

DOWNTOWN SACRAMENTO

**CREEKSIDE
OAKS
BUSINESS
CENTER**



SACRAMENTO CHILDCARE FACILITY

SCHOOL FACILITY ON 2-ACRE SITE | OWNER-USER OR REDEVELOPMENT OPPORTUNITY

SACRAMENTO, CA



CAPITAL PACIFIC

Contact the team

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SACRAMENTO CHILDCARE FACILITY

2565 MILLCREEK DR, SACRAMENTO, CA 95833 

\$2,500,000

PRICE

PRICE/SF: **\$201.35**

BUILDING SIZE: **12,416 SF**

PARCEL SIZE: **2 ACRES**

ZONING: **R-3-PU (MULTI-FAMILY)***

YEAR BUILT: **1997**

**Zoning allows for school use with conditional use permit.*

Owner/User opportunity that requires only \$250,000 down for SBA loan

Well located next to business parks and residential/commercial

Multi-family redevelopment potential (30 units/acre allowed here)

Located 3 miles away from Downtown Sacramento and the California State Capitol and surrounding government offices

310,000 residents and Average HH income of \$82,000 within 5 miles

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Investment Highlights



CAPITAL PACIFIC is pleased to present the opportunity to acquire 2565 Millcreek Drive in Sacramento, CA. With an SBA loan, an owner/user only needs to put down 10% of the purchase price (appx. \$250,000). The debt payments on this loan would be the same or less than a \$10/ft. NNN lease, plus the benefit of additional depreciation and other tax advantages (consult your CPA or tax advisor on these matters).

THE PROPERTY was most recently leased to Merryhill School, who has vacated the premises as they consolidated multiple schools in the area into one larger location. The offering provides either an attractive “owner-user” opportunity to backfill the space as a childcare or school operation, or for an investor to purchase the property at a low price per SF and re-tenant the Property or entitle the site for multi-family redevelopment (30 units per acre allowable under the site’s R-3 zoning).

THE SUBJECT PROPERTY is surrounded by numerous corporate office buildings, including Natomas Corporate Center and Creekside Oaks, a Class-A business complex. The presence of these offices parks creates strong demand for a childcare facility in this area. The area has many nearby services such as a large grocery-anchored shopping center that includes Bel-Air, CVS, Wells Fargo, Bank of America, and Starbucks.

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Income & Expense

OWNER-USER		
Price:		\$2,500,000
Capitalization Rate:		N/A
Price Per Square Foot:		\$201.35
Down Payment	10%	\$250,000
Loan Amount	90%	\$2,250,000
Total Leased (SF):	0.00%	12,416
Total Vacant (SF):	100.00%	0
Total Rentable Area (SF):	100.00%	12,416
Lot Size (Acre):		2.00
INCOME	P/SF	
Current Rent	\$0.00	\$0
New Tenant Rent	\$0.00	\$0
New Tenant Recoveries	\$0.00	\$0
EFFECTIVE GROSS INCOME		\$0
EXPENSES (NEW TENANT)	P/SF	
CAM	\$0.65	\$8,070
Taxes	\$2.21	\$27,500
Insurance	\$0.40	\$4,966
TOTAL OPERATING EXPENSES	\$3.26	\$40,537

PROPOSED FINANCING

OWNER/USER SBA LOAN	
SBA Loan Amount (90% LTV)	\$2,250,000
Interest Rate	2.75%
Amortization	25
Term	25 year fixed
Lender Type	SBA
Debt Service	(\$124,554)
Monthly Debt Service	(\$10,379)
Monthly Expenses	(\$3,378)
Total Cost of Occupancy/month	\$13,758
Annual Cost of Occupancy	\$165,091

*Loan quote provided by Capital Access Group

**The loan payment quote at \$10,379 is the same as if a user was paying \$10/ft. for a 12,416 square foot building. There are additional tax advantages as well, however you must consult with your CPA or tax advisor.

***Zoning allows for school use with conditional use permit.

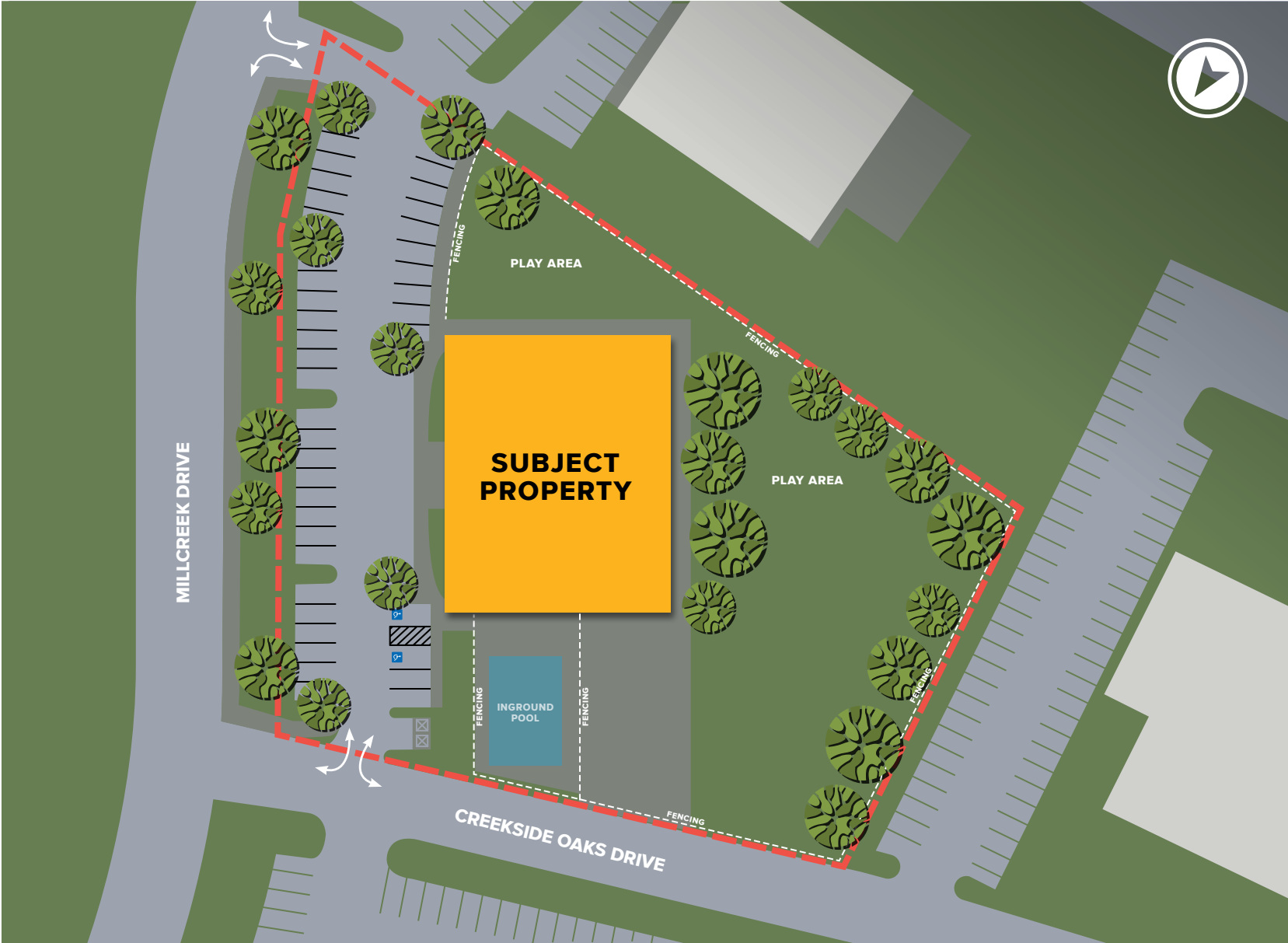
Site Plan

sf

12,416
RENTABLE SF

ac

2.00
ACRES



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Retail Aerial



DISCOVERY PARK

STATE STREET

River City Bank

JAMS
American Income
Delegata
KITCHELL
Hilton Garden Inn

LEWIS BRISBOIS
OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT

BBSI
Dewberry
MANN URRUTIA
NELSON CPA'S
ASSOCIATES LLP

CALIFORNIA PROFESSIONAL FIREFIGHTERS

SUTTER GREEN APARTMENTS

RIVER TERRACE APARTMENT HOMES

Sutter Health Plus
Your Health. Our Passion.

NATOMAS SPORTS CLUB

New Horizons
Computer Learning Centers

harder+co
COMMUNITY RESEARCH



CREEKSIDE OAKS DR



INNOVATIVE SOLUTIONS

CHILDTIME OF SACRAMENTO

3,636 VPD

MILLCREEK DRIVE

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Surrounding Retail



Zoomed-In Aerial



22,085
VPD

21,397
VPD

W EL CAMINO AVENUE

GROCERY
OUTLET
bargain market

metro
PCS

H&R BLOCK

Pizza
Guys

3,636
VPD

MILLCREEK DRIVE



TRUXEL ROAD

CASH
SUPERCUTS

CVS
pharmacy

CHASE

Little
Caesars

18,898
VPD

W EL CAMINO AVENUE

Bank of America

WELLS
FARGO

POPEYES
boost
mobile
SUBWAY

TACO
BELL

STARBUCKS
COFFEE

ADVANCE
AMERICA

ups
The UPS Store

ACADEMY

BEL AIR

14,526
VPD

TRUXEL ROAD

SACRAMENTO
CITY
CENTER

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Zoomed-Out Aerial




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Demographics

POPULATION

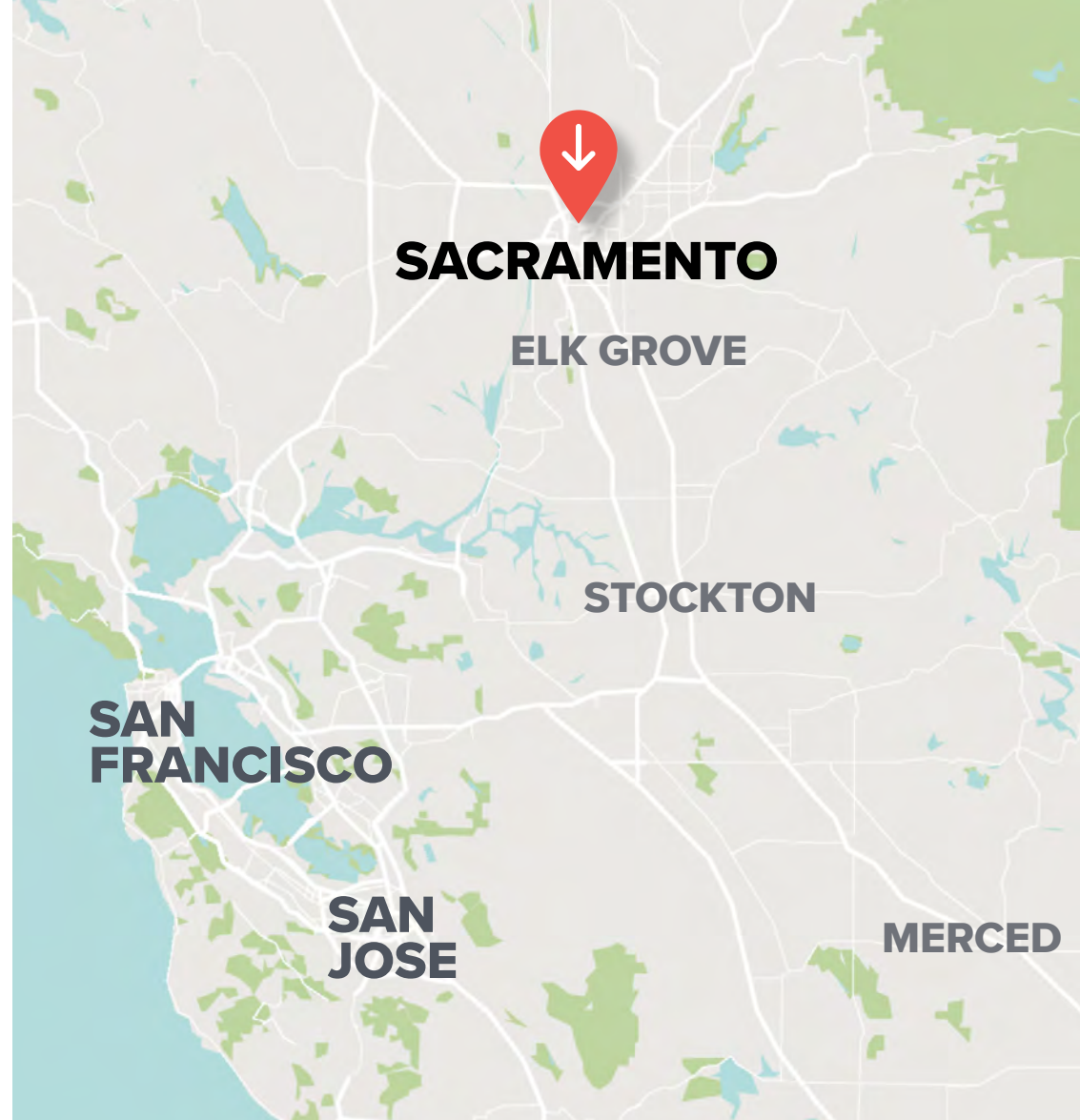
	1-MILE	3-MILES	5-MILES
2010	14,555	119,152	280,073
2019	15,233	130,964	310,086
2024	16,062	137,812	326,096

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$73,049	\$70,488	\$81,930

LARGEST EMPLOYERS IN SACRAMENTO VALLEY

EMPLOYER	# OF EMPLOYEES
State of California	69,469
Sacramento County	10,634
UC Davis Health System	9,985
Sutter Health Sacramento Sierra Region	6,507
Intel Corp.	6,000



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$81K

SACRAMENTO, CALIFORNIA



SACRAMENTO is the capital city of California, the sixth-largest city in the state, and the 35th largest city in the United States. The urban Sacramento area has a population of 1.44 million while the Sacramento Valley, which includes ten counties, has an estimated population of 2.66 million.

Sacramento is one of the most historic cities in California, boasting an impressive array of museums, landmarks, parks, amenities, and more.

California State University, Sacramento, is located in downtown Sacramento and offers 151 Bachelor's degrees, 69 Master's degrees, 28 teaching credentials, and 2 Doctoral degrees. There are over 30,500 students enrolled annually.

Sacramento is not only the state's capital; it is also a growing metropolitan region. Government and transportation are key sectors of the Sacramento economy. Technology-related companies such as Intel and Hewlett-Packard have increasingly been drawn to Sacramento based on proximity to research centers and a well-educated labor pool. Other economic drivers include health services, hospitality, education & construction.

2.66 MILLION



**SACRAMENTO VALLEY
POPULATION**
(ESTIMATED)

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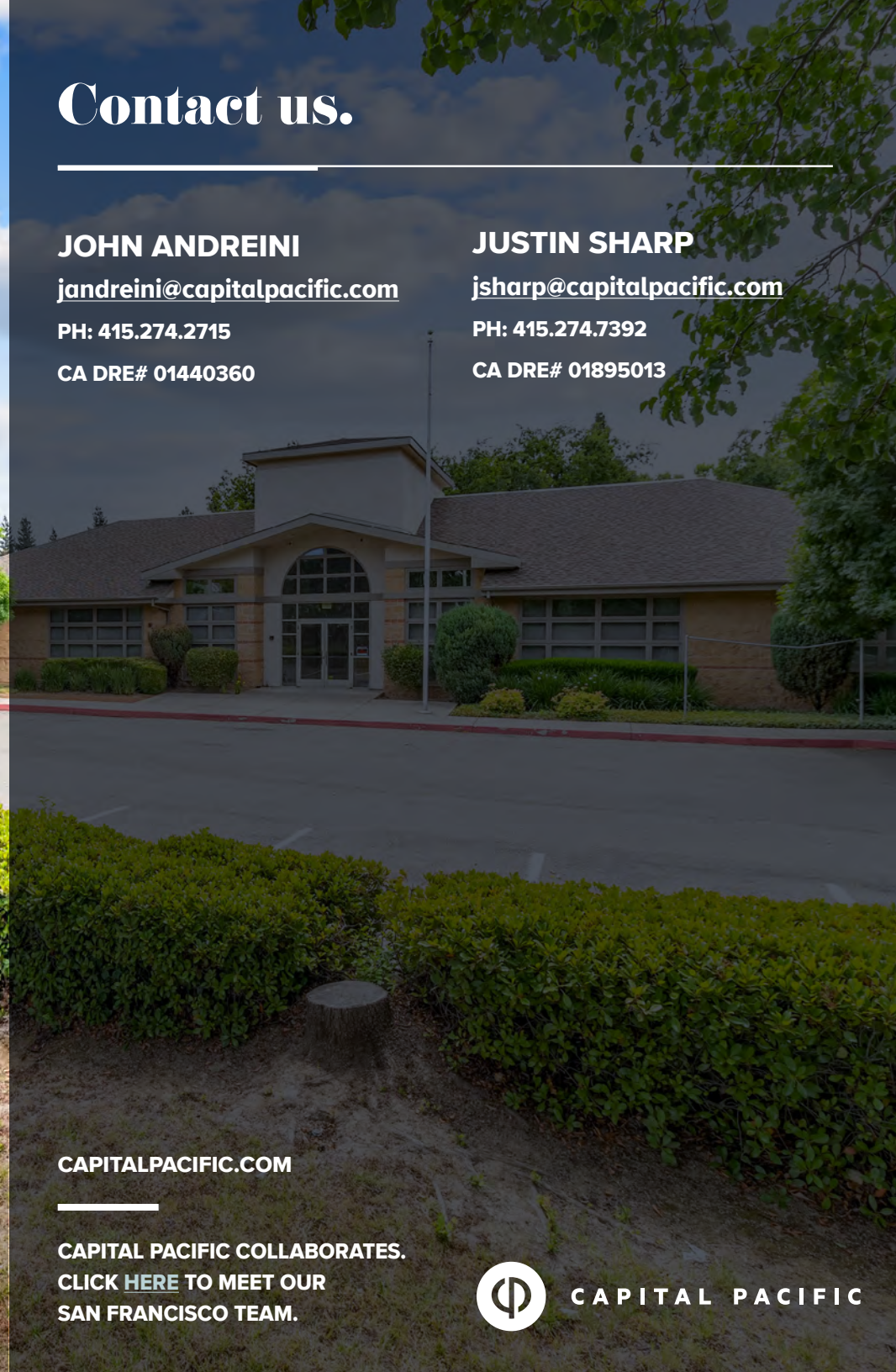
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