

OFFERING MEMORANDUM

For Lease 2,150 SF Industrial Warehouse

6108 27th Street
Sacramento CA 95822

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



THE SPACE

Location	6108 27th Street, Sacramento, CA, 95822
COUNTY	Sacramento
APN	036-0031-030-0000
Square Feet	2,150
Rent Per SF (Annual)	\$1.35
Lease Type	NNN

Notes For Lease \$1.35 and \$0.12 NNN PSF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,172	180,013	395,257



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,158	\$89,065	\$98,568

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California Commercial Real Estate

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

Call/Text



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,289	62,768	146,835

PROPERTY FEATURES

BUILDING SF	12,000
LAND SF	28,706
LOT SIZE AC	0.659
YEAR BUILT	1988
PROPERTY USE	Warehouse
ZONING TYPE	M-1S-R-EA-4
DRIVE-IN BAYS	6
CLEAR HEIGHT	16'
NUMBER OF STORIES	1
PARKING	Open
COMMUNITY FEATURE	1 Restroom Per Unit, Meeting Facilities

HEATING

COOLING TYPE	Central
HEATING TYPE	Central



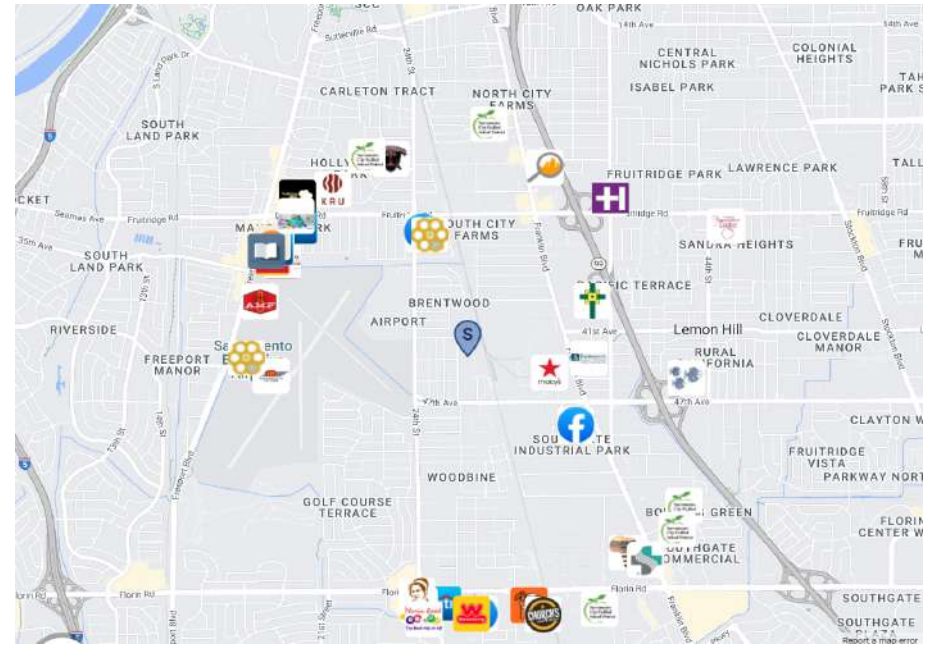
Driving Directions

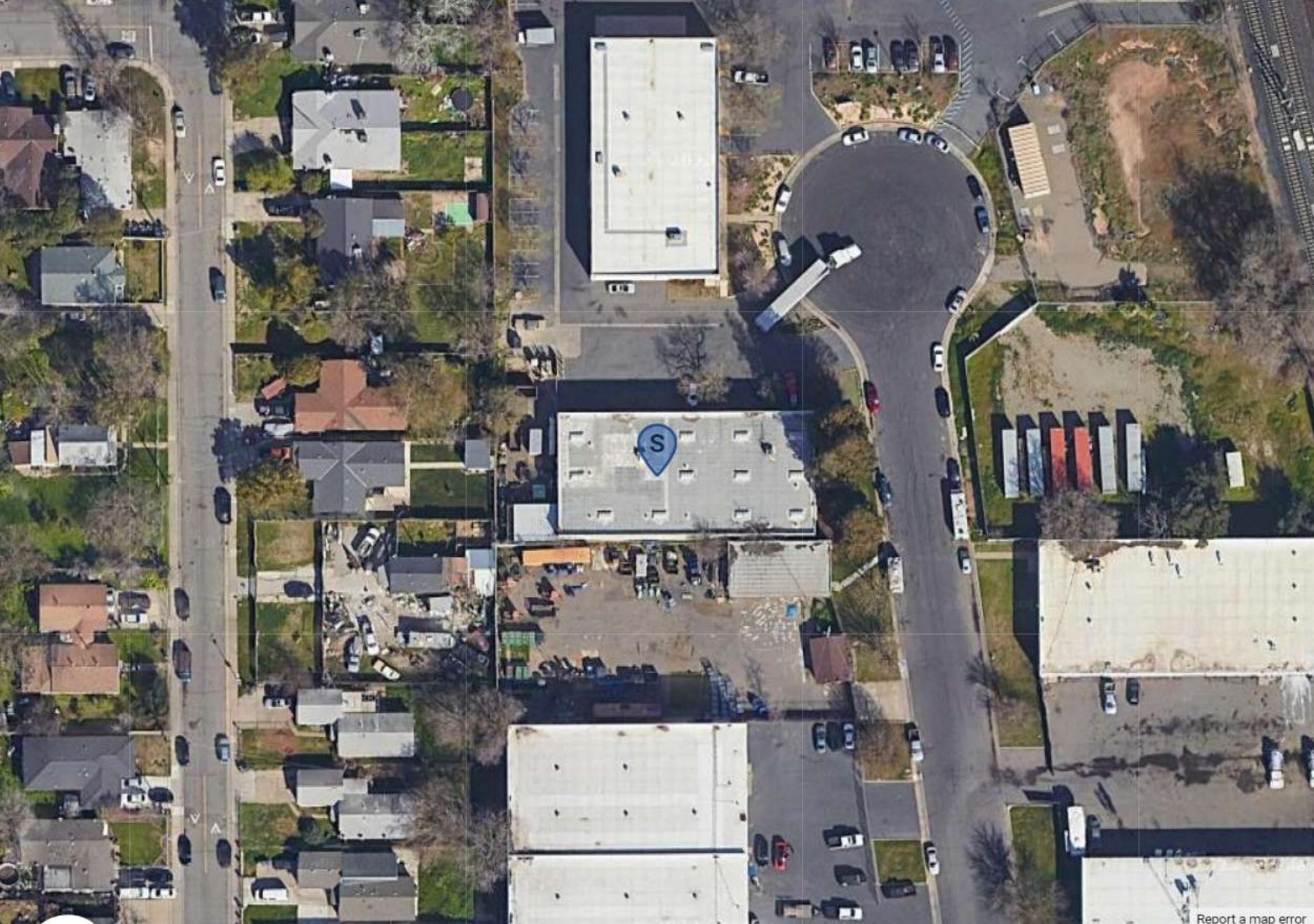
- Take CA-99 N and 47th Ave to 27th St in Sacramento. Take exit 294B for 47th Ave W. Turn right onto 27th St

Location Details:

- Public Transportation Nearby, Shopping Center Nearby

Locator Map





[Report a map error](#)



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,199	172,034	354,009
2010 Population	15,330	168,876	357,726
2022 Population	16,172	180,013	395,257
2027 Population	16,059	180,220	399,894
2022 African American	2,016	24,446	47,521
2022 American Indian	298	2,988	5,573
2022 Asian	3,695	36,766	81,759
2022 Hispanic	6,829	61,599	116,195
2022 Other Race	4,242	36,441	64,731
2022 White	3,244	51,200	135,713
2022 Multiracial	2,199	24,152	52,450
2022-2027: Population: Growth Rate	-0.70 %	0.10 %	1.15 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	644	6,381	14,558
\$15,000-\$24,999	619	5,710	11,701
\$25,000-\$34,999	646	5,317	10,974
\$35,000-\$49,999	847	8,378	16,467
\$50,000-\$74,999	919	11,569	25,272
\$75,000-\$99,999	589	8,322	19,745
\$100,000-\$149,999	624	8,579	23,848
\$150,000-\$199,999	215	4,309	11,647
\$200,000 or greater	186	4,202	12,623
Median HH Income	\$47,407	\$59,704	\$67,811
Average HH Income	\$70,158	\$89,065	\$98,568

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,409	63,333	140,525
2010 Total Households	4,962	58,901	134,708
2022 Total Households	5,289	62,768	146,835
2027 Total Households	5,236	62,621	148,789
2022 Average Household Size	3.02	2.83	2.60
2000 Owner Occupied Housing	2,600	32,758	68,075
2000 Renter Occupied Housing	2,528	26,978	64,913
2022 Owner Occupied Housing	2,325	32,328	72,824
2022 Renter Occupied Housing	2,965	30,440	74,010
2022 Vacant Housing	258	2,813	7,945
2022 Total Housing	5,547	65,581	154,780
2027 Owner Occupied Housing	2,294	32,375	73,310
2027 Renter Occupied Housing	2,942	30,246	75,479
2027 Vacant Housing	323	3,319	8,518
2027 Total Housing	5,559	65,940	157,307
2022-2027: Households: Growth Rate	-1.00 %	-0.25 %	1.30 %

Source: esri



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GQ North Real Estate
10018 Fair Oaks Blvd., Fair Oaks, CA 95762

Demographics | For Lease 2,150 SF Industrial Warehouse

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,248	13,392	31,371
2022 Population Age 35-39	1,119	11,701	27,253
2022 Population Age 40-44	1,001	10,604	23,832
2022 Population Age 45-49	849	9,574	21,415
2022 Population Age 50-54	852	9,685	21,408
2022 Population Age 55-59	908	10,023	22,172
2022 Population Age 60-64	844	9,958	22,432
2022 Population Age 65-69	714	8,898	19,815
2022 Population Age 70-74	533	7,182	15,862
2022 Population Age 75-79	361	4,885	10,726
2022 Population Age 80-84	251	3,296	7,161
2022 Population Age 85+	318	3,732	8,195
2022 Population Age 18+	11,797	134,274	307,007
2022 Median Age	34	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,433	\$59,454	\$67,560
Average Household Income 25-34	\$70,045	\$80,338	\$90,850
Median Household Income 35-44	\$55,471	\$68,237	\$80,785
Average Household Income 35-44	\$82,805	\$98,095	\$112,210
Median Household Income 45-54	\$55,070	\$71,415	\$83,701
Average Household Income 45-54	\$77,281	\$103,770	\$118,966
Median Household Income 55-64	\$51,171	\$64,822	\$75,090
Average Household Income 55-64	\$71,549	\$97,236	\$107,911
Median Household Income 65-74	\$40,401	\$56,217	\$62,262
Average Household Income 65-74	\$62,781	\$87,581	\$93,790
Average Household Income 75+	\$52,388	\$71,592	\$72,861

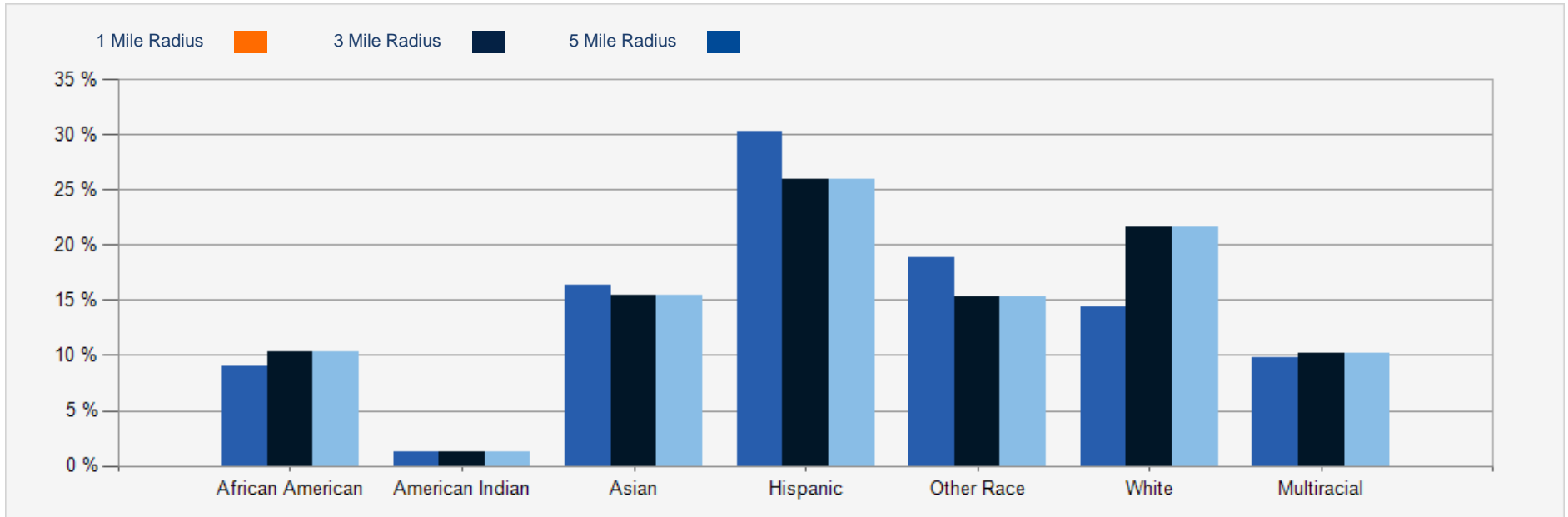
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,186	13,557	31,584
2027 Population Age 35-39	1,206	12,824	29,396
2027 Population Age 40-44	1,075	11,320	26,060
2027 Population Age 45-49	978	10,404	23,322
2027 Population Age 50-54	801	9,071	20,345
2027 Population Age 55-59	800	9,225	20,485
2027 Population Age 60-64	811	9,022	20,035
2027 Population Age 65-69	718	8,787	19,811
2027 Population Age 70-74	594	7,789	17,277
2027 Population Age 75-79	429	5,980	13,358
2027 Population Age 80-84	262	3,796	8,678
2027 Population Age 85+	290	3,676	8,408
2027 Population Age 18+	11,711	134,399	310,239
2027 Median Age	35	36	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,323	\$71,330	\$81,603
Average Household Income 25-34	\$83,977	\$97,424	\$110,833
Median Household Income 35-44	\$67,056	\$79,296	\$92,234
Average Household Income 35-44	\$98,537	\$113,433	\$128,895
Median Household Income 45-54	\$65,794	\$84,306	\$101,385
Average Household Income 45-54	\$93,984	\$120,945	\$139,847
Median Household Income 55-64	\$57,172	\$79,022	\$90,681
Average Household Income 55-64	\$87,761	\$115,974	\$128,834
Median Household Income 65-74	\$43,763	\$69,331	\$78,185
Average Household Income 65-74	\$74,183	\$106,343	\$114,303
Average Household Income 75+	\$66,626	\$95,349	\$97,447

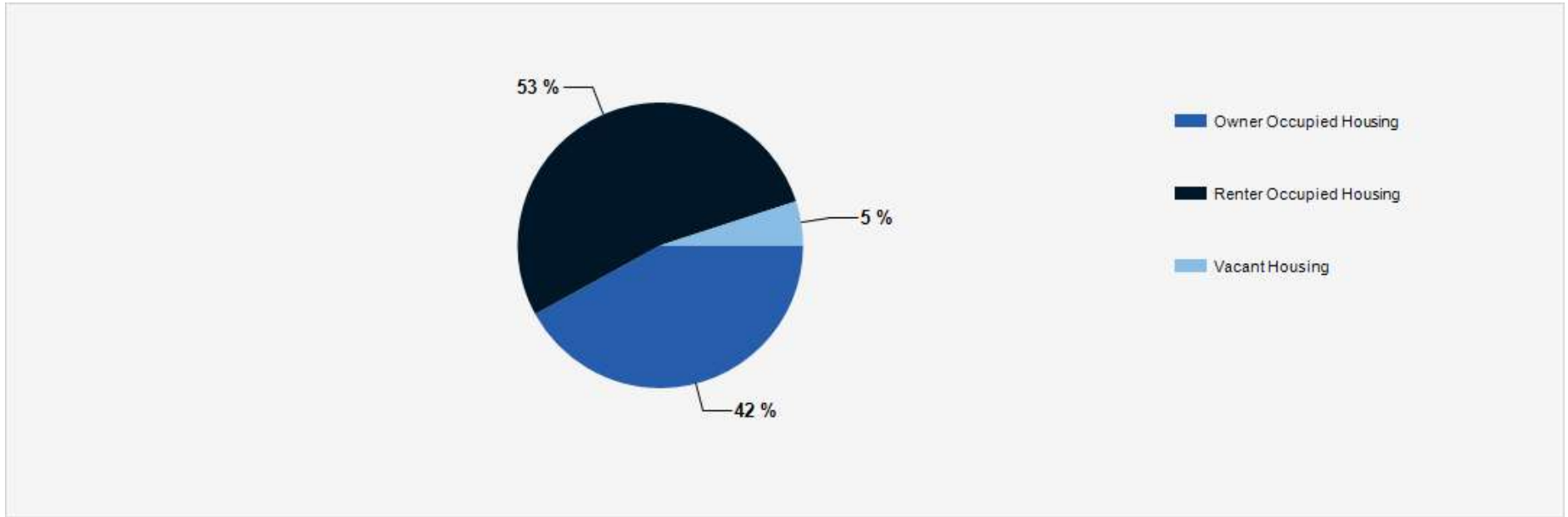
2022 Household Income



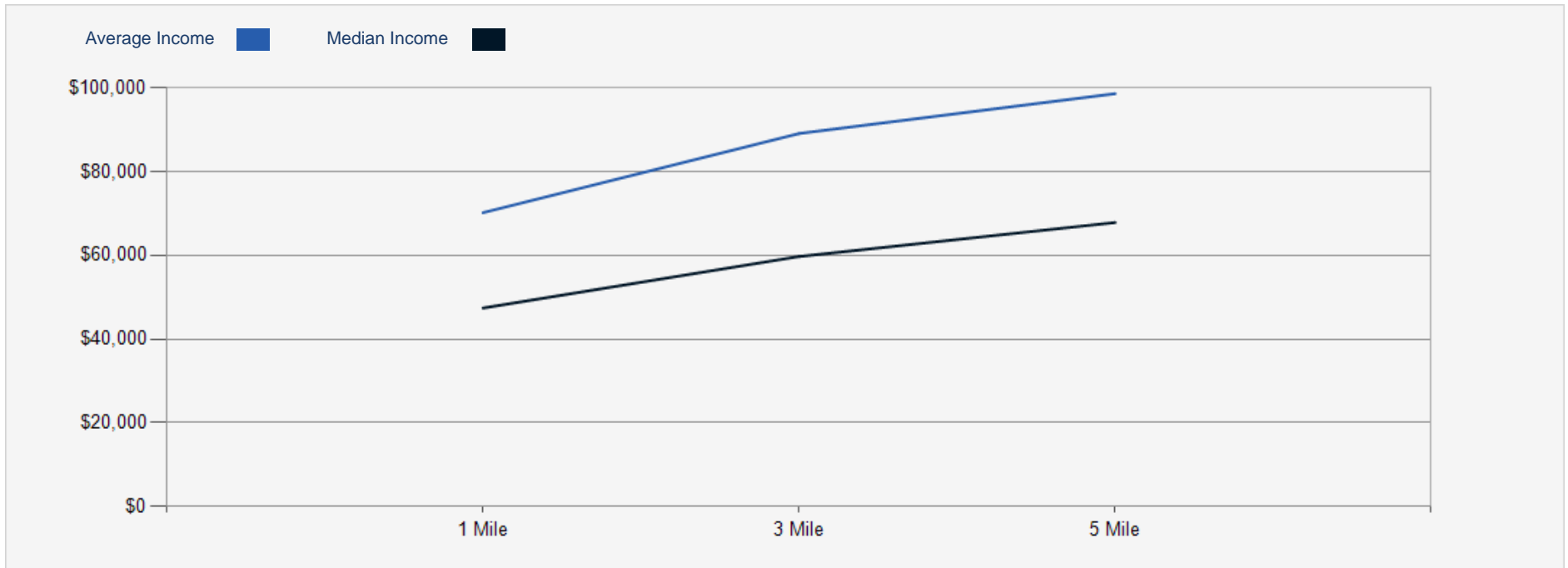
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 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.

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Exclusively Marketed by:



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