



FOR SALE

TWO TENANT NNN RETAIL BUILDING

±3,300 SF

3513 - 3515 Broadway | Sacramento, CA

ASKING PRICE | \$1,200,000



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Asking Price:	\$1,200,000
Cap Rate:	6.56%
NOI:	\$78,708
Price PSF:	\$363.63
Lease Type:	NNN
Building Size:	3,300 SF
Parcel Size:	3,938 SF (0.09 AC)
Year Built:	1956
Year Renovated:	2016

Property Information

This is a unique opportunity to purchase a completely renovated building located in the heart of the Oak Park trade area, which is becoming one of the hottest submarkets in the Sacramento area for redevelopment.

Property Features

- > New electrical – switch gear, panels, conduit & wiring, lighting fixtures, title 24 compliant, energy efficient
- > New mechanical units, ducting and ventilation
- > ADA compliant restrooms
- > New structural glulam beams, structural posts, interior and exterior storefront framing
- > New storefront windows, doors, metal awning and bike racks
- > New overlay work on the roof
- > New dedicated power pole with all building power underground

Rent Roll

Suite #	Size	Tenant	Start	Term	Expire	Options	\$/SF	Rent/Mo	Annual Increases
3513	±2,150 SF	Capitol Floats, LLC	03/01/16	10 Yrs.	02/28/26	2@5 years	\$1.97	\$4,236	3%
3515	±1,150 SF	Vibe Health Bar	03/01/16	5 Yrs.	02/28/21	2@5 years	\$2.02	\$2,323	3%

Vibe Health Bar

website: www.liquidologybar.com

In Fall of 2016 two premier health food companies, Vibe Health Bar and Liquidology Organic Cold Pressed Juicery agreed to join forces to offer clients the most robust healthy food and beverage offering possible. The new Vibe Health Bar offers superfood acai bowls and smoothies, healthy wraps, sandwiches and snacks, Kombucha on draft and Liquidology Organic Cold Pressed Juices.

At Vibe Health Bar our passion is to help busy people achieve vibrant health and wellbeing by consuming the highest quality foods and beverages made from the freshest organic produce and non-GMO ingredients.



Capitol Floats

website: www.capitolfloats.com

Amid life's growing variety of distractions, Capitol Floats offer the ultimate relaxation. First developed by researcher John Lilly in the 1950s and '60s, and once considered a hippie, trippy, new-agey wellness regimen, "floating" is now flowing into the mainstream alongside other fringe-gone-common practices like meditation and acupuncture. Devotees include pro athletes like Steph Curry and some fellow Warriors plus members of the Cubs, the Seahawks, the Patriots – all doing it for what they say are rejuvenating mental and muscle effects. Capitol Floats follows suit partnering with the Sacramento Kings, Sacramento River Cats and Team Alpha Male. Floating provides your body and mind time to step away from the physical and hyper-stimulated world. Advocates of float therapy cite benefits such as relaxation, pain relief and improved quality of sleep. Our float rooms bring outside stimulation – gravity, temperature, touch, sound to almost non-existent levels. The Epsom salt in the tanks allows your body to float effortlessly, taking pressure off of muscles, bones, and joints. The water is kept at skin temperature which ultimately creates a uniformity with your body and water. With no body to attend to, the mind is free to explore and expand to unparalleled relaxation.



> gated rear yard can be expanded space or potential parking and patio

North Oak Park

This historic neighborhood in Sacramento is experiencing a renaissance. This area is host to a number of new food, fashion, and art venues. This hip urban area is rapidly becoming the “It” neighborhood. New housing, new businesses and new young families bring an aura of bustling prosperity. The Broadway Triangle for example, offers a new mixed-use project which include 20 homes, 10 loft apartments and over 9,000 square feet of retail and restaurant space, all centered around the fully restored historic Guild Theater. Just a block away at 34th and Broadway there are plans for an additional 30 small-work and retail spaces. Oak Park North is home to new venues like Oak Park Brewing Company, La Venadita, Oakhaus, Vibe Health Bar, Naked Coffee, Arthur Henry’s Supper Club & Ruby Room, Old Soul Co., Capital Floats, The Plant Foundry, and Underground Books alongside small retail boutiques like Damas, Rire, Display, Miel and Evergreen Salon just to name a few.

The area hosts community events like Gather: Oak Park. This event brings hundreds of people out the second Thursday each month May through October. This free event hosted in the street celebrates the people, artisanal food, craft beer, interactive art, unique local products and live music.

A combination of these community events, new retailers and established area economic drivers like UC Davis Medical Center and University of the Pacific - McGeorge School of Law and Highway 50 less than one minute away, will continue to ensure local area success.

Demographics

Population Summary	1 mile	3 miles	5 miles
2017 Total Population	21,531	161,432	391,949
2022 Total Population	22,964	169,221	410,456
2017 Daytime Population	32,306	284,130	539,986
2017 Income			
Average Household Income	\$67,883	\$72,763	\$66,823
Traffic Count			
Average Daily Traffic	On Broadway ±17,738 Vehicles		Source: U.S. Census Bureau

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