

Turnkey Restaurant and Grocery Market

2990 Florin Road, Sacramento CA 95822

For Sale Possible Seller Financing

OFFERING MEMORANDUM



Lu Ann Henderson
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GQNorth
HendersonCRE.com
Commercial Real Estate

GQNorth
real estate

Turnkey Restaurant and Grocery Market

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2990 Florin Road Sacramento CA 95822
COUNTY	Sacramento
APN	049-0360-009-0000
MARKET	South Sacramento
BUILDING SF	2,665
PROPERTY YARD AREA SF	0.63 / 27,450
LOT SIZE ACRE	0.63
PROPERTY SUBTYPE	Restaurant
APN	049-0360-003-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$1,100,000
PRICE PSF	\$412.76
OCCUPANCY	100 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	22,820	176,138	374,231
2022 Median HH Income	\$48,345	\$54,379	\$67,253
2022 Average HH Income	\$64,771	\$78,084	\$95,953

Turnkey Restaurant and Grocery Market

- This is a fantastic opportunity to own a fully built kitchen and complete grocery market! This property has two newly paved parcels and is utilized as one big parking lot. Lots of improvements, such as two new HVAC units, one water fan cooler used to cool off the kitchen, a new roof, wrought iron fencing throughout the entire property, and an extra storage container for added square footage. This turn-key market and "To Go" restaurant is exactly what you are looking for. Take a look at the YouTube video for more details. Over \$500,000.00 in turnkey improvements.

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California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

Call/Text

Invest@HendersonCRE.com

Two Parcels

- 2990 Florin Rd, Sacramento, CA 95822
APN: 049-0360-003-0000

29th St, Sacramento, CA 95822
APN: 049-0360-009-0000

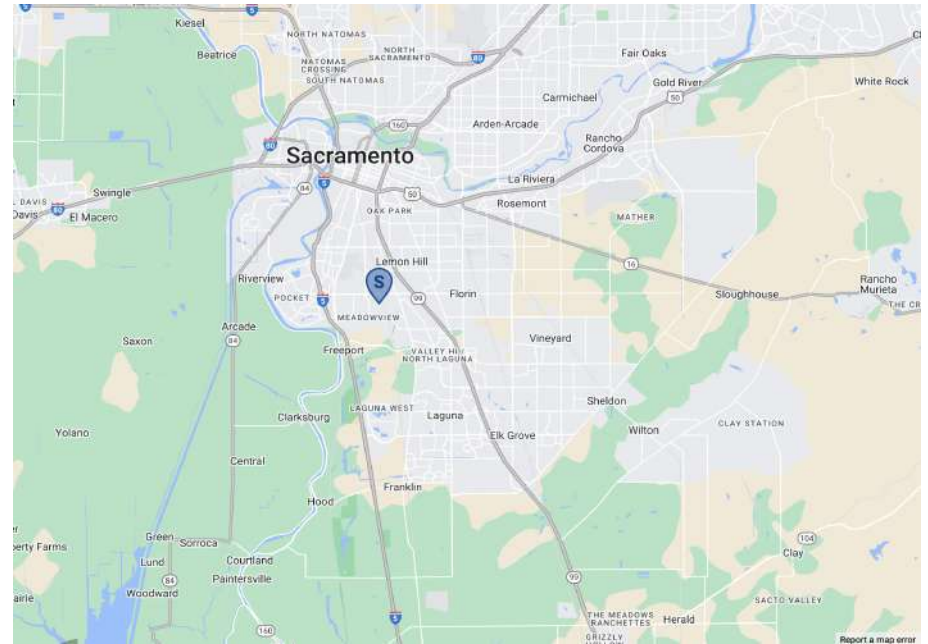
Located In the South Sacramento

- Located between Franklin Blvd and Freepoint Blvd, this is in the heart of South Sacramento. Down the street from Luther Burbank High School and next to all the auto car dealerships. Just a mile up from Southgate Plaza where you'll have 99 Ranch Market, Ross, Happy Lamb Hot Pot, Food Maxx and Goodwill Super Store.

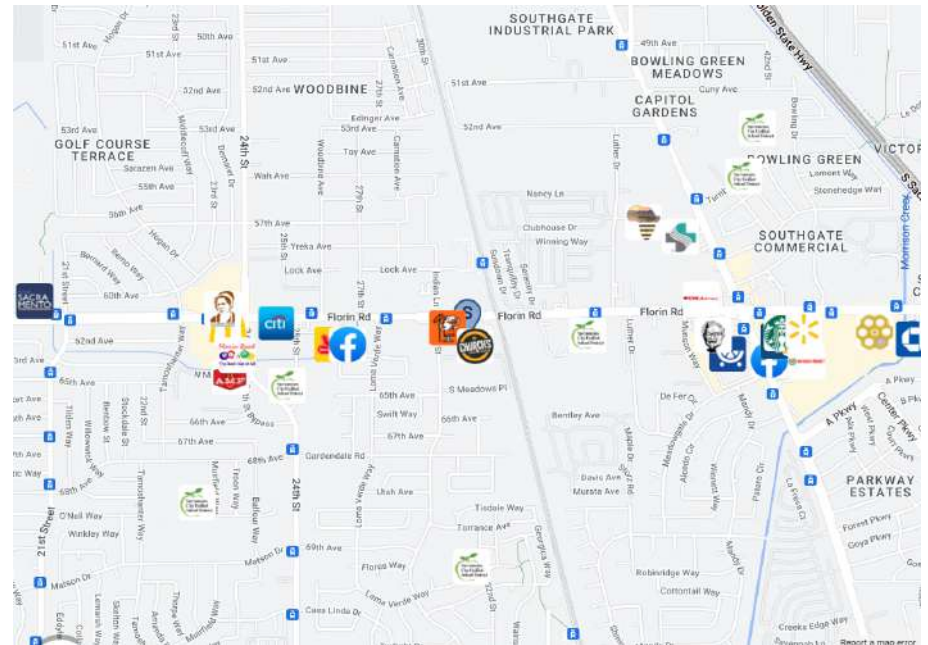
SELLER FINANCING

- Possible seller financing on credit approval with 40% down. Terms and conditions are contingent on a down payment.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

BUILDING SF	2,665
PROPERTY YARD AREA SF	0.63 / 27,450
LOT SIZE ACRE	0.63
PROPERTY SUBTYPE	Restaurant
BUILDING CLASS	C
ZONING TYPE	C-2
YEAR BUILT	1966
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LAND USE	COMMERCIAL USE
NUMBER OF PARKING SPACES	38
FENCING	Wrought Iron Entire Property
NUMBER OF INGRESSES	Two
NUMBER OF EGRESSES	Two

NEIGHBORING PROPERTIES

NORTH EAST	Truck Sales at U-haul
SOUTH WEST	Kid's Dentist Plus
EAST	Siam Pa Thai
WEST	Church's Texas Chicken

MECHANICAL

NEW HVAC UNIT	2
CENTRAL AIR AND HEAT	Yes
WATER FAN COOLER	1
FIRE SPRINKLERS	Yes
LIGHTING	New Lighting

CONSTRUCTION

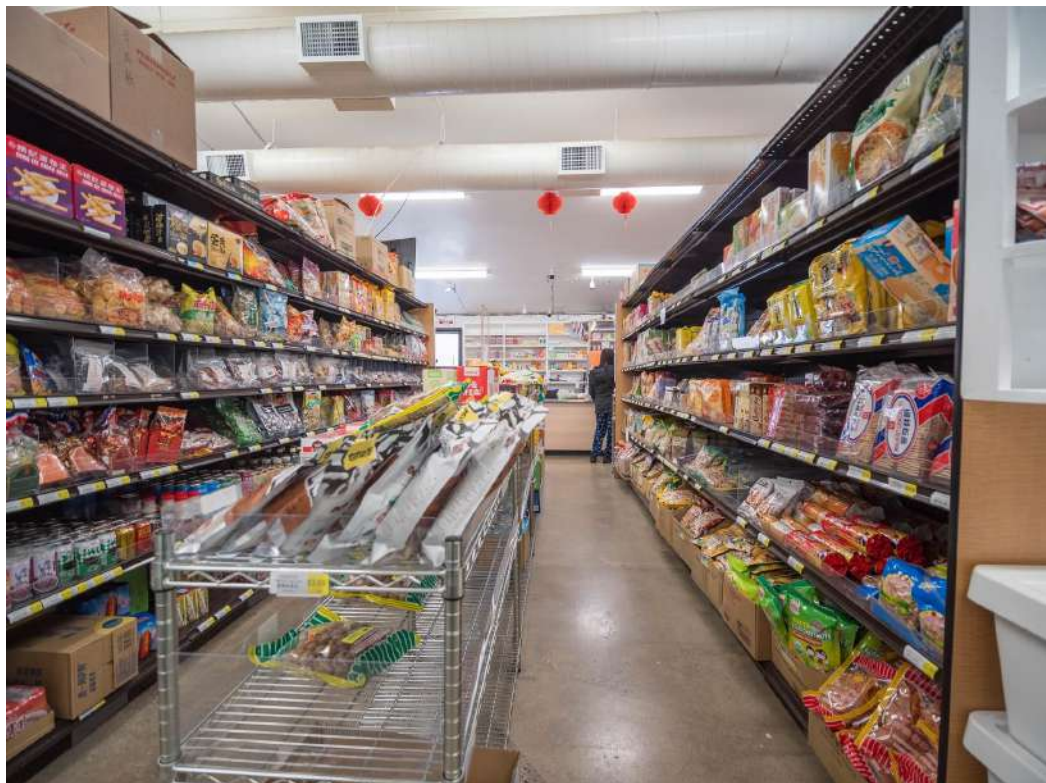
FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Wood / Stucco
PARKING SURFACE	38
ROOF	Newer
LANDSCAPING	Newly Paved

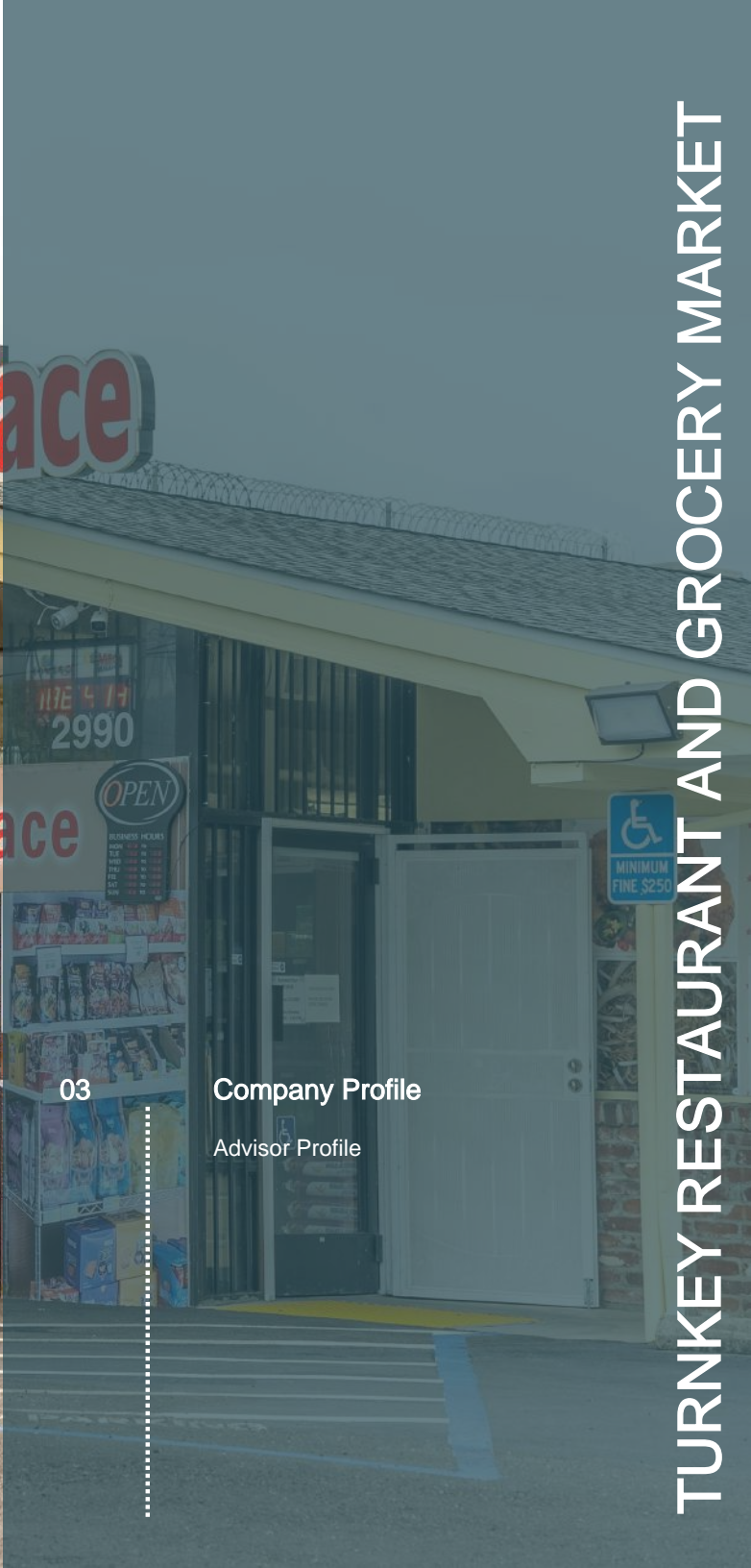
TENANT INFORMATION

LEASE TYPE	Vacant Upon Close Of Escrow
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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 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.

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