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**HendersonCRE Virtual Tour**  
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OFFERING MEMORANDUM

2170 Acoma St  
Sacramento, CA 95815

# INDUSTRIAL BUILDING FOR SALE

SELLER FINANCING AVAILABLE - INCLUDES MICRO CUP, BOP AND EQUIPMENT

**GQ**North  
real estate

# INDUSTRIAL BUILDING FOR SALE

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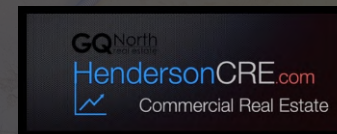


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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	2170 Acoma St Sacramento CA 95815
COUNTY	Sacramento
MARKET	Sacramento
SUBMARKET	Cannabis
NET RENTABLE AREA (SF)	4,000 SF
LOT SIZE ACRES	0.156
LOT SIZE SF	6,775 SF
YEAR BUILT	1966
YEAR RENOVATED	2019
APN	275-0112-017-0000

## FINANCIAL SUMMARY

OFFERING PRICE	\$998,000
PRICE PSF	\$249.50

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	12,054	147,362	360,400
2021 Median HH Income	\$37,402	\$55,791	\$59,741
2021 Average HH Income	\$56,473	\$79,556	\$84,458

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Call / Text

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## Cultivation Turnkey Improvements

- Currently configured at 83 grow lights. It could be more with an alternative configuration. eg Double rack system with LED or mixed HPS.  
NanoLux 1000 DE / Units 48 / Cost \$400 = \$19,200.00  
Phantom 1000w HPS / Units 33 / Cost \$400 = \$13,200.00  
Quest 205/225 dehumidifier / Units 7 / Cost \$3,500 = \$24,500.00  
5 tons of HVAC units and blowers / Units 7 / Cost \$7,500 = \$52,500.00  
6 full spectrum LED grow light / Units 6 / Cost \$500 = \$300.00  
1 American Classic safe / Units 1 / Cost \$250 = \$250.00  
UL certified security system with w/24 hr call analytics / equipment and installation / \$18,000.00  
ADA Restroom - Completed / \$5,000.00  
ADA Entry Ramp / \$5,000.00  
Wrought Iron Fencing / \$25,000.00  
  
\$165,650.00 Of Turnkey Equipment and approximately \$500,000.00 in facility buildout.

## • BOP And State License

- The facility has been approved with a class A specialty indoor license of up to 5,000 SF. Currently has BOP and State license and city license.

## • Cultivation Facility Buildout

- Four cultivation rooms, a dry room, a security room, approved buildout, 400 AMPS. An additional approximately 600 square-foot drying room at the mezzanine level.

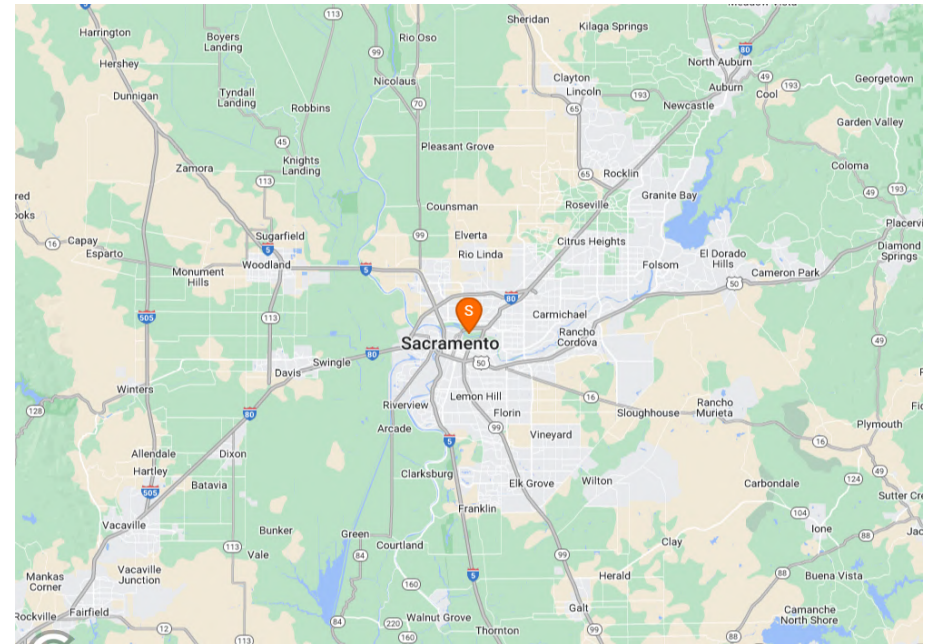
## • District 2, Area 4

- Micro Conditional Use Permit (cultivation, manufacturing, and distribution) within an existing warehouse building. Light Industrial Special Planning District (M-1-SPD) zone in the Del Paso Boulevard/Arden Way SPD; and Site Plan and Design Review for minor exterior alterations to an existing building on 0.16 acres within the Light Industrial Special Planning District (M-1-SPD) zone in North Sacramento Design Review District.

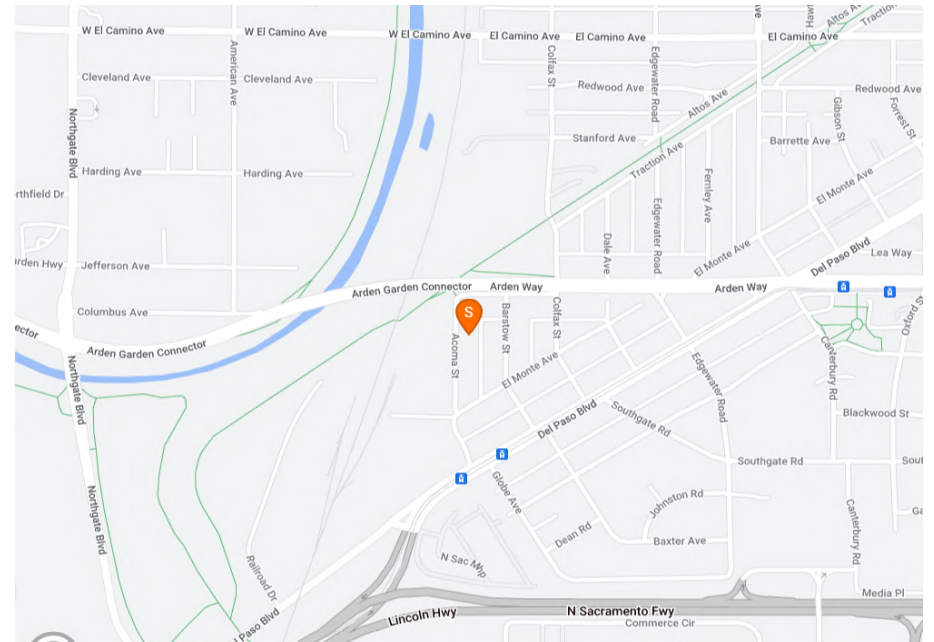
## • For More Information

- Take a virtual tour on YouTube: HendersonCRE.com  
CALL/TEXT for further details 916-798-8559 Lu Ann Henderson

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	4,000
LOT SIZE SF	6,775
LOT SIZE ACRES	0.156
YEAR BUILT	1966
YEAR RENOVATED	2019
ZONING TYPE	M-1-SPD
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	1.25/1000 SF
CEILING HEIGHT	20 FT
GRADE LEVEL DOORS	2
FENCED YARD	Yes
OFFICE SF	Built Out

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## MECHANICAL

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HVAC	Yes (five)
FIRE SPRINKLERS	Not Required
ELECTRICAL / POWER	400 AMPS / 3 Phase
LIGHTING	Yes 83 Grow Lights

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Two
ROOF	Metal
LANDSCAPING	Yes

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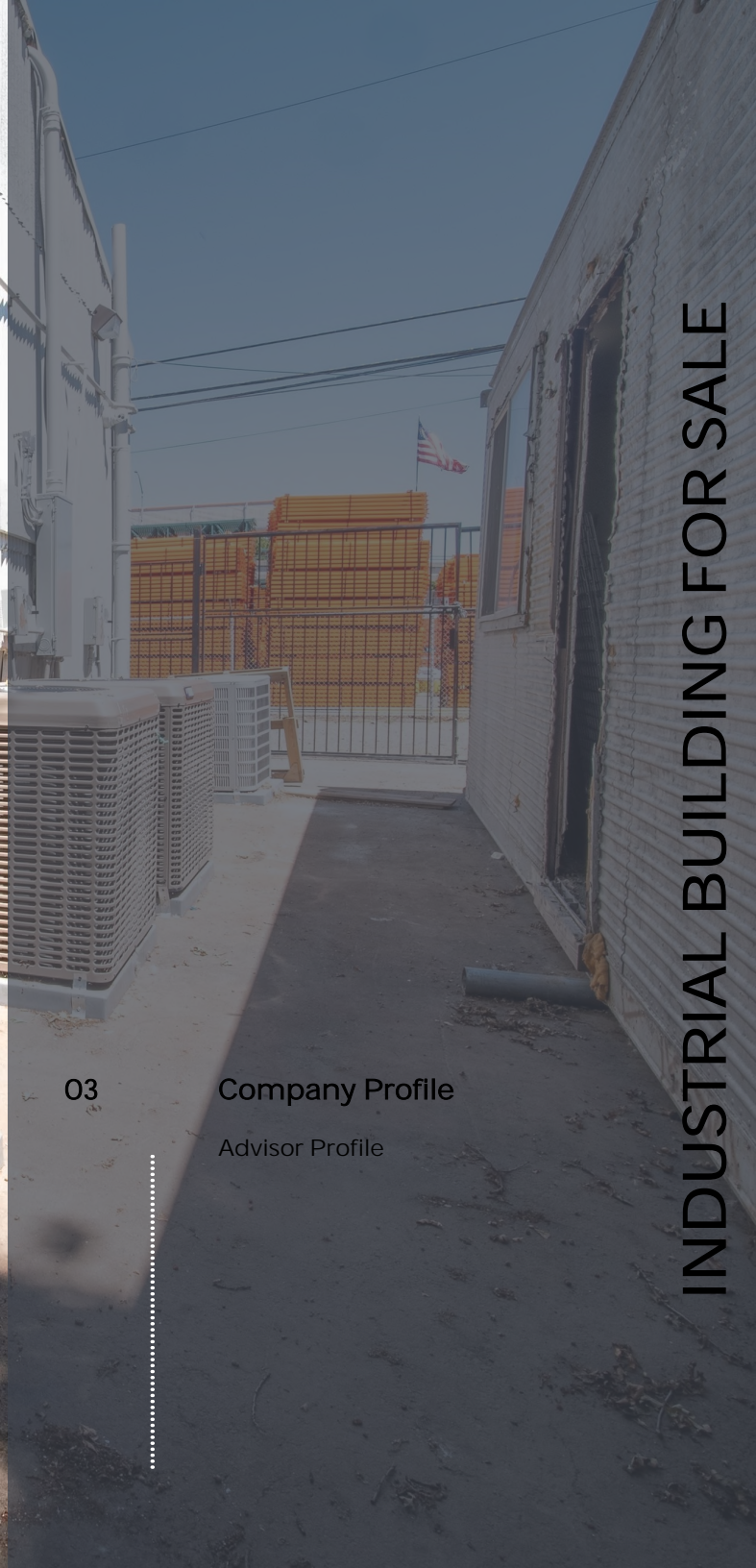
Take a Virtual Tour  
[HendersonCRE.com](http://HendersonCRE.com)











03

Company Profile

Advisor Profile



Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive “boutique” California Commercial Real Estate listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets selling over \$26. Millions in sales and a 92% average in closing her exclusive listings. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named Power Broker by Costar/LoopNet for the second quarter of 2020.

She’s nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in leasing transactions, most dual agency. Lu Ann has been responsible for multiple millions in California, 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 Nevada commercial real estate career in 2005 with original Las Vegas family developers. She continued her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate and overall transaction volumes are in the top 5% of brokers.

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 and obtaining all necessary rules and regulations for this new real estate arena for her clients. Additionally, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database.

In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, HendersonCRE.com, which further expands her digital marketing and property display globally. In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Lu Ann has collaborated with a reputable team offering a complete evaluation of your business, including Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

# INDUSTRIAL BUILDING FOR SALE

## CONFIDENTIALITY and DISCLAIMER

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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.

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