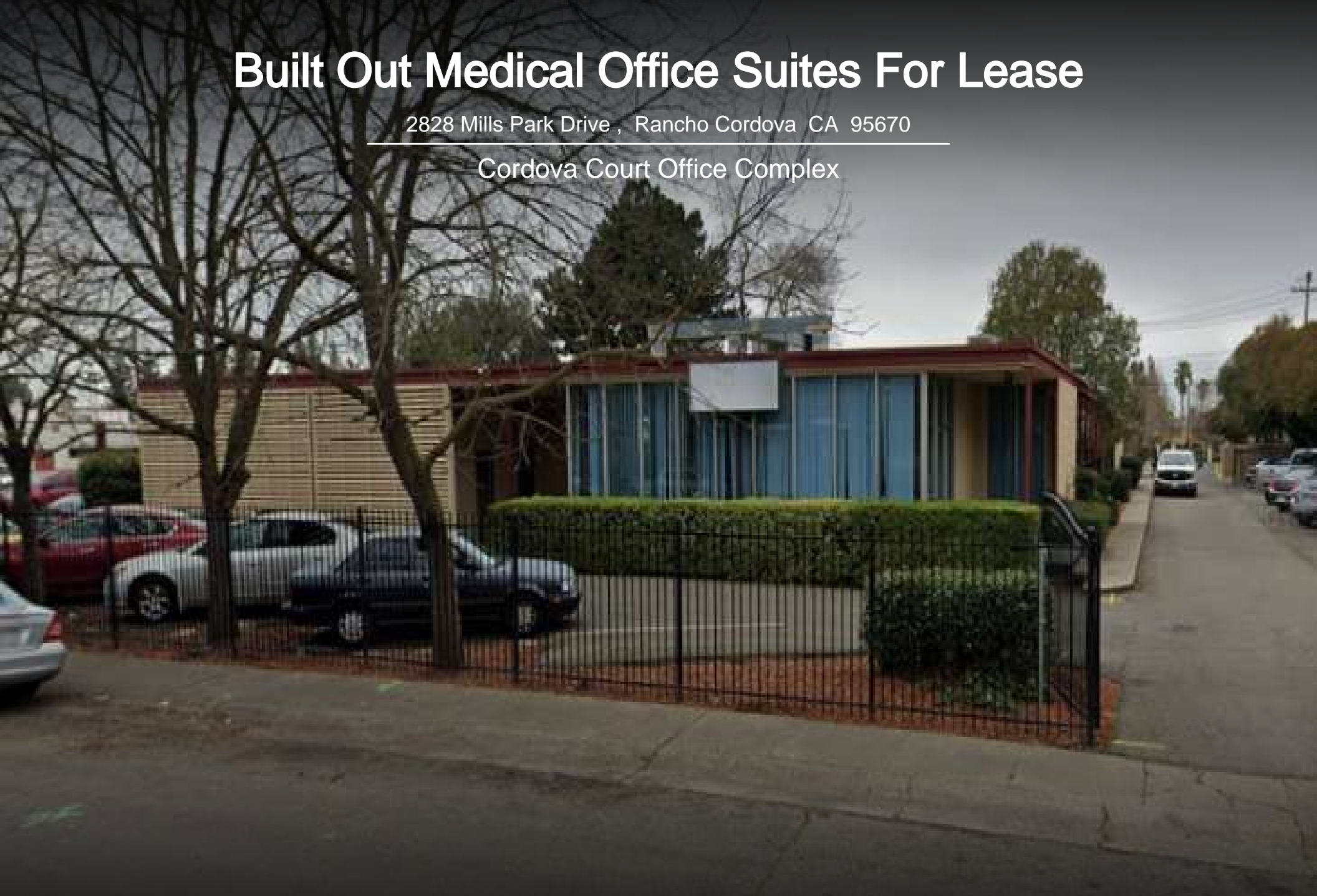


Built Out Medical Office Suites For Lease

2828 Mills Park Drive , Rancho Cordova CA 95670

Cordova Court Office Complex



Lu Ann Henderson
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
Lic: DRE# 01912126



THE SPACE

Location	2828 Mills Park Drive, Rancho Cordova, CA, 95670
COUNTY	Sacramento
Cross Street	Folsom Blvd

HIGHLIGHTS

- FULLY BUILT OUT MEDICAL OFFICE SUITES w/ Existing Private Rooms
- Each Unit Has Existing Sinks, Counter Tops, Cabinets, Storage Rooms.
- Each Unit Has A Receptionist Area/ Patient Lobbies
- Large Open Windows Looking Out To A Beautiful Landscape Courtyard.
- Plenty Of Parking In A Largely Gated Office Complex.
- Across From The Light Rail Station
- \$0.65 PSF - Minimum 3 Year Lease/ No NNN Fees
- Please see a virtual tour of this property on my YouTube Channel: HendersonCRE.com

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POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,347	91,111	231,495



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,041	\$87,473	\$98,038



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,180	34,741	91,414

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
B	VACANT	2,370	\$7.80	Modified Gross
D	VACANT	1,050	\$7.80	Modified Gross
E	VACANT	1,050	\$7.80	Modified Gross

HIGHLIGHTS

- The property offers attractive exterior and interior remodel finishes, coupled with an attractive lease rate makes this an ideal location for several office users or owner users.
- Within walking distance to many popular amenities nearby; you can explore local eateries, run business errands or go shopping.
- This property is located near the Highway 50 corridor just off Folsom Blvd near Zinfandel & Mather.
- This location allows for easy commuting to nearby sub markets, including: Downtown, Midtown, Gold River, Carmichael and Fair Oaks.

Locator Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,527	81,556	208,847
2010 Population	19,116	85,009	218,700
2019 Population	20,347	91,111	231,495
2024 Population	21,139	94,510	239,313
2019 African American	1,940	8,023	16,700
2019 American Indian	234	883	2,117
2019 Asian	2,065	9,560	22,619
2019 Hispanic	5,235	18,196	39,219
2019 Other Race	2,368	7,432	14,259
2019 White	11,880	57,377	157,590
2019 Multiracial	1,627	7,007	16,556
2019-2024: Population: Growth Rate	3.85 %	3.70 %	3.35 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	545	2,761	7,000
\$15,000-\$24,999	679	2,996	6,590
\$25,000-\$34,999	746	3,109	7,101
\$35,000-\$49,999	1,157	5,084	11,549
\$50,000-\$74,999	1,520	6,263	16,016
\$75,000-\$99,999	1,011	4,538	12,260
\$100,000-\$149,999	1,051	5,348	15,402
\$150,000-\$199,999	311	2,179	7,027
\$200,000 or greater	158	2,463	8,470
Median HH Income	\$55,501	\$61,274	\$69,671
Average HH Income	\$70,041	\$87,473	\$98,038

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,322	32,938	87,124
2010 Total Households	6,818	32,814	87,287
2019 Total Households	7,180	34,741	91,414
2024 Total Households	7,425	35,823	93,951
2019 Average Household Size	2.80	2.60	2.51
2000 Owner Occupied Housing	3,116	16,496	49,204
2000 Renter Occupied Housing	3,855	15,011	34,793
2019 Owner Occupied Housing	3,417	18,615	53,493
2019 Renter Occupied Housing	3,762	16,126	37,921
2019 Vacant Housing	543	2,441	5,450
2019 Total Housing	7,723	37,182	96,864
2024 Owner Occupied Housing	3,556	19,511	55,696
2024 Renter Occupied Housing	3,869	16,311	38,256
2024 Vacant Housing	542	2,490	5,486
2024 Total Housing	7,967	38,313	99,437
2019-2024: Households: Growth Rate	3.35 %	3.10 %	2.75 %

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Source: esri

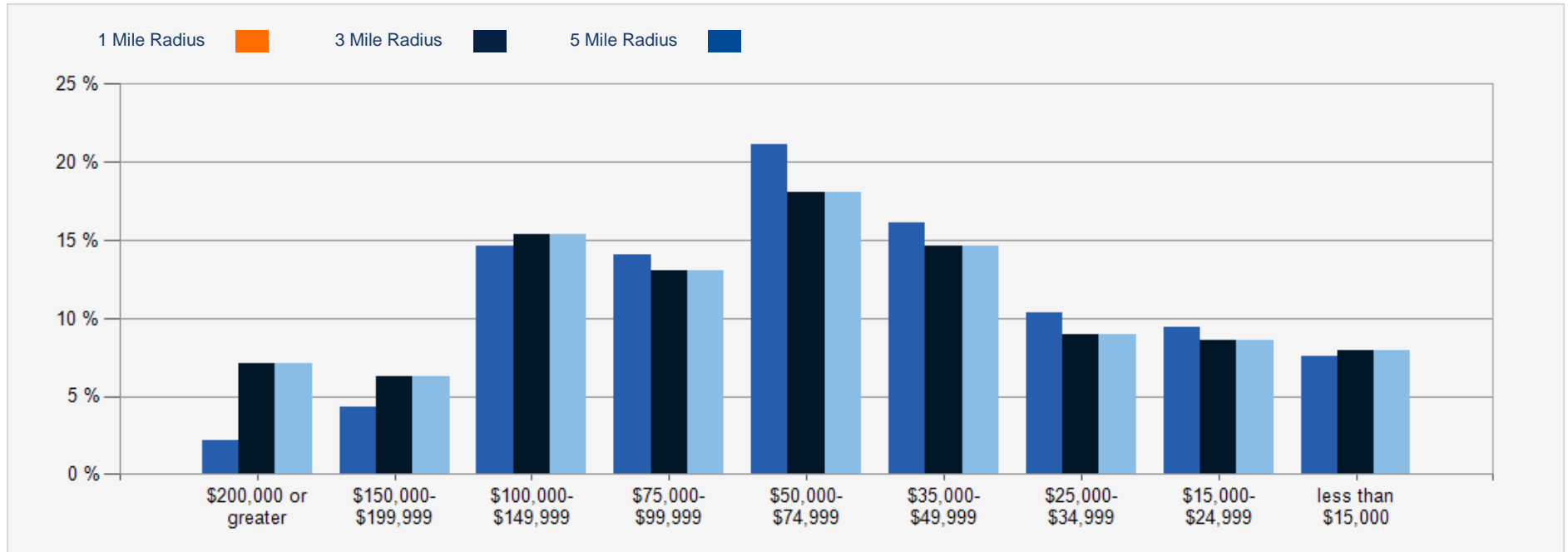
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,538	6,402	15,763
2019 Population Age 35-39	1,386	5,933	14,706
2019 Population Age 40-44	1,163	5,252	13,294
2019 Population Age 45-49	1,150	5,303	13,800
2019 Population Age 50-54	1,172	5,588	14,461
2019 Population Age 55-59	1,273	6,082	16,209
2019 Population Age 60-64	1,123	5,772	15,620
2019 Population Age 65-69	785	4,767	13,436
2019 Population Age 70-74	596	3,806	10,621
2019 Population Age 75-79	447	2,604	7,308
2019 Population Age 80-84	357	1,853	5,334
2019 Population Age 85+	379	2,119	6,726
2019 Population Age 18+	15,570	70,624	183,079
2019 Median Age	34	38	40

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,421	\$59,109	\$64,209
Average Household Income 25-34	\$72,827	\$78,271	\$85,573
Median Household Income 35-44	\$65,805	\$76,079	\$84,348
Average Household Income 35-44	\$81,010	\$96,340	\$107,797
Median Household Income 45-54	\$67,370	\$79,167	\$89,472
Average Household Income 45-54	\$80,077	\$105,734	\$119,745
Median Household Income 55-64	\$56,759	\$68,145	\$79,361
Average Household Income 55-64	\$69,202	\$96,139	\$110,584
Median Household Income 65-74	\$45,233	\$56,320	\$64,955
Average Household Income 65-74	\$59,107	\$86,957	\$97,139
Average Household Income 75+	\$47,225	\$59,583	\$67,250

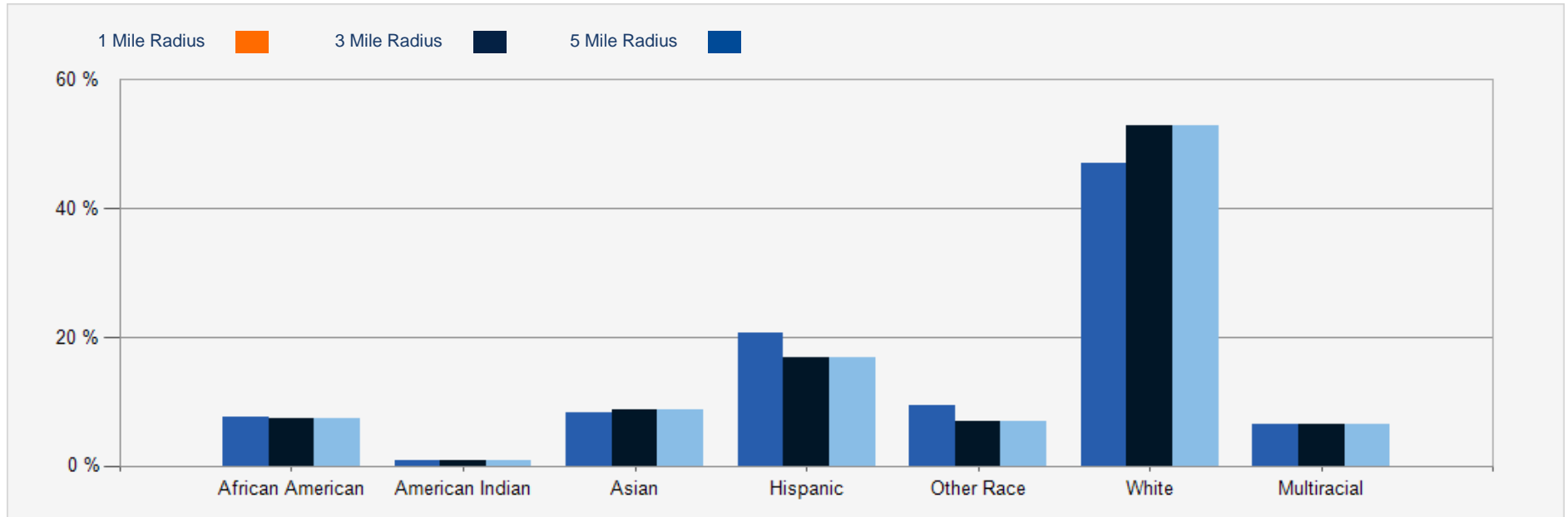
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,824	7,038	17,306
2024 Population Age 35-39	1,424	6,353	16,008
2024 Population Age 40-44	1,297	5,916	14,928
2024 Population Age 45-49	1,143	5,355	13,618
2024 Population Age 50-54	1,119	5,304	13,868
2024 Population Age 55-59	1,121	5,406	14,315
2024 Population Age 60-64	1,202	5,881	15,711
2024 Population Age 65-69	1,014	5,430	14,805
2024 Population Age 70-74	690	4,356	12,236
2024 Population Age 75-79	500	3,347	9,517
2024 Population Age 80-84	345	2,079	6,168
2024 Population Age 85+	387	2,198	6,953
2024 Population Age 18+	16,205	73,412	189,627
2024 Median Age	34	38	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,526	\$69,589	\$76,249
Average Household Income 25-34	\$86,026	\$91,800	\$100,616
Median Household Income 35-44	\$78,127	\$87,901	\$98,001
Average Household Income 35-44	\$94,028	\$112,840	\$125,602
Median Household Income 45-54	\$78,219	\$91,626	\$102,812
Average Household Income 45-54	\$93,412	\$122,095	\$136,856
Median Household Income 55-64	\$63,929	\$78,865	\$90,473
Average Household Income 55-64	\$80,819	\$111,523	\$127,854
Median Household Income 65-74	\$52,023	\$65,118	\$75,947
Average Household Income 65-74	\$70,270	\$102,461	\$114,224
Average Household Income 75+	\$56,864	\$72,398	\$81,035

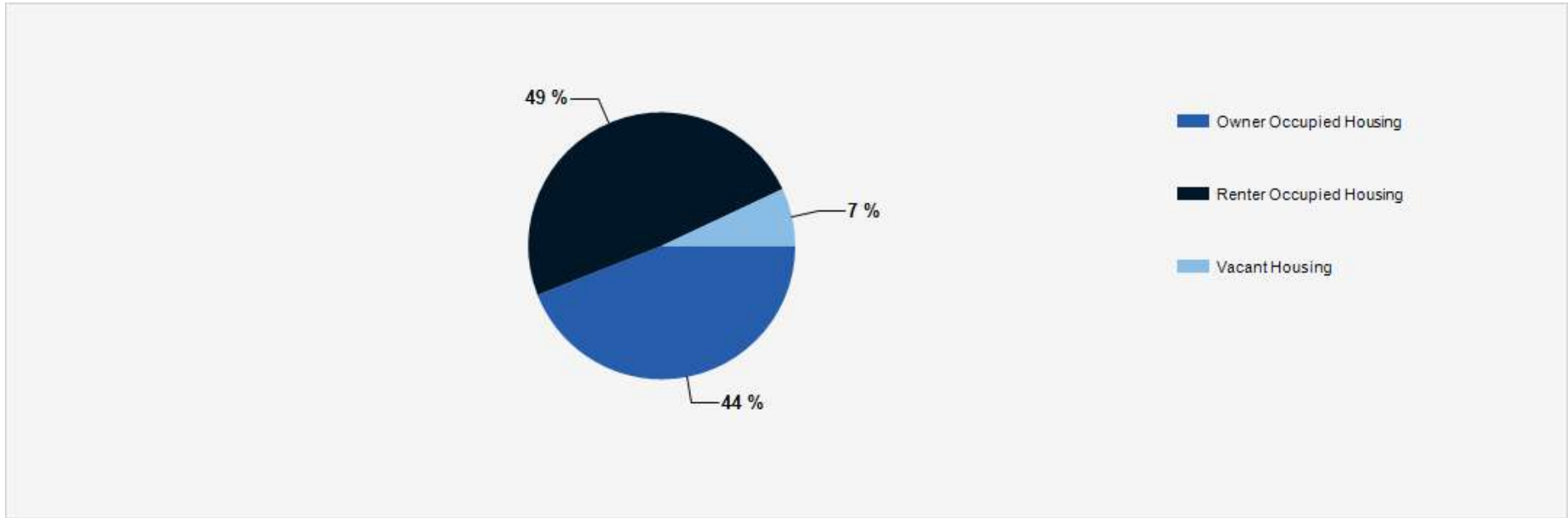
2019 Household Income



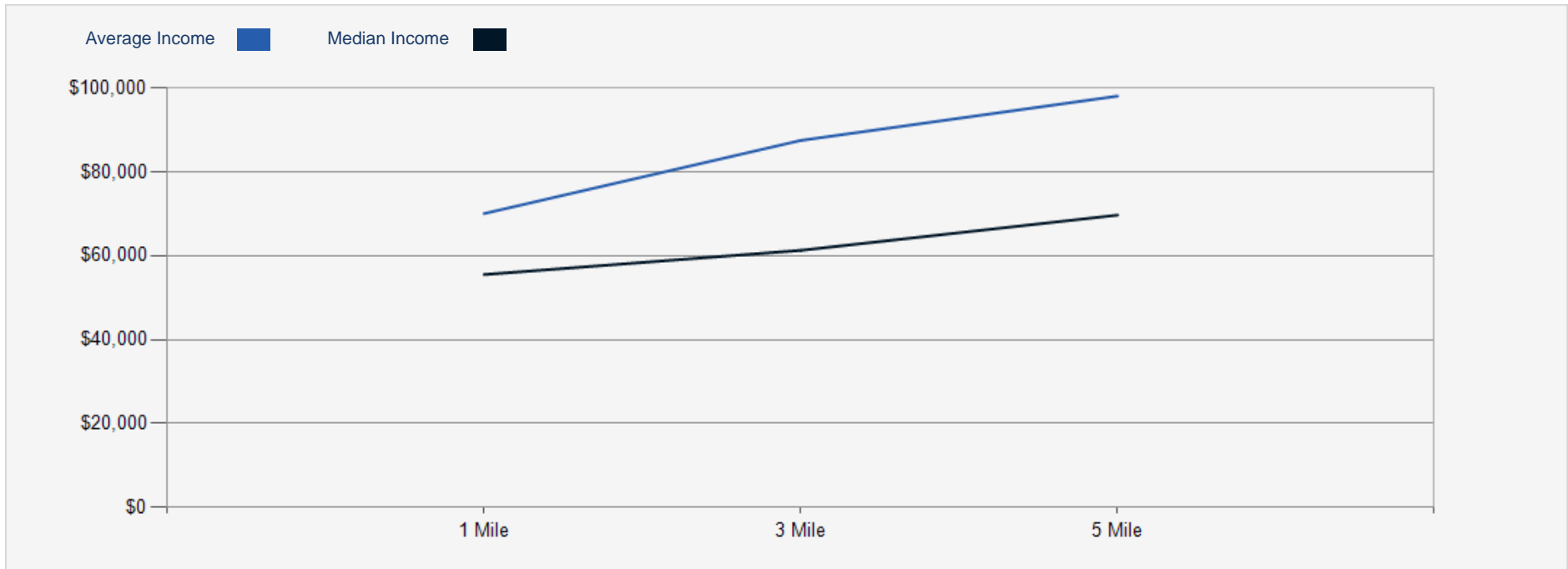
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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 CEO at HendersonCRE.com. Lu Ann is a CCIM candidate and has received three 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. 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 top producer by Costar/LoopNet for the second quarter of 2020. Lu Ann's overall transaction volumes are in the top 5% of brokers.

LOS ANGELES, CA, March 6, 2023 — Crexi, the commercial real estate industry's fastest-growing marketplace, data, and technology platform, announced Lu Ann Henderson as a winner of its annual Platinum Broker Awards, an awards program recognizing the highest performing brokers on Crexi's platform. I'm responsible for 28 million in commercial sales and leased/sold over 13 million square feet.

As a boutique listing agent and selective on the number of listings, she'll take on to ensure personal attention and due diligence for each of her clients. She believes she has a proven strategy for a higher success rate of closings for all her clients. 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 and leaving two more sales transactions currently in escrow and due to close in early 2022.

Lu Ann has been responsible for multi-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 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 commercial investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate.

Lu Ann played a vital role in the nine-month due diligence duties for purchasing 277 acres at Larry Bell Dairy Farm negotiated for \$3.8 million in 2013. She was responsible for troubleshooting the entire AG-80, 277 acres, and the 12 residential properties located at 11318 Franklin Blvd, Elk Grove, CA. Lu Ann managed the back end of housing and development and commercial and agricultural purchases. She oversaw identifying properties through entitlements, including due diligence for creating plot maps, documenting, supervising EPA reports, water, and environmental duties, mitigation, and protocol guidelines for special habitats.

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 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 commercial real estate aspects of the business.

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. 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.

Built Out Medical Office Suites For Lease

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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.

Exclusively Marketed by:



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