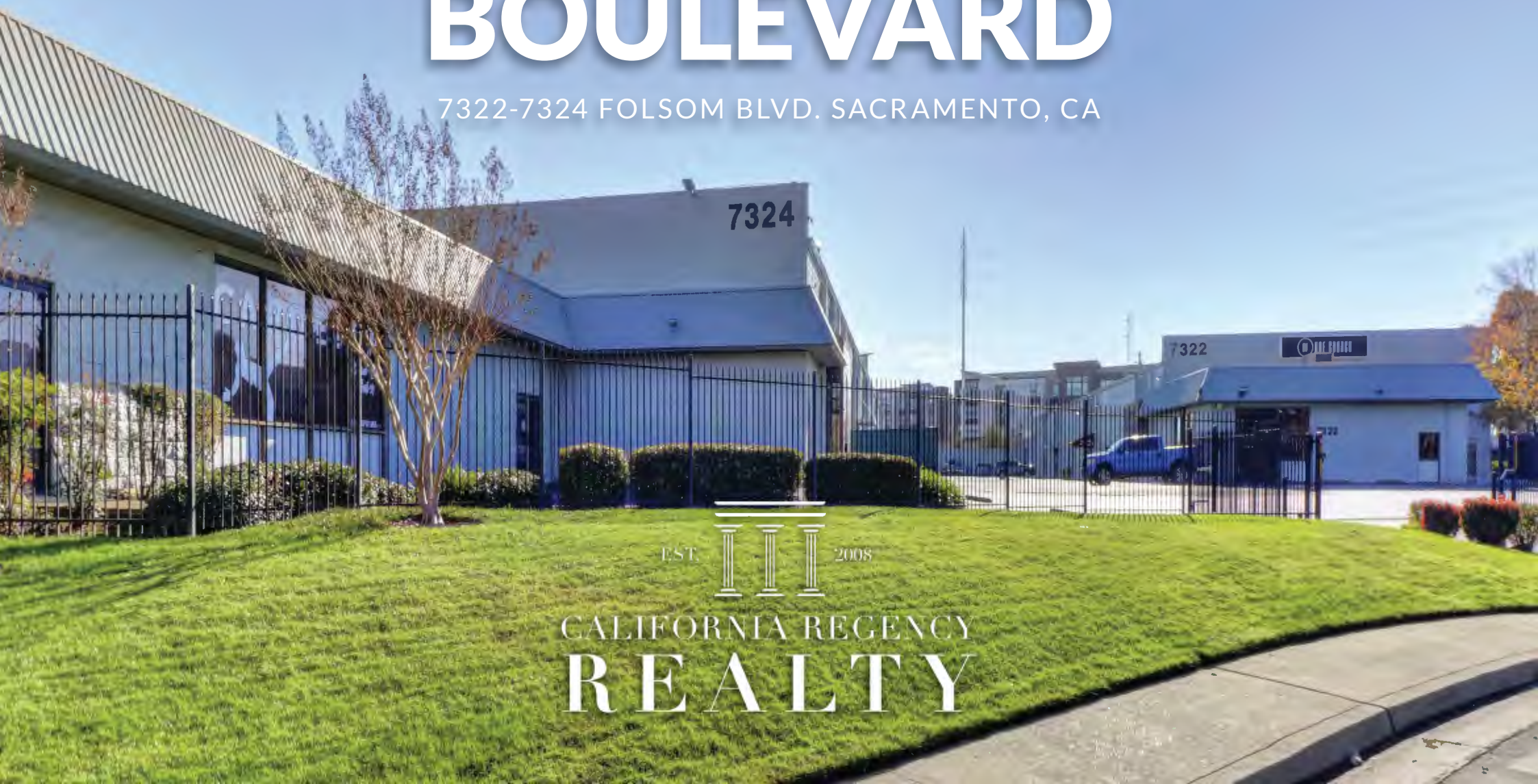


OFFER MEMORANDUM

FOLSOM BOULEVARD

7322-7324 FOLSOM BLVD. SACRAMENTO, CA



EST.



2008

CALIFORNIA REGENCY
REALTY

PRESENTED BY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. California Regency Realty markets all properties and services in compliance with all applicable fair housing and equal opportunity laws.

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7322-7324 FOLSOM BOULEVARD

*±34,120 SF Single Story
Flex Building for Sale*

Welcome to the heart of Sacramento's thriving business district!

Nestled along the vibrant Folsom Boulevard, this commercial real estate gem at 7322-7324 Folsom Boulevard offers unparalleled opportunities for entrepreneurs and businesses.

With Sacramento's reputation as a prime destination for startups and established enterprises, this is a strong addition to your real estate portfolio.



7322-7324 FOLSOM BOULEVARD

SACRAMENTO, CA

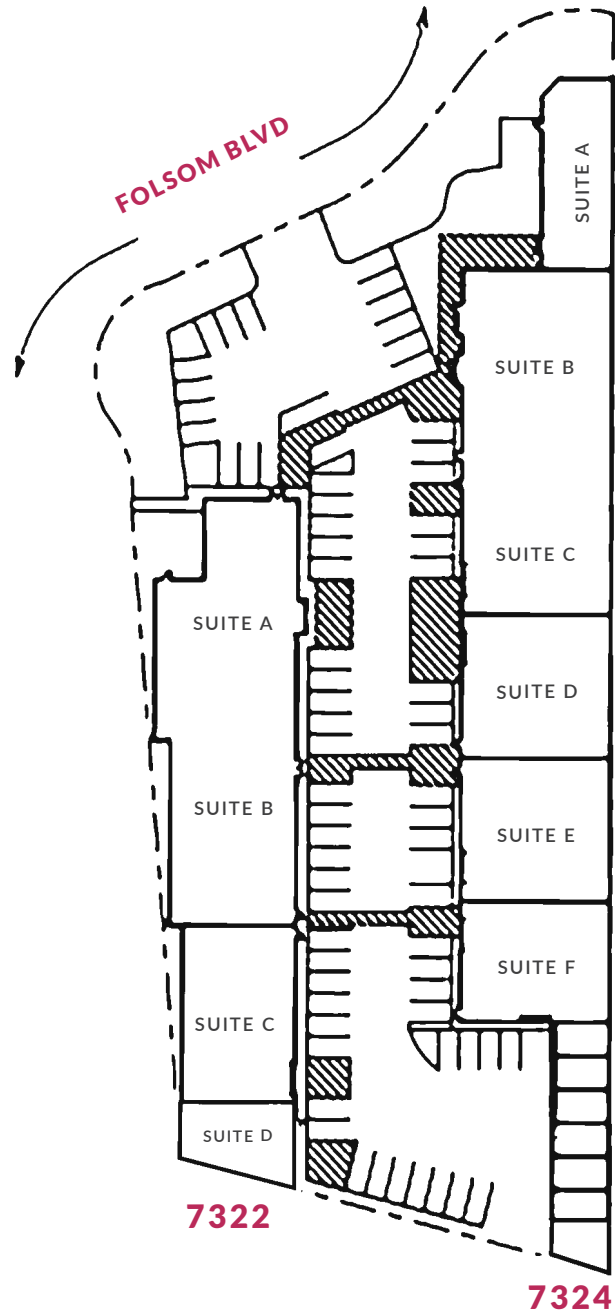
\$5.9M LIST PRICE
\$173/SQFT

ZONING	C2 - MIXED COMMERCIAL
LOT SIZE	1.72 AC
BUILDING SQ FT	34,120
OCCUPANCY	100%
RENTABLE SPACE	8 UNITS
RENTABLE STORAGE	8 UNITS
ROOF	GE SILICONE ENDURIS COATING SEP 2020
PARKING	±67 SPACES
BUILT	1978

C2 - Mixed General Commercial Use zoning designation offers a diverse range of possibilities for businesses, fostering creativity and adaptability, ensuring that businesses can flourish in this prime location.

This zoning classification permits a the optimal blend of commercial activities, and these two buildings provide a host of functional units that are perfectly suited for a variety of business needs, including warehousing, office space, showrooms, dance studio, and storage.

BUILDING LAYOUT



PROPERTY HIGHLIGHTS



Fully Tenant Occupied



Core Sacramento Location



0.8 Miles from HWY 50



Freeway & Monument Signage



12'x14' Overhead Doors



Generous Parking & Clearance



New Iron Gates in Fall 2023

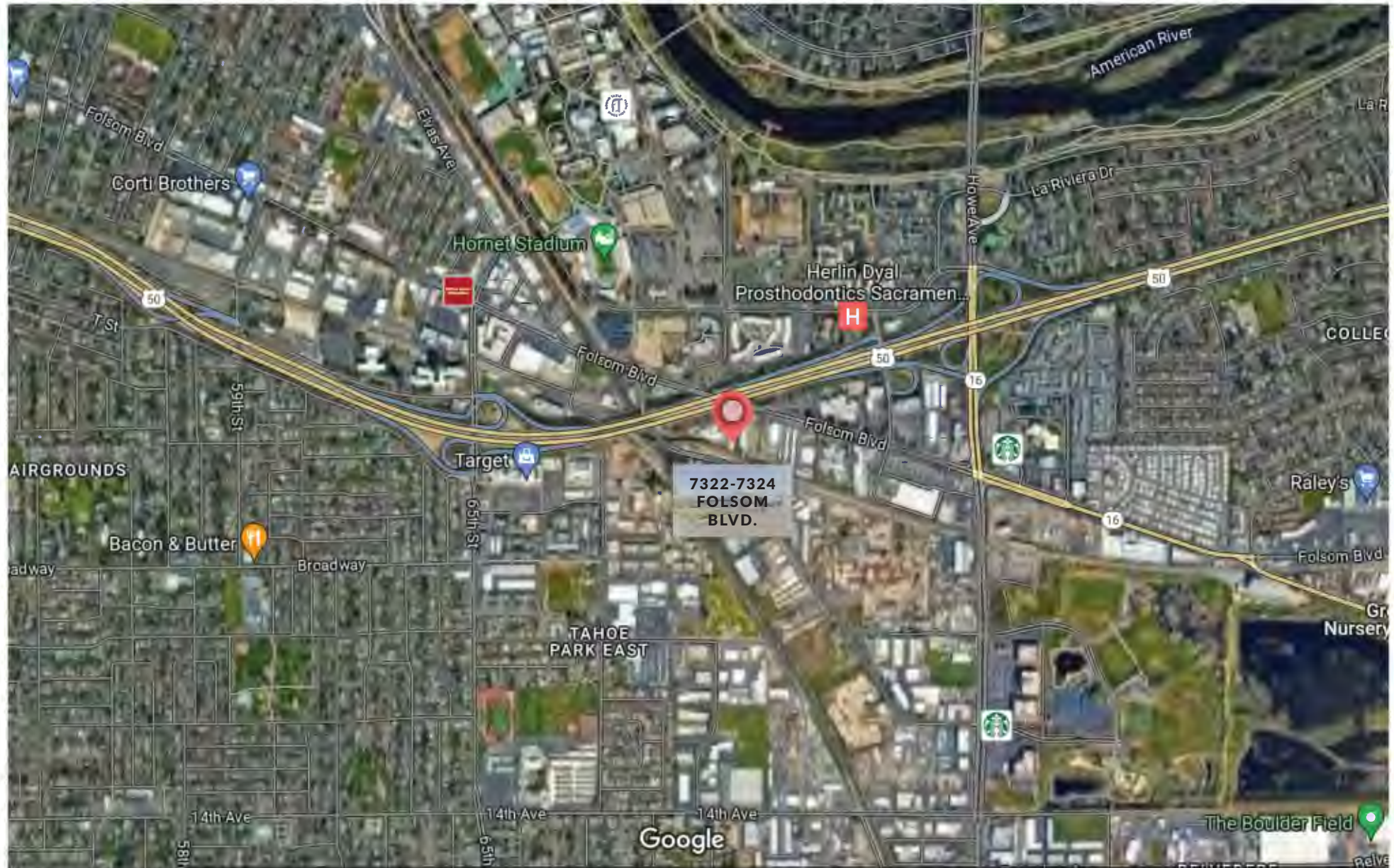


New Exterior Paint in Fall 2023



New Exterior Lights & Cameras in Fall 2023

LOCAL AERIAL INFORMATION



LOCAL AERIAL INFORMATION



PLAT MAP





It's time for a secure, diverse *and* established income stream.

Sacramento's status as a flourishing haven for commerce further cements this property's allure, guaranteeing a steady pool of tenants eager to establish their foothold in this coveted destination for businesses.

For the enterprising investor, the 100% occupied property at 7322-7324 Folsom Boulevard represents not only a prudent financial venture but also a gateway to enduring success in Sacramento's dynamic real estate landscape.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





VERSATILE SPACES

Spanning across 34,120 sq ft. of thoughtfully designed spaces, both buildings boast versatility and functionality to cater to a myriad of business needs such as retail, dance studios, worship spaces, personal training, and online warehousing.

PROPERTY PHOTOS





CONVENIENT STORAGE

Eight secure storage spaces offer both on-site businesses and outside tenants convenient materials storage with a prime location for deliveries and easy access from HWY 50 and Folsom Blvd.

PROPERTY PHOTOS



PROPERTY PHOTOS



LEASING INCOME DATA



7322-7324 FOLSOM BOULEVARD

7322 FOLSOM BLVD.	SIZE SF
SUITE A&B	±8,625 SF
SUITE C	±3,500 SF
SUITE D	±1,200 SF
TOTAL AVG.	±13,325 SF

7324 FOLSOM BLVD.	SIZE SF
SUITE A	±2,500 SF
SUITE B & C	±7,900 SF
SUITE D	±3,000 SF
SUITE E & F	±6,000 SF
STORAGE 1	±350 SF
STORAGE 2 - 7	±225 SF
STORAGE 8	±300 SF
TOTAL AVG.	±21,400 SF

2023 FINANCIAL HIGHLIGHTS	
PROPERTY TAXES	\$40,453
REPAIRS & MAINT.	\$29,000
MGMT FEES <i>at 5%</i>	\$19,220
VACANCY RATE	0%
UTILITIES	\$19,609
INSURANCE	\$13,300

2024 FINANCIAL PROJECTIONS	
GROSS RENTAL INCOME	\$411,250
PROPERTY TAXES	\$41,262
REPAIRS & MAINT.	\$29,580
MGMT FEES <i>at 5%</i>	\$19,750
OCCUPANCY RATE	100%
UTILITIES	\$20,000
INSURANCE	\$13,600

2023 GROSS RENTAL INCOME	\$384,400
TOTAL OPERATING EXPENSES	\$152,600
NET OPERATING INCOME	\$228,290



**Elevate your
investment portfolio
with this prime
commercial hotspot.**

Our listing at 7322-7324 Folsom Boulevard presents an unrivaled chance for the seasoned investor or real estate hobbyist to thrive in the heart of Sacramento's dynamic business landscape. Seize this prime opportunity to establish your presence in one of Sacramento's most coveted commercial locations.

Contact KAM LASHGARI, Broker at 916.805.7037.

WE'RE READY FOR YOU.

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