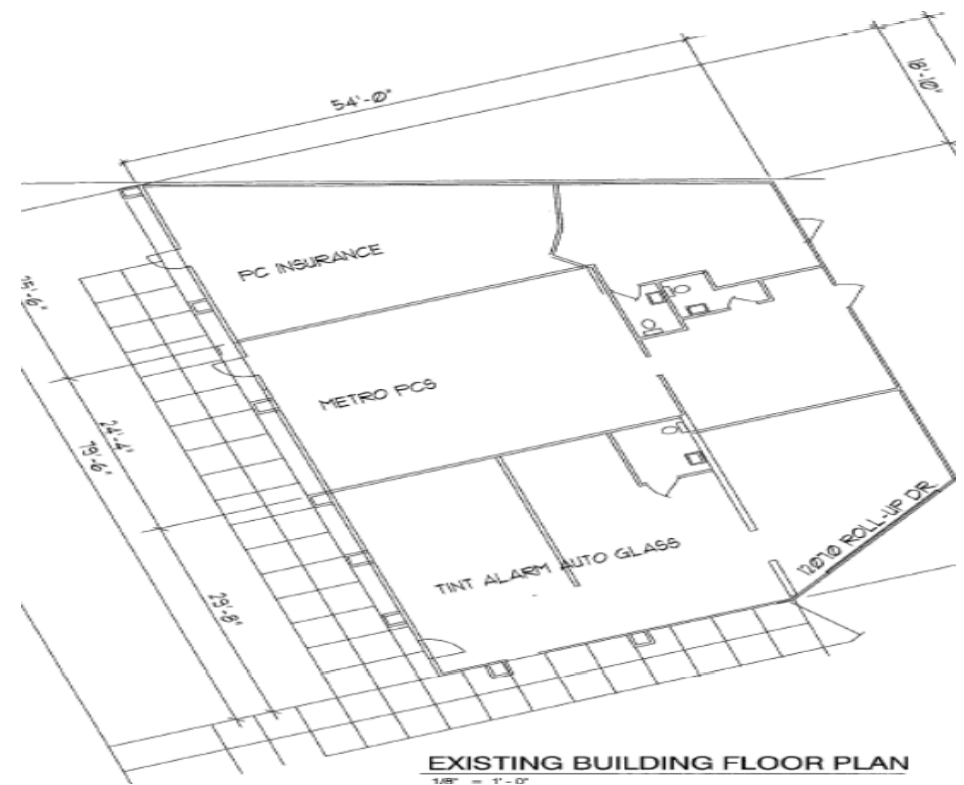
NORTH	Car Wash And Retail
SOUTH	- El Pollo Loco
EAST	Residential Development
WEST	tockton Boulevard Separating Property From Retail Development

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Each tenant space has a separate meter.
LIGHTING	Fluorescent

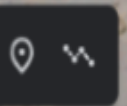
CONSTRUCTION

FOUNDATION	Poured concrete slab
FRAMING	Wood frame
EXTERIOR	Stucco, wood frame, metal
PARKING SURFACE	asphalt paved parking lot
ROOF	Low pitch rolled asphalt roof and a flat metal portion over the garage.





6341 Stockton Blvd



Take A Virtual Tour HendersonCRE



03

Rent Roll

Rent Roll Details

Lease Expiration Summary

Tenant Profile

Suite	Tenant Name	Square Feet	% of GLA	Lease Term			Rental Rates				Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF		Lease Type
A	VACANT	650	16.46%									Vacant and perfect for owners, users, startups and potential income producing unit.
B	Metro PCS	1,800	45.57%				\$2,250	\$1.25	\$27,000	\$15.00		Current month to month lease
C	Tint Alarm Auto Glass	1,500	37.97%				\$1,400	\$0.93	\$16,800	\$11.20		Current month to month lease
D	Street Billboard	200	5.06%				\$167	\$0.83	\$2,000	\$10.00		Street Billboard is approximately \$2,000 annually.
Totals		4,150					\$3,817		\$45,800			





04

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,116	165,778	367,858
2010 Population	26,702	163,385	373,638
2020 Population	27,582	174,257	402,030
2025 Population	28,156	180,047	416,402
2020 African American	3,388	26,331	55,126
2020 American Indian	300	2,184	4,198
2020 Asian	8,627	39,807	88,823
2020 Hispanic	10,602	67,549	119,479
2020 Other Race	5,511	34,774	57,144
2020 White	7,509	54,555	158,311
2020 Multiracial	1,850	13,221	31,123
2020-2025: Population: Growth Rate	2.05 %	3.30 %	3.50 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,586	8,721	16,643
\$15,000-\$24,999	1,351	7,553	14,181
\$25,000-\$34,999	930	5,767	12,042
\$35,000-\$49,999	1,226	8,375	18,529
\$50,000-\$74,999	1,201	9,268	24,621
\$75,000-\$99,999	904	6,313	18,222
\$100,000-\$149,999	697	5,731	21,131
\$150,000-\$199,999	198	1,811	9,656
\$200,000 or greater	89	1,226	8,298
Median HH Income	\$37,049	\$43,396	\$58,201
Average HH Income	\$51,174	\$59,687	\$81,756

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,437	56,219	141,193
2010 Total Households	8,032	51,909	134,705
2020 Total Households	8,182	54,765	143,323
2025 Total Households	8,307	56,311	147,737
2020 Average Household Size	3.35	3.16	2.77
2000 Owner Occupied Housing	3,993	27,782	74,202
2000 Renter Occupied Housing	3,999	25,118	60,296
2020 Owner Occupied Housing	3,555	26,097	74,328
2020 Renter Occupied Housing	4,627	28,668	68,995
2020 Vacant Housing	648	4,290	10,063
2020 Total Housing	8,830	59,055	153,386
2025 Owner Occupied Housing	3,693	27,236	77,364
2025 Renter Occupied Housing	4,615	29,075	70,372
2025 Vacant Housing	667	4,433	10,389
2025 Total Housing	8,974	60,744	158,126
2020-2025: Households: Growth Rate	1.50 %	2.80 %	3.05 %



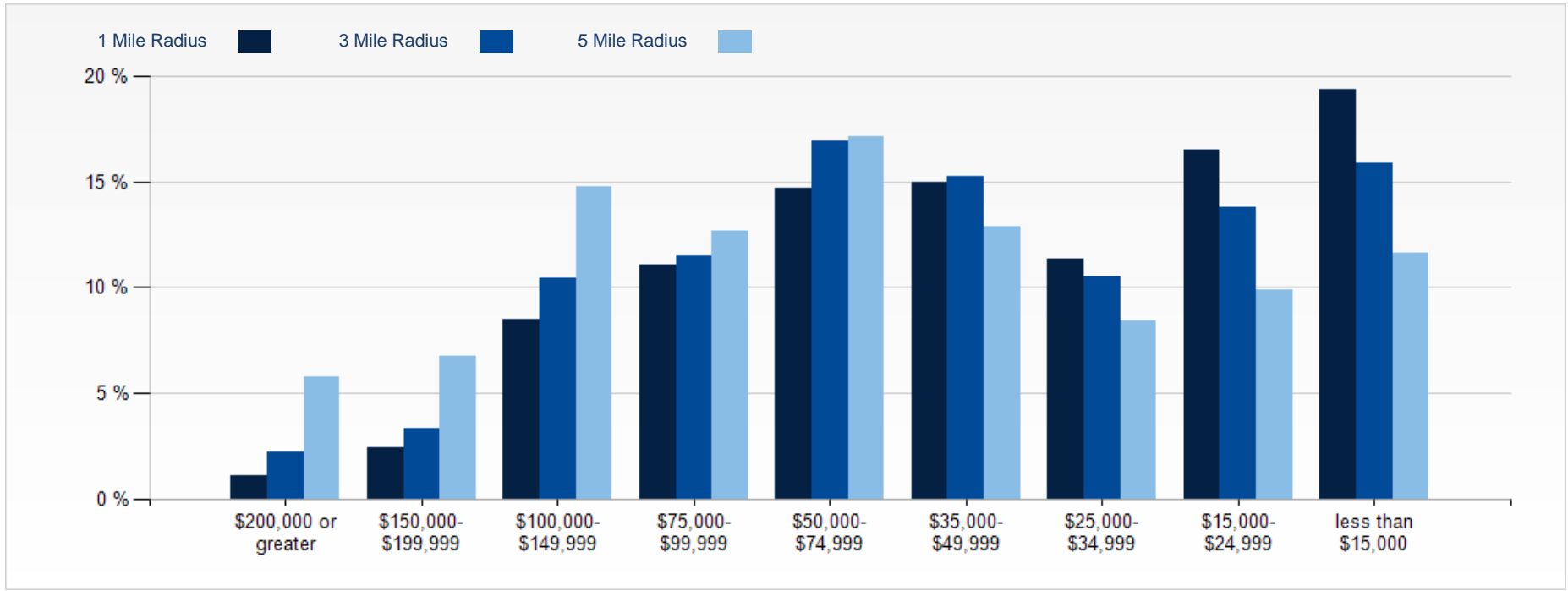
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,254	13,636	32,253
2020 Population Age 35-39	1,799	11,646	27,215
2020 Population Age 40-44	1,516	9,897	23,137
2020 Population Age 45-49	1,435	9,263	22,242
2020 Population Age 50-54	1,447	9,147	22,149
2020 Population Age 55-59	1,401	9,183	22,877
2020 Population Age 60-64	1,294	8,683	21,772
2020 Population Age 65-69	1,125	7,140	18,805
2020 Population Age 70-74	809	5,452	14,871
2020 Population Age 75-79	551	3,690	9,818
2020 Population Age 80-84	335	2,346	6,580
2020 Population Age 85+	351	2,484	7,612
2020 Population Age 18+	19,579	125,781	305,730
2020 Median Age	31	32	34

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,635	\$51,752	\$60,799
Average Household Income 25-34	\$54,694	\$63,237	\$77,583
Median Household Income 35-44	\$39,952	\$49,676	\$70,928
Average Household Income 35-44	\$55,927	\$67,533	\$92,983
Median Household Income 45-54	\$50,749	\$55,919	\$76,730
Average Household Income 45-54	\$64,258	\$71,928	\$101,202
Median Household Income 55-64	\$38,975	\$46,093	\$62,051
Average Household Income 55-64	\$50,669	\$59,530	\$86,220
Median Household Income 65-74	\$32,758	\$36,739	\$50,323
Average Household Income 65-74	\$40,296	\$48,620	\$73,818
Average Household Income 75+	\$31,789	\$38,948	\$57,373

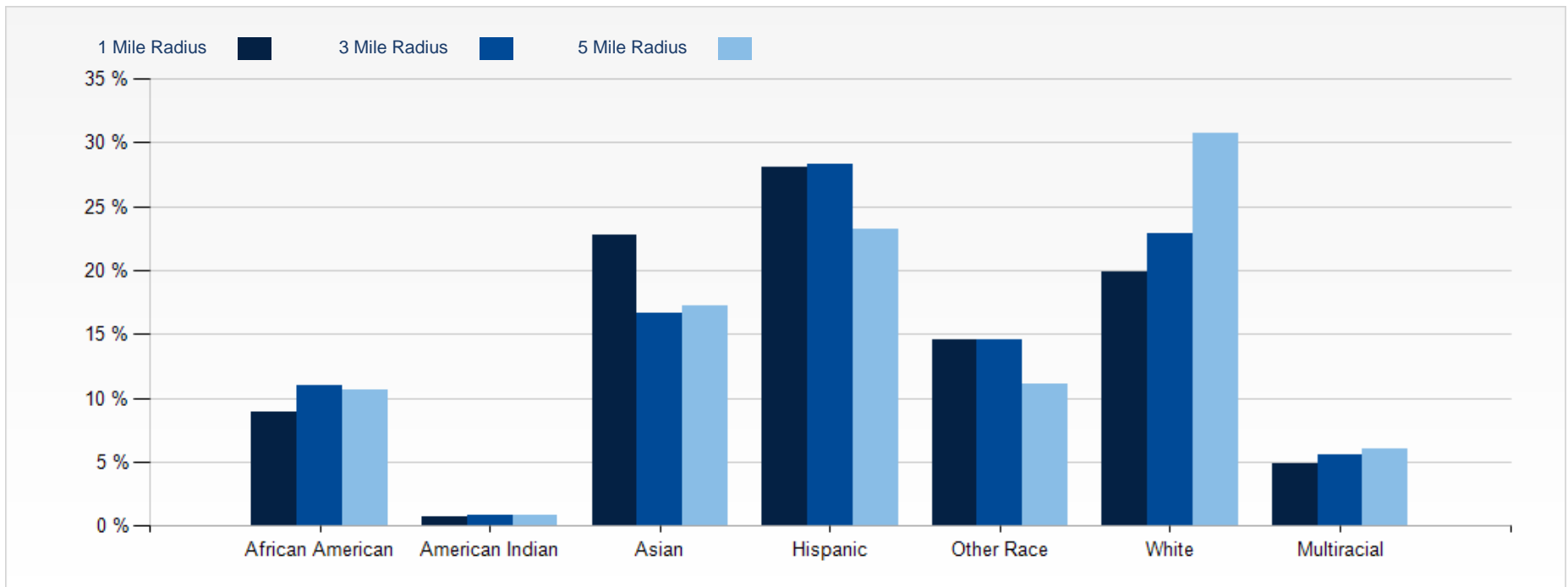
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,237	14,648	34,496
2025 Population Age 35-39	2,176	13,267	31,157
2025 Population Age 40-44	1,781	11,433	26,547
2025 Population Age 45-49	1,505	9,714	22,730
2025 Population Age 50-54	1,356	8,915	21,429
2025 Population Age 55-59	1,403	8,718	21,341
2025 Population Age 60-64	1,275	8,476	21,412
2025 Population Age 65-69	1,182	7,765	19,728
2025 Population Age 70-74	963	6,182	16,762
2025 Population Age 75-79	676	4,553	12,849
2025 Population Age 80-84	414	2,735	7,773
2025 Population Age 85+	332	2,386	7,701
2025 Population Age 18+	19,997	129,713	316,175
2025 Median Age	33	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,766	\$55,996	\$67,891
Average Household Income 25-34	\$60,821	\$69,866	\$87,478
Median Household Income 35-44	\$44,036	\$53,758	\$77,155
Average Household Income 35-44	\$61,885	\$73,270	\$100,901
Median Household Income 45-54	\$54,473	\$60,488	\$83,014
Average Household Income 45-54	\$71,956	\$80,221	\$111,888
Median Household Income 55-64	\$43,821	\$51,198	\$68,954
Average Household Income 55-64	\$57,653	\$66,579	\$97,328
Median Household Income 65-74	\$35,581	\$38,777	\$54,047
Average Household Income 65-74	\$44,715	\$53,986	\$82,430
Average Household Income 75+	\$36,334	\$43,465	\$67,384

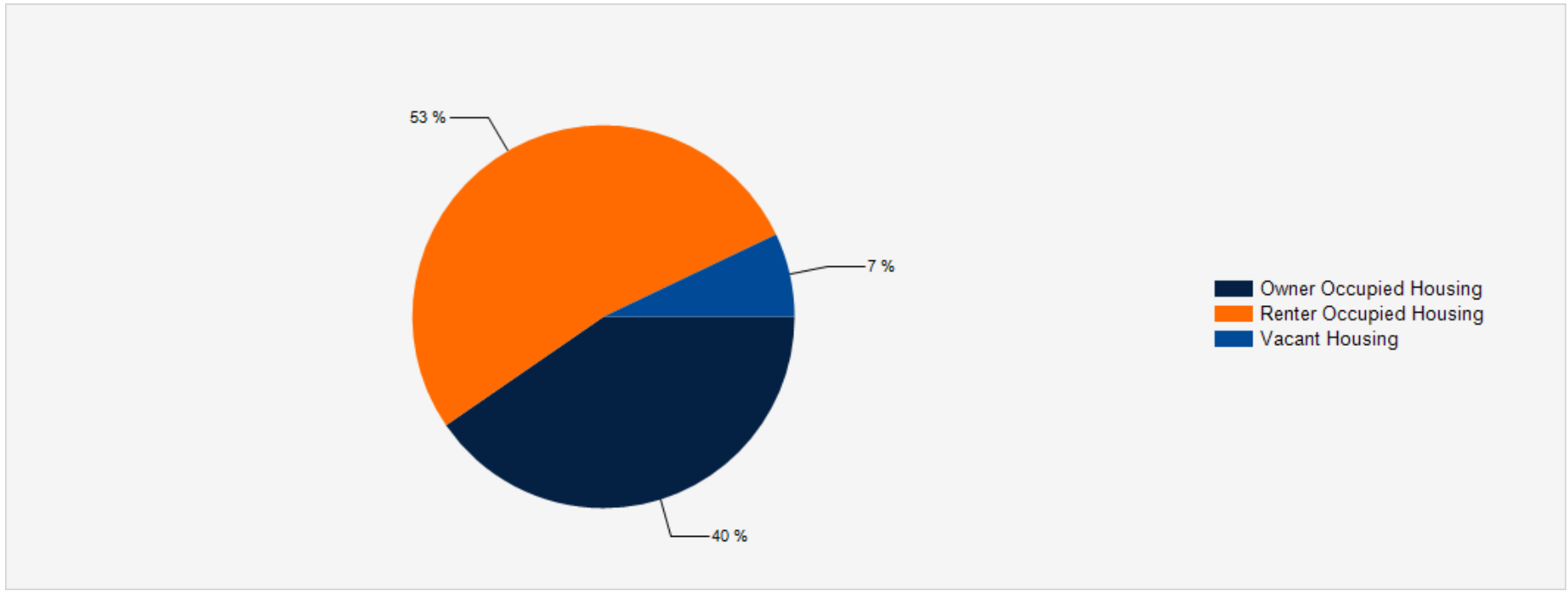
2020 Household Income



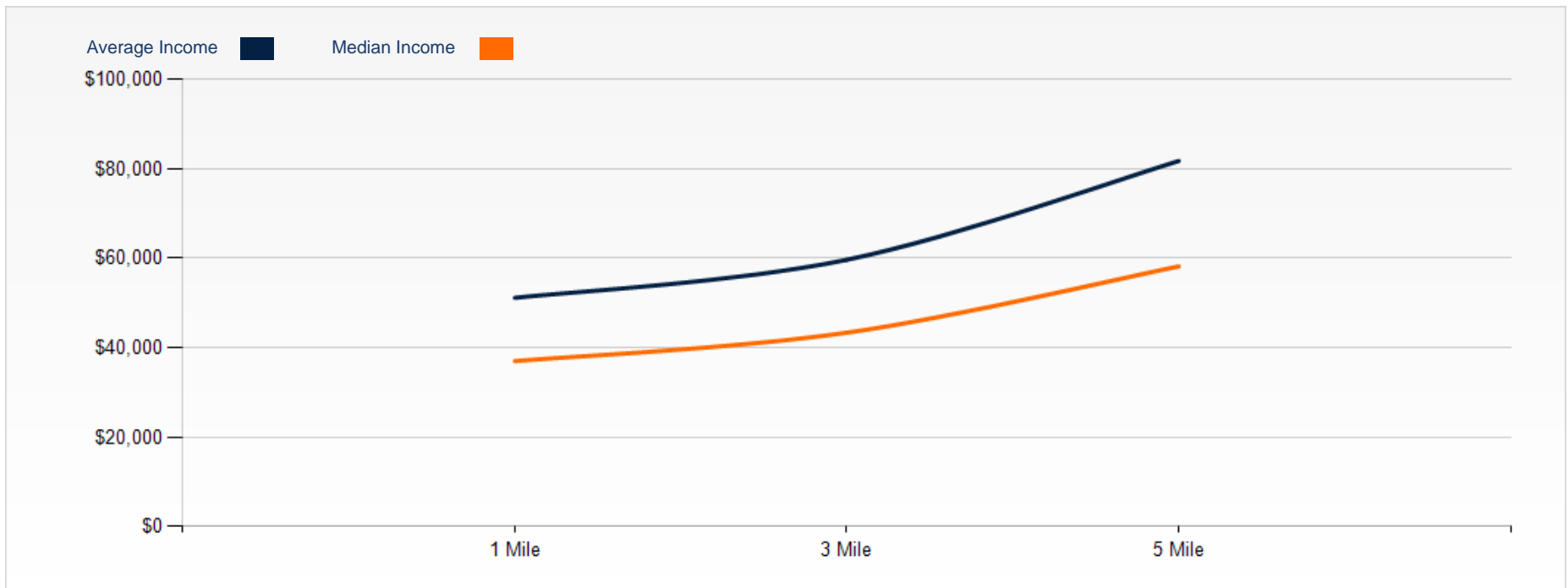
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Multi-Tenant Retail with 2.33 Acre Excess Land

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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