

**FOR SALE OR
LEASE**

**MEDICAL OFFICE
BUILDING**

**8689 FOLSOM
BOULEVARD
SACRAMENTO, CA
95826**

**AVISON
YOUNG**



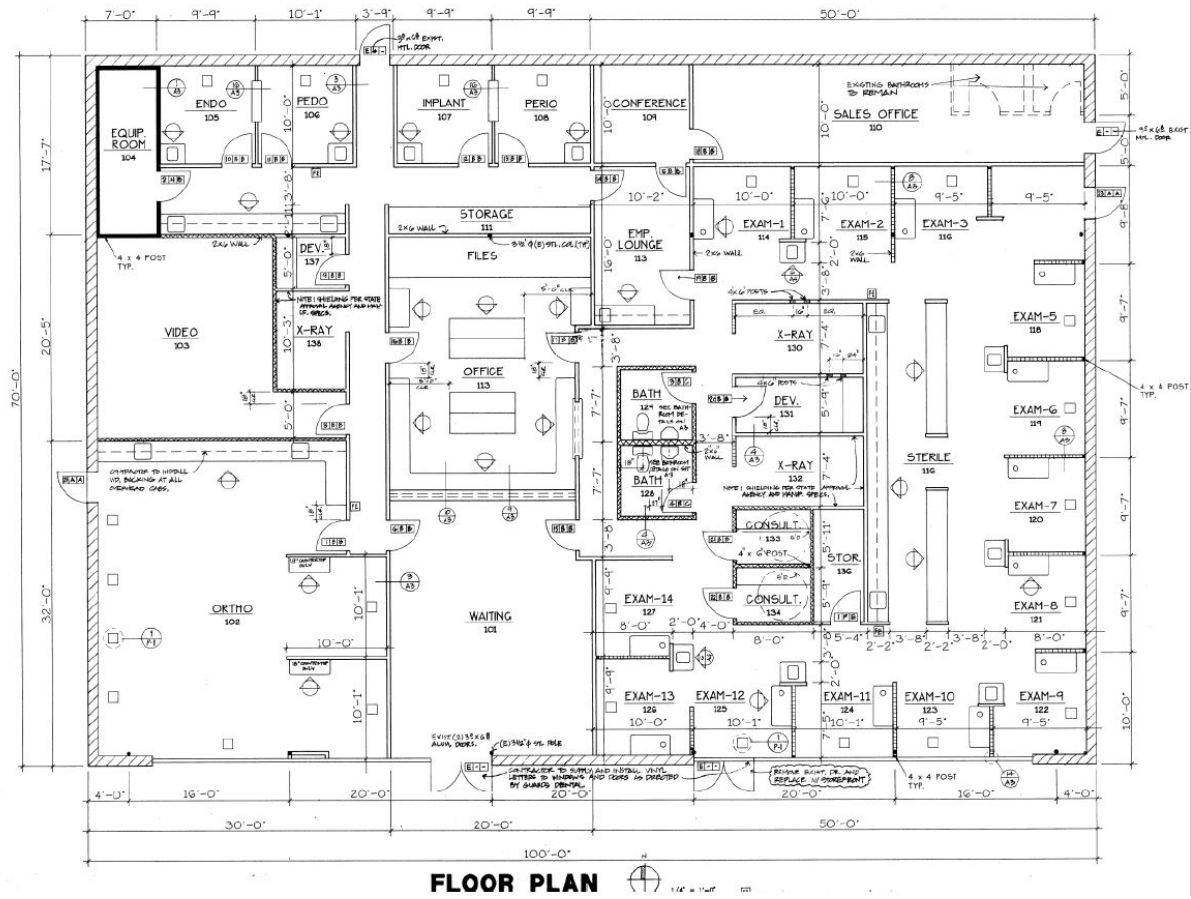
PROPERTY HIGHLIGHTS

Address:	8689 Folsom Boulevard Sacramento, CA 95825
Building Size:	7,602 SF
Sale Price:	\$1,650,000 \$217 PSF
Lease Price:	\$9,502.50 Per Month \$1.25 PSF NNN

PROPERTY FEATURES

- **Divisible.**
- **Open to seller financing.**
- **5:1,000 parking ratio.**
- **Traffic count of 18,477 cars per day on Folsom Boulevard.**
- **Close proximity to Highway 50 via Watt Avenue or Howe Ave/Power Inn.**
- **Home to 3 long-term dental practices for 24 years.**
- **Great for owner/user with substantial savings over leasing.**





LEASE

SF: 7,602
Rent/SF/Month: \$1.35/SF*
Total Rent/Month: **\$10,262.70***

*Effective rent based on a 5-year term.

PURCHASE

SF: 7,602
Price/SF: \$217.00
Total Price: \$1,650,000.00

Owner/User SBA Financing:
10% Down Payment: \$165,000.00
20 Year Monthly Fixed Rate: **\$9,957.00**
(Maximum 5.19%)
Interest Paid: \$6,423.00
Principal Paid: \$3,534.00

OTHER PURCHASE ADVANTAGES

Straight Line Depreciation: \$53,333.33
(Over 30 years)
Asset Appreciation/Year: \$48,000.00
(3% Annually)
Potential to Lease



For more information on this property, please contact exclusive agents:

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CA BRE #00930194

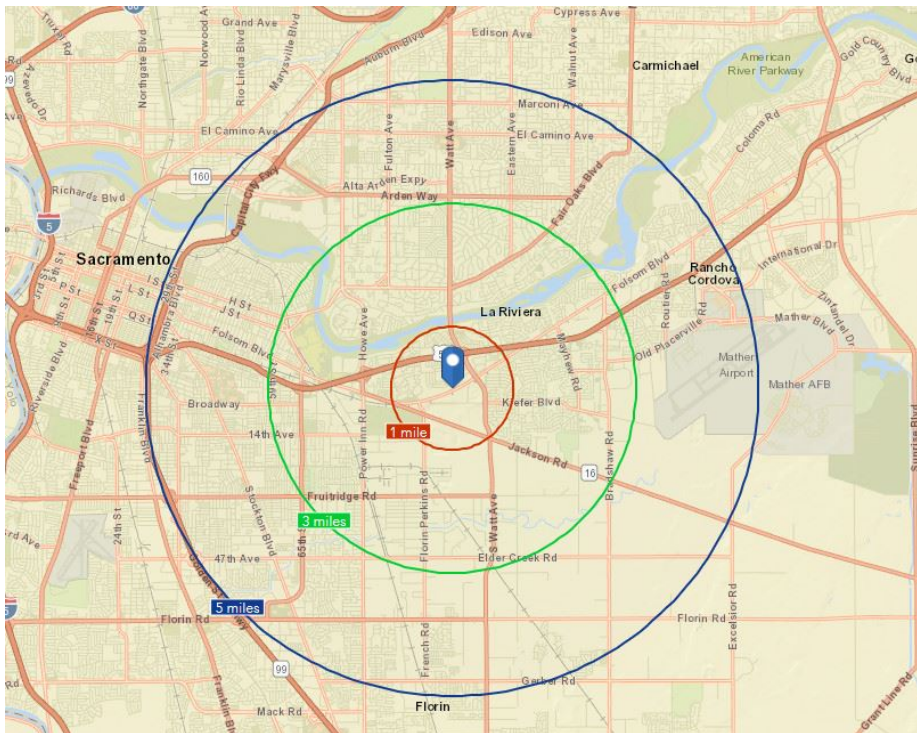
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DEMOGRAPHIC

	1 MILE	3 MILES	5 MILES
2018 Population	12,600	101,649	307,526
2023 Population	12,955	105,831	321,232
2018 Median Age	37.5	36	35.8
2018 Households	5,211	42,014	119,059
2023 Households	5,332	43,573	123,767
2018 Median Household Income	\$59,846	\$58,130	\$52,083
Ages 0 - 5	891	6,755	24,171
Ages 6 - 17	1,556	12,915	44,476
Ages 18+	10,153	81,979	238,879



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