



Investment Opportunity For Sale

2561 Mercantile Drive | Rancho Cordova, CA
71,608± SF | \$5,500,000

PROPERTY HIGHLIGHTS

- > Modified Gross
- > Lease expires 6/30/2020
- > 6 Ground Level Doors & 12 Dock Doors
- > Built in 2001
- > Sky Lights
- > 800 Amps, 480/277 volts



Bud Applegate

+1 916 563 3003
DRE #00785734
bud.applegate@colliers.com

Spencer Applegate

+1 916 563 3004
DRE #01938234
spencer.applegate@colliers.com

Colliers International

301 University Avenue, Suite 100
Sacramento, CA 95825
www.colliers.com/sacramento

2561 Mercantile Drive

RANCHO CORDOVA, CALIFORNIA



Property Profile

Property Description:	±71,608 SF concrete tilt-up building
Property Address:	2561 Mercantile Drive, Rancho Cordova, CA 95742
Asking Price:	\$5,500,000
Tenant:	Rancho Cordova Travel & Tourism
Lease Expiration:	6/30/2020
Occupancy:	100%
Year Built:	2001
Actual Cap Rate:	5.4%
Lot Size:	±3.82 acres
Floor:	Concrete Slab on Grade
Exterior Walls:	Concrete Tilt-Up with Glass Storefronts
Ceilings:	28'
Fire Sprinklers:	ESFR
Power:	800 Amps, 480/277 Volts, 3 Phase
Roll Up Doors:	6 Ground Level & 12 Dock Doors
APN Number:	072-0390-015-000

Service Providers:

Electric	Sacramento Municipal Utility District
Drainage	Sacramento Co. Storm Water Utilites
Sewer	Saramento Regional Co. Sanitation
Fire Protection	Rancho Cordova Metro Fire
Trash	Sacramento County Waste Mgmt
Water	Golden State Water



About Tenant

RC Sports and event Center is a multi-sport and event center for the community in and around Rancho Cordova. They will hold youth and adult sporting events, concerts, trade shows, business events and more. Rancho Cordova Sports and Event Center is supported by the City of Rancho Cordova through room taxes collected from hotels.

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Financial Summary

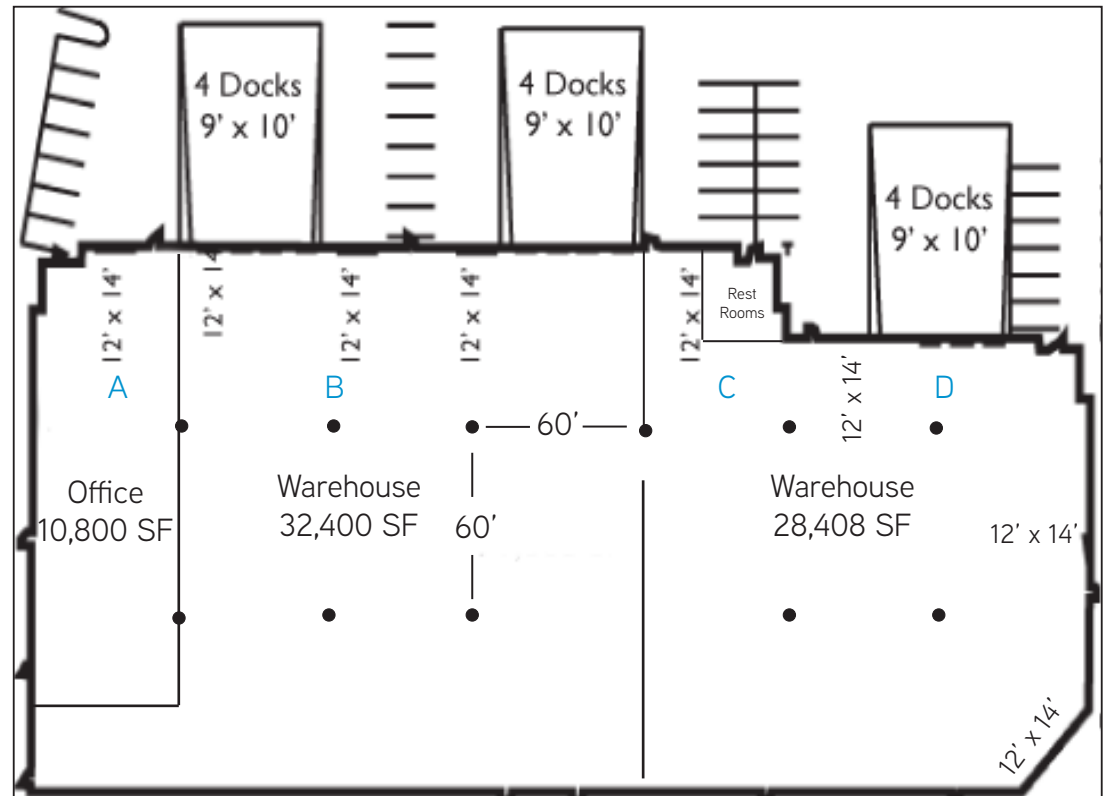
GROSS INCOME		ACTUAL
Gross Income		\$346,416
Operating Expense Reimbursement (Gross No CAM Leased)		\$0
Total Gross Income		\$346,416
Less Vacancy @ 5%		\$0
Effective Gross Income		\$346,416
EXPENSES*		
Taxes		\$40,868
Insurance		\$6,290
TOTAL EXPENSES		\$47,158
NET OPERATING INCOME		\$299,258
CAPITALIZATION RATE		5.44%

*Tenant pays all operating expenses except taxes and insurance.

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Site Plan

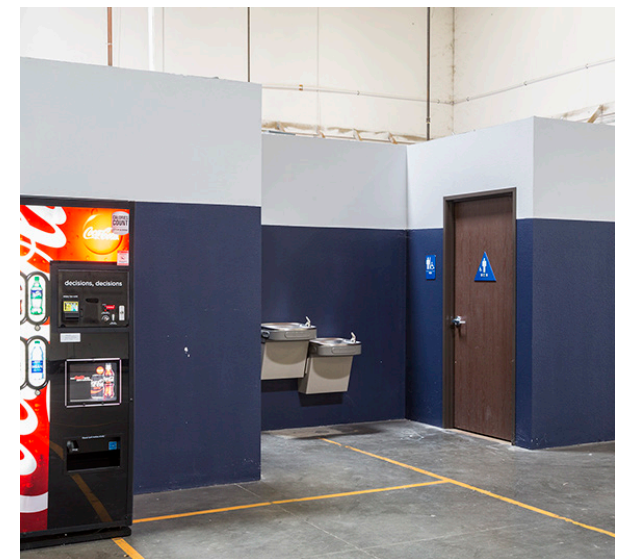
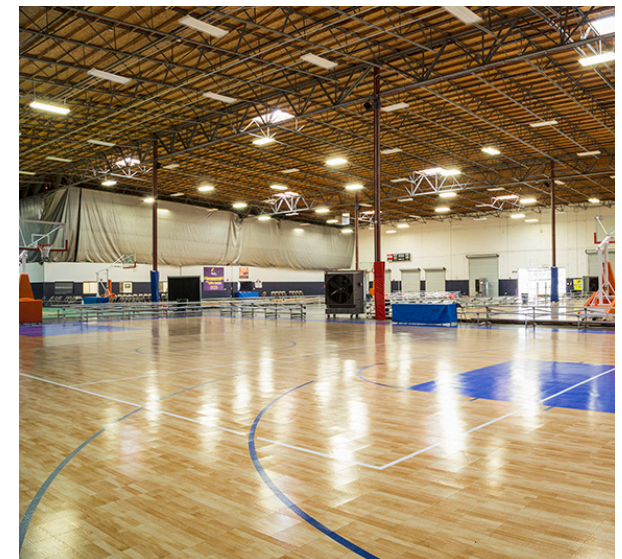
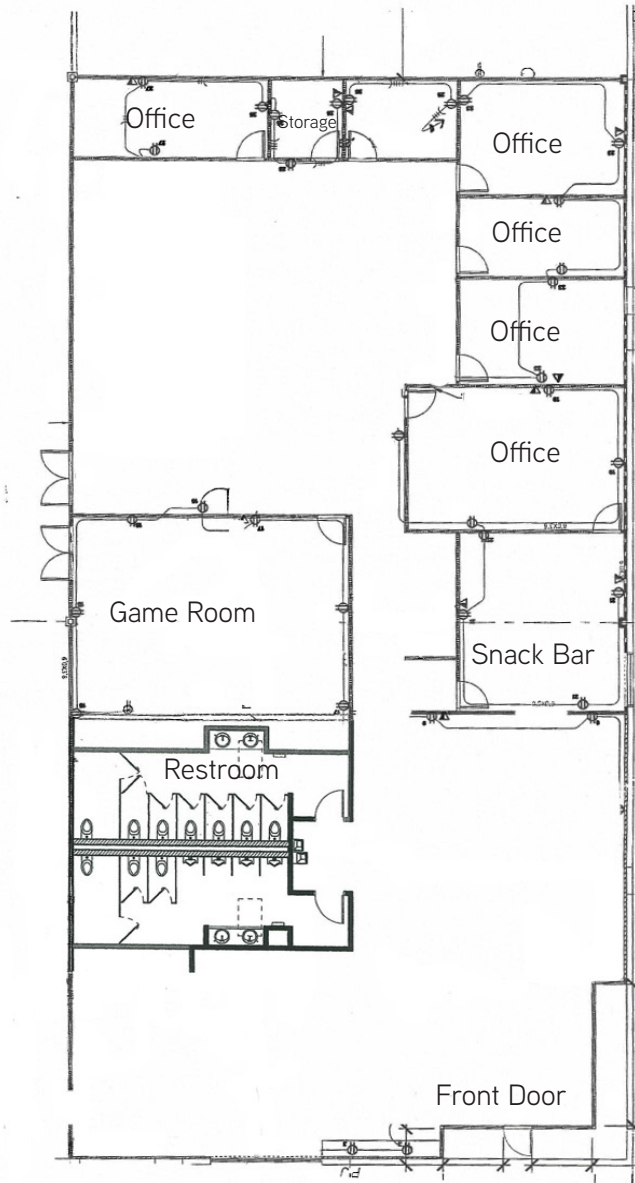


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Suite A Floorplan



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Aerial



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