

For Sale or Lease

\$2,945,000 (\$115/SF)
\$1.49/SF Full Service

± 25,416 Square Foot, Two-Story Office Building in California Center

8928 Volunteer Lane, Sacramento CA



Property Overview

- ±25,416 square foot office building
- Two story, stand-alone building
- High identity location at the corner of Watt Ave. and Folsom Blvd.
- Approximately 80,000 cars daily
- 110 parking spaces on-site
- Immediate freeway access
- Within minutes to Downtown
- Abundant alternative transportation including bus line and light rail station
- Adjacent to many restaurants and retail amenities
- Prominent building signage available

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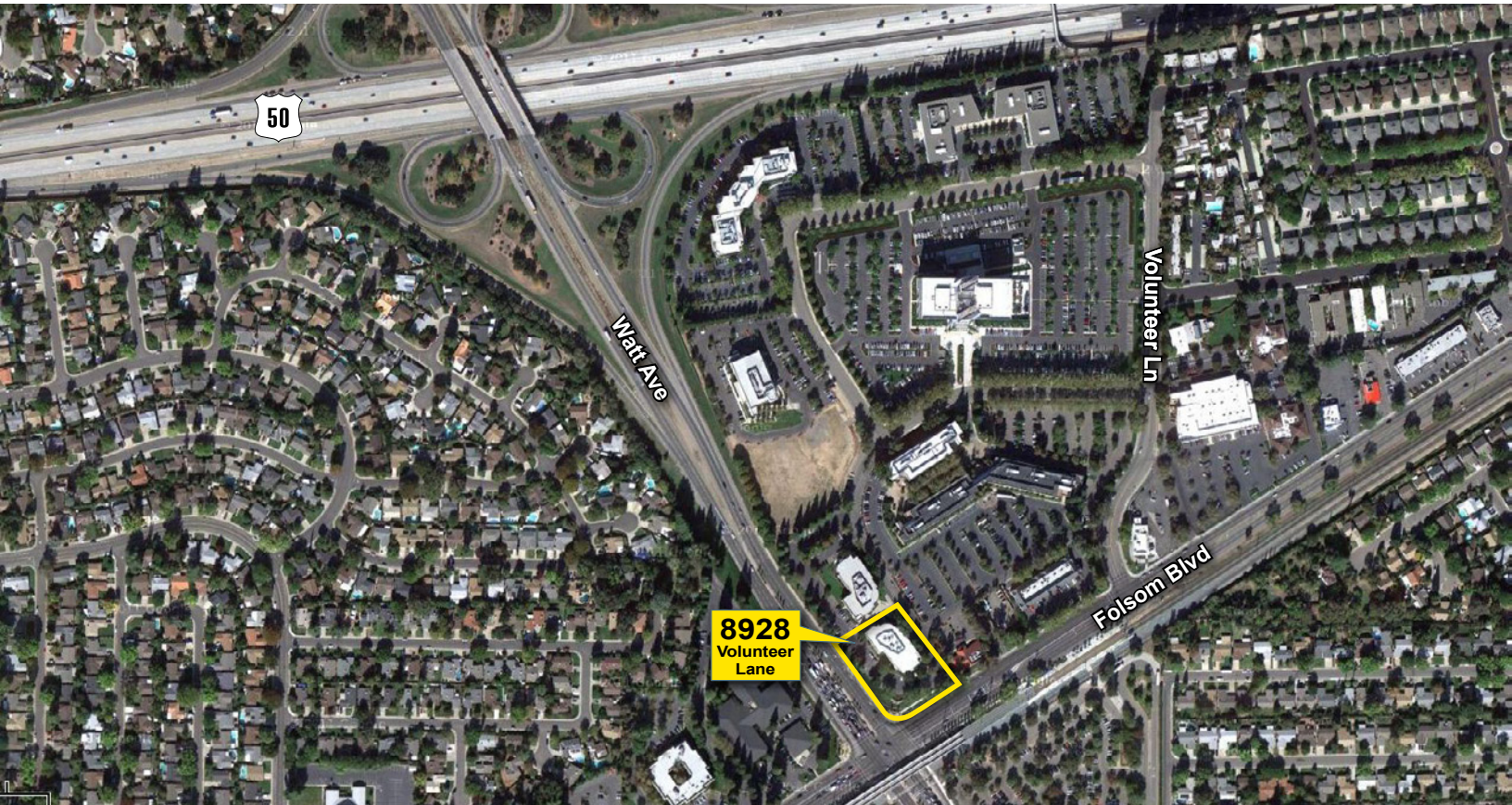
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REAL ESTATE SERVICES

FOR SALE OR LEASE

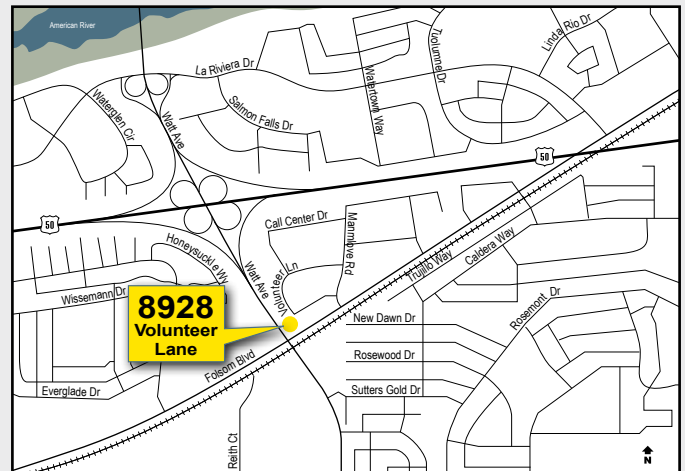
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Available Suites

- Suite 110 — ± 1,100 Square Feet
- Suite 250 — ± 1,279 Square Feet
- Suite 290 — ± 2,742 Square Feet



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Traffic Count

Cars per Day on Watt Avenue 38,109
 Cars per Day on Highway 50 79,615

Demographics

	1-Mile	3-Mile	5-Mile
Population	16,339	93,562	280,014
Households	6,707	39,018	111,507
Household Income	\$69,919	\$72,767	\$64,694

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Rent Roll

Tenant	Suite	Start	End	Rent	Rent/SF	SF
Sierra Adoption Services	100	3/1/2010	8/31/2017	\$18,534.45	\$1.65	11,233
Vacant	110	N/A	N/A	N/A	N/A	1,100
McClellan Davis	200	9/1/2010	11/30/2014	\$4,395.50	\$1.49	2,950
Cheap Insurance	210	9/1/2011	8/14/2019	\$9,655.38	\$1.58	6,112
Vacant	250	N/A	N/A	N/A	N/A	1,279
Vacant	290	N/A	N/A	N/A	N/A	2,742

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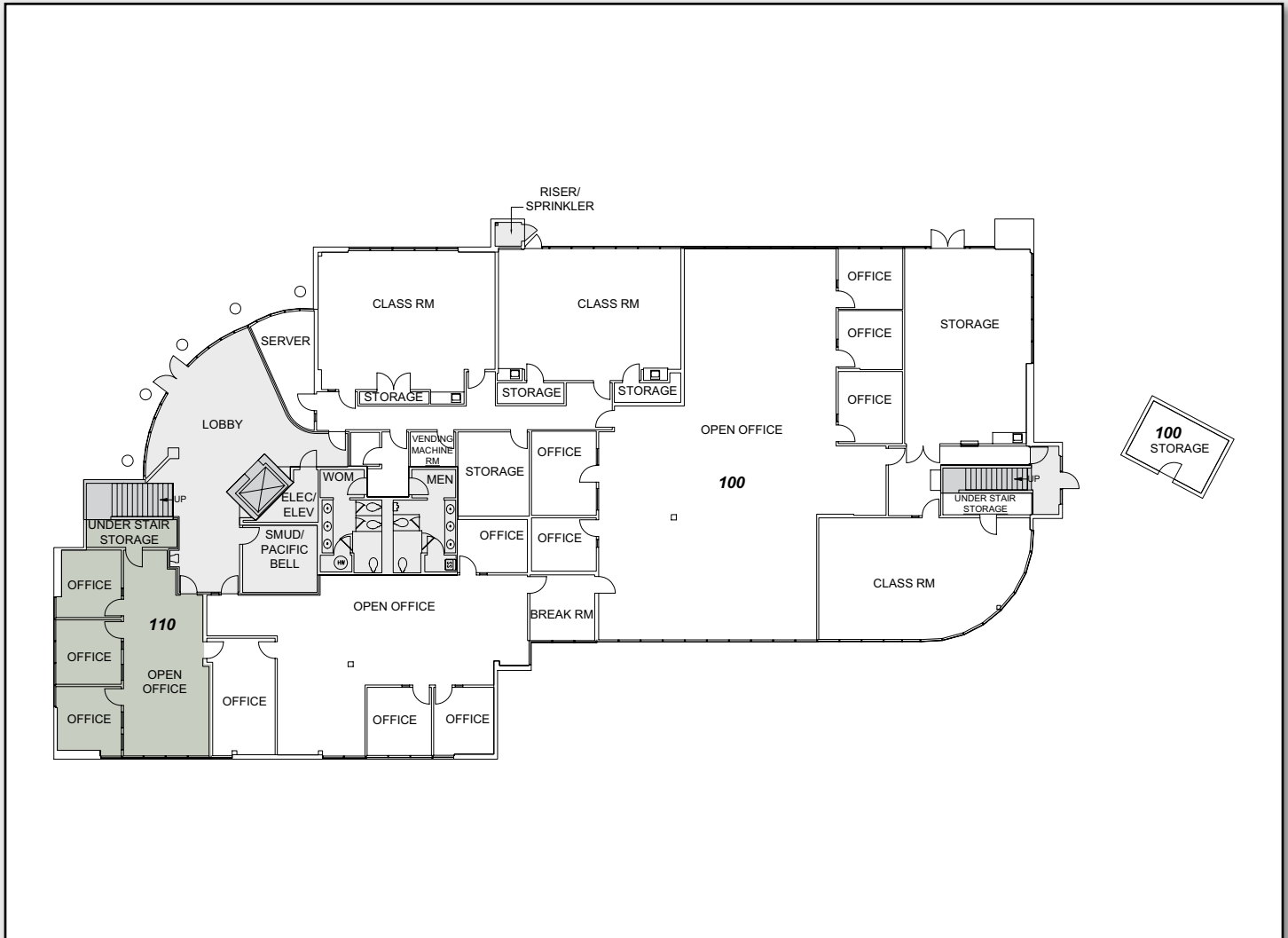


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First Floor/Suite 110 | ±1,100 Square Feet Divisible

Corner Suite, 3 Private Offices, Open Area for Reception and Work Station

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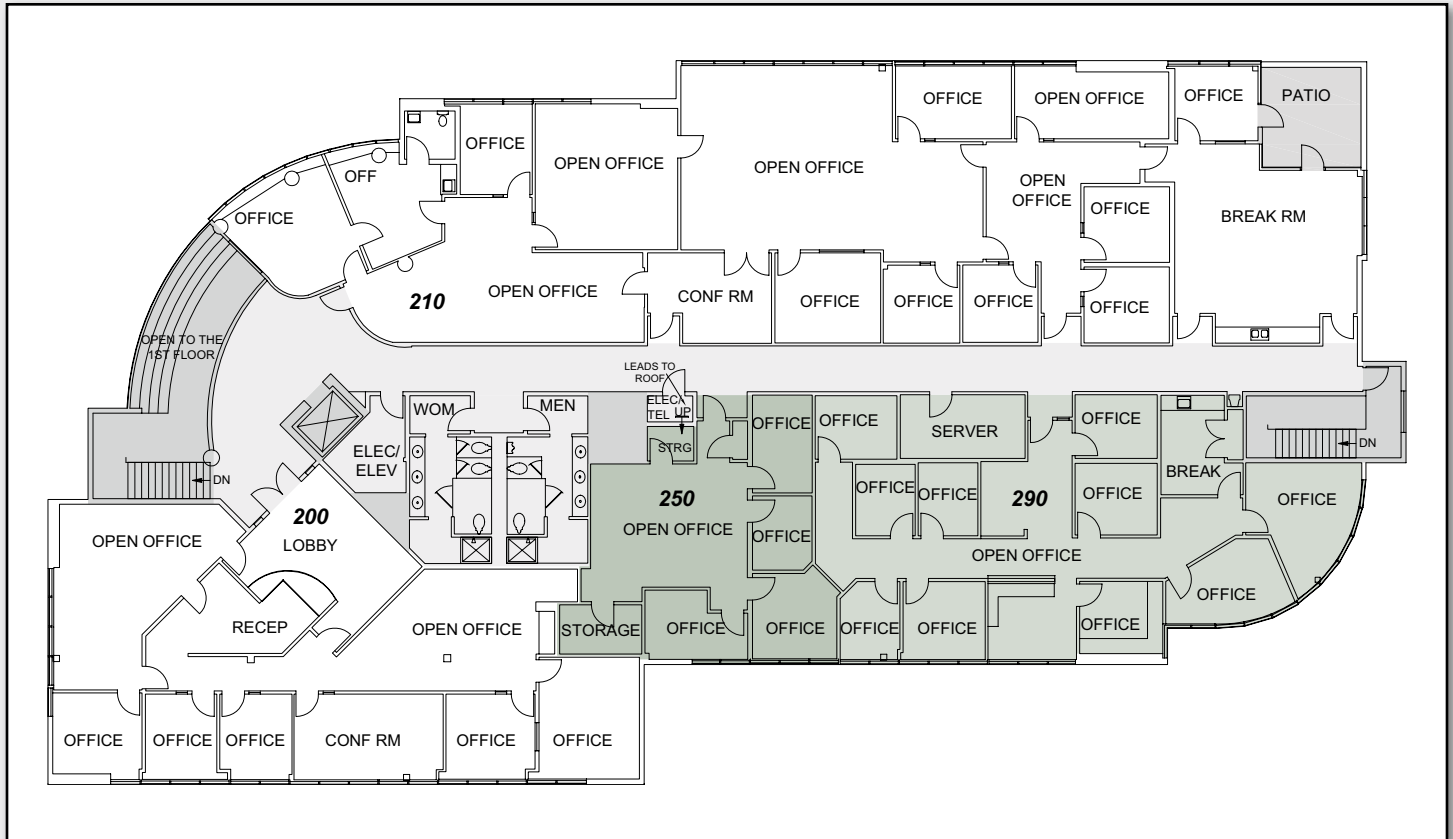
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Second Floor/Suite 250 | ±1,280 Square Feet Divisible

4 Private Offices, 2 Storage Rooms, Open Area for Work Station

Second Floor/Suite 290 | ±2,742 Square Feet Divisible

10 Private Offices, Spacious Break Room, Large Reception Area with Built-in Mill Work, Waiting Room

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