

South Sacramento Medical Offices

4500 47th Avenue, Sacramento CA 95824



Prepared By:

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MatrixCRE.ai Virtual Tour

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THE SPACE

Location	4500 47th Avenue, Sacramento , CA, 95824
COUNTY	Sacramento

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

- 📞 San Francisco (415) 982-9496
- 📞 Los Angeles (310) 367-8933
- 📞 Sacramento (916) 798-8559
- ✉️ info@matrixcre.ai

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
1	LEASED	850	\$1.25	PSF / MG
2	VACANT	2,500	\$1.25	PSF / MG

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,591	193,423	410,533

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$63,404	\$78,864	\$102,661

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,686	62,310	149,271

PROPERTY FEATURES

BUILDING SF	7,168
GROSS AREA	7,168
LOT SIZE AC	0.89
LOT SF	38,768
YEAR BUILT	1968
ZONING TYPE	BP
PROPERTY USE	Medical Building
NUMBER OF STORIES	1

NEIGHBORING PROPERTIES

NORTH WEST	East West Foods
WEST	Game Trader
EAST	7 Day Tires
SOUTH WEST	U-Haul Moving & Storage

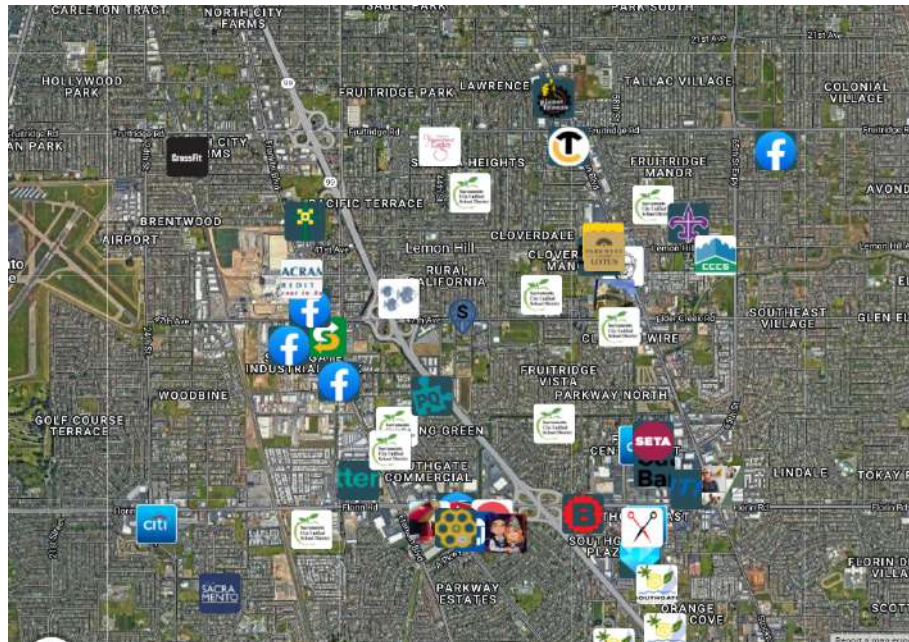


Suite 1 - 850 SF (LEASED)

- Four (4) private medical offices
- Equipped with countertops and sinks in most rooms
- New HVAC in each unit
- Lobby and receptionist window
- Property surveillance with motion lights and cameras
- Five restrooms and showers
- Alarm systems

Suite 2 - 2,500 SF

- 18 private offices
- Equipped with countertops and sinks in most rooms
- New HVAC in each unit
- Lobby and receptionist window
- Property surveillance with motion lights and cameras
- Five restrooms and showers
- Alarm systems





47th Ave

47th Ave

47th Ave

47th Ave

Lang Ave

Lang Ave

Lang Ave

46th St

46th St

46th St

Cromeyer Dental Care

Happy Time Learning Center

6412

6416

6420

6424

6428

6432

4438

6423

6433

6420

6433

Sabir Auto Repair

Skyline Scaffold Bos Sh



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,690	186,492	367,755
2010 Population	24,364	182,496	372,797
2023 Population	25,591	193,423	410,533
2028 Population	25,400	193,199	414,498
2023 African American	3,496	27,731	51,165
2023 American Indian	517	3,319	5,659
2023 Asian	5,320	44,480	92,571
2023 Hispanic	11,945	73,931	123,812
2023 Other Race	8,072	45,422	69,060
2023 White	4,533	42,739	129,460
2023 Multiracial	2,891	24,904	54,556
2023-2028: Population: Growth Rate	-0.75 %	-0.10 %	0.95 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,040	8,303	16,102
\$15,000-\$24,999	834	5,499	10,446
\$25,000-\$34,999	709	5,069	9,624
\$35,000-\$49,999	1,590	7,809	14,873
\$50,000-\$74,999	1,638	12,055	25,639
\$75,000-\$99,999	762	8,425	20,147
\$100,000-\$149,999	645	9,301	26,611
\$150,000-\$199,999	295	3,134	11,831
\$200,000 or greater	172	2,716	13,997
Median HH Income	\$45,884	\$57,043	\$72,253
Average HH Income	\$63,404	\$78,864	\$102,661

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,054	63,042	142,970
2010 Total Households	7,338	58,203	137,107
2023 Total Households	7,686	62,310	149,271
2028 Total Households	7,606	62,047	150,834
2023 Average Household Size	3.27	3.07	2.68
2000 Owner Occupied Housing	3,235	31,875	73,015
2000 Renter Occupied Housing	4,419	27,555	63,011
2023 Owner Occupied Housing	2,601	30,687	76,763
2023 Renter Occupied Housing	5,085	31,623	72,508
2023 Vacant Housing	421	2,208	6,857
2023 Total Housing	8,107	64,518	156,128
2028 Owner Occupied Housing	2,614	31,132	78,004
2028 Renter Occupied Housing	4,992	30,915	72,830
2028 Vacant Housing	509	2,680	7,022
2028 Total Housing	8,115	64,727	157,856
2023-2028: Households: Growth Rate	-1.05 %	-0.40 %	1.05 %

Source: esri



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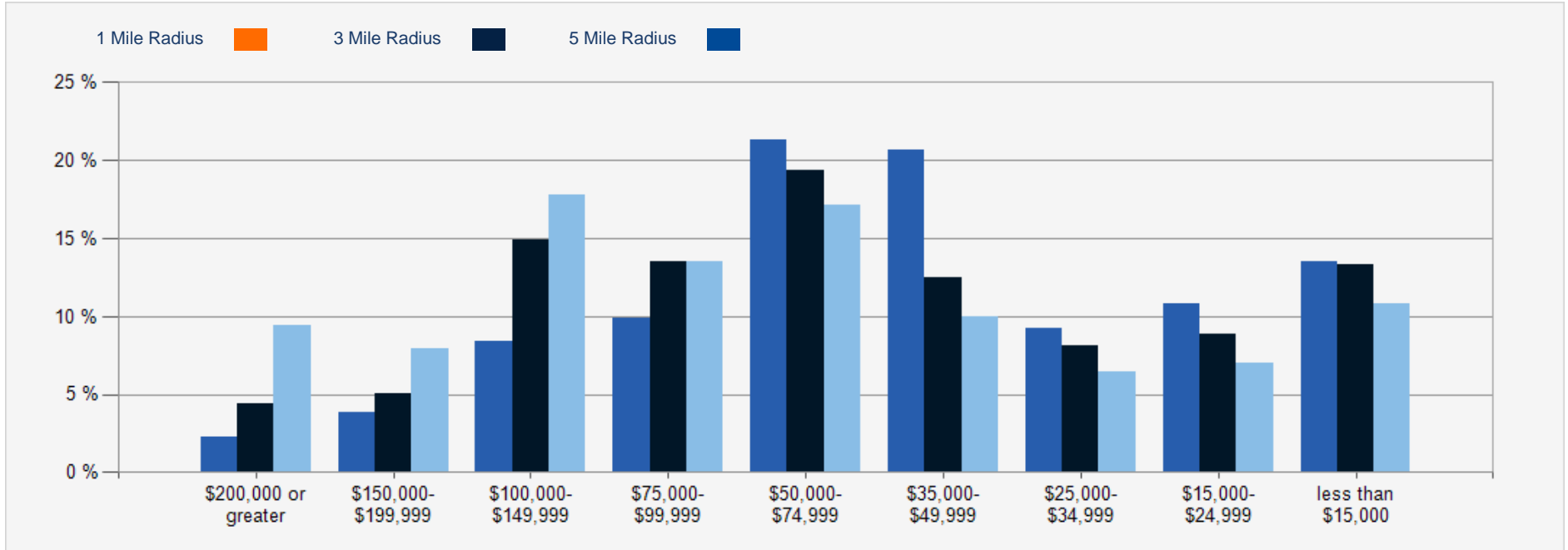
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,078	15,315	33,165
2023 Population Age 35-39	1,743	13,030	28,264
2023 Population Age 40-44	1,628	11,747	25,107
2023 Population Age 45-49	1,268	9,873	21,547
2023 Population Age 50-54	1,262	10,058	22,107
2023 Population Age 55-59	1,168	9,849	22,309
2023 Population Age 60-64	1,132	9,831	23,312
2023 Population Age 65-69	860	8,649	20,825
2023 Population Age 70-74	649	6,920	16,965
2023 Population Age 75-79	416	4,635	11,216
2023 Population Age 80-84	266	3,006	7,462
2023 Population Age 85+	277	2,970	7,930
2023 Population Age 18+	17,539	141,023	316,762
2023 Median Age	30	33	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,734	\$61,693	\$73,625
Average Household Income 25-34	\$64,716	\$78,864	\$95,562
Median Household Income 35-44	\$50,041	\$66,240	\$85,503
Average Household Income 35-44	\$71,513	\$90,336	\$118,305
Median Household Income 45-54	\$52,667	\$68,419	\$89,528
Average Household Income 45-54	\$70,583	\$90,355	\$123,566
Median Household Income 55-64	\$45,162	\$57,640	\$77,142
Average Household Income 55-64	\$59,355	\$80,867	\$112,407
Median Household Income 65-74	\$40,992	\$49,243	\$63,680
Average Household Income 65-74	\$58,258	\$72,335	\$95,406
Average Household Income 75+	\$49,830	\$57,518	\$74,526

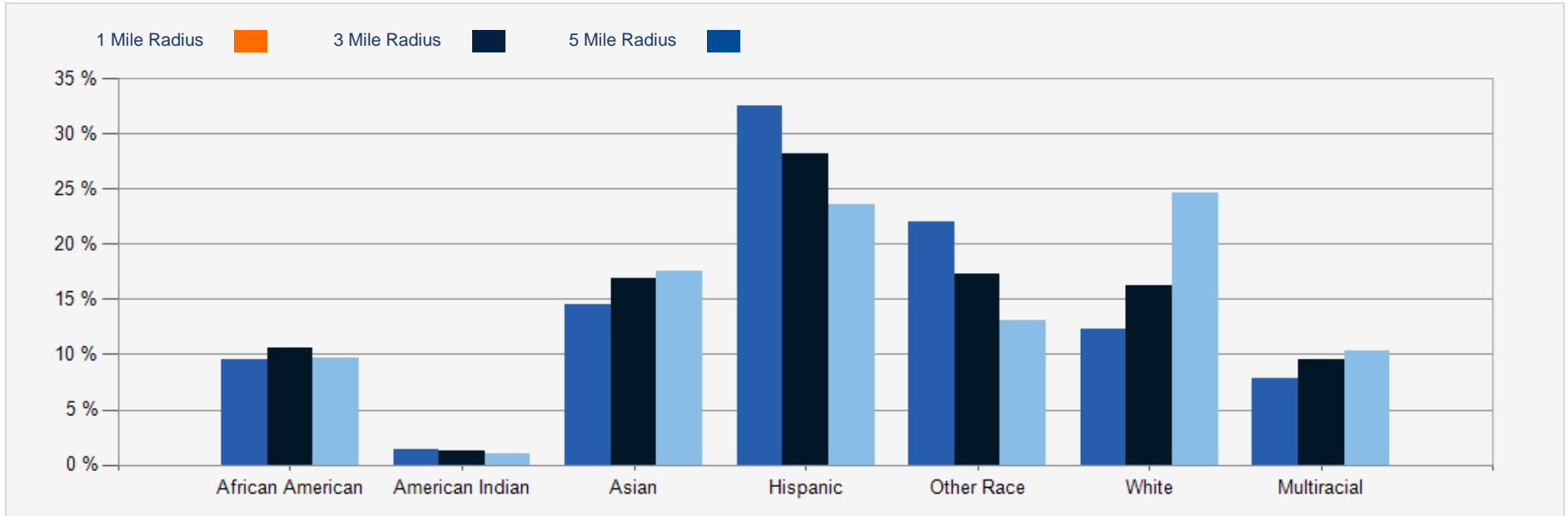
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,846	14,720	32,079
2028 Population Age 35-39	1,956	14,639	31,492
2028 Population Age 40-44	1,683	12,561	27,088
2028 Population Age 45-49	1,541	11,238	24,161
2028 Population Age 50-54	1,174	9,376	20,638
2028 Population Age 55-59	1,130	9,349	21,077
2028 Population Age 60-64	985	8,680	20,240
2028 Population Age 65-69	899	8,495	20,456
2028 Population Age 70-74	671	7,245	17,991
2028 Population Age 75-79	476	5,436	13,815
2028 Population Age 80-84	285	3,513	9,032
2028 Population Age 85+	265	3,087	8,701
2028 Population Age 18+	17,501	140,791	319,735
2028 Median Age	31	34	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,235	\$70,002	\$82,496
Average Household Income 25-34	\$73,665	\$90,065	\$111,164
Median Household Income 35-44	\$55,257	\$75,640	\$94,527
Average Household Income 35-44	\$83,749	\$102,859	\$131,911
Median Household Income 45-54	\$57,669	\$78,256	\$101,657
Average Household Income 45-54	\$82,671	\$104,267	\$139,993
Median Household Income 55-64	\$50,405	\$66,147	\$89,692
Average Household Income 55-64	\$68,725	\$94,493	\$130,116
Median Household Income 65-74	\$45,721	\$57,386	\$76,375
Average Household Income 65-74	\$68,491	\$85,405	\$111,889
Average Household Income 75+	\$57,874	\$70,015	\$92,220

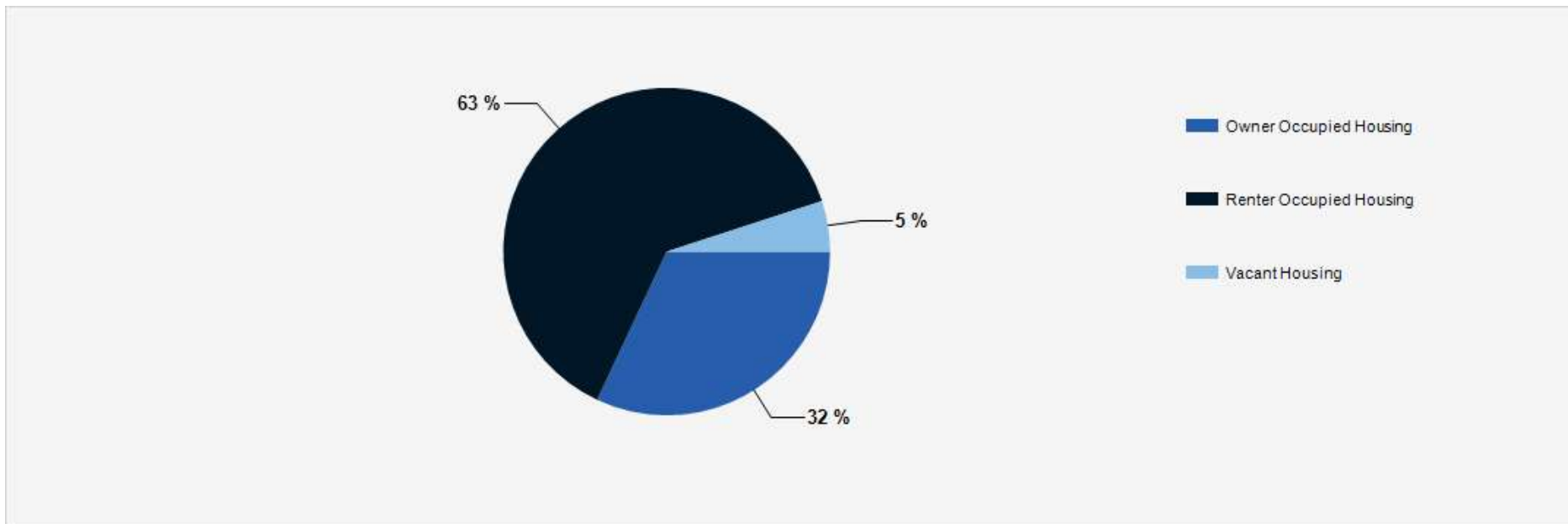
2023 Household Income



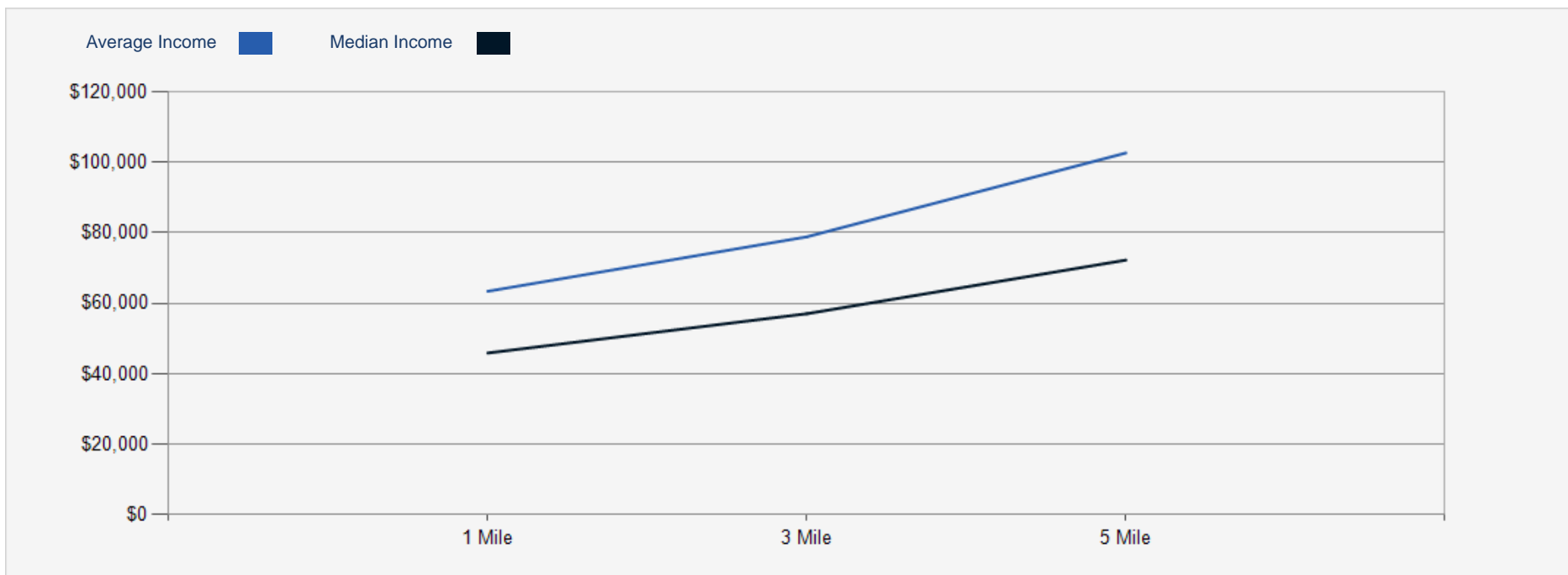
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 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 MatrixCRE.ai. 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, MatrixCRE, 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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