

FREERPORT BLVD LAND PARK | FOR SALE

5000-5014 Freerport Blvd, Sacramento, CA 95822



OFFERING MEMORANDUM

5000-5014 Freerport Blvd & 1911 Arica Way
Sacramento, CA 95822

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DEMOGRAPHICS

Arica Way

Freeport Boulevard

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Google

AERIAL

5000-5014 FREEPORT BLVD , SACRAMENTO, CA 95822



LAND
PARK

Sutterville Road

Sutterville Road



Freeport Boulevard

Hollywood Park
Elementary School

Sam Brannan
Middle School

Sutterville
Elementary School



Fruitridge Road

OFFERING SUMMARY

5000-5014 FREEPORT BLVD , SACRAMENTO, CA 95822

ADDRESS: 5000-5014 Freeport Blvd
& 1911 Arica Way
Sacramento, CA 95822

OFFERING PRICE: \$ 2,600,000.00

PRICE / SF: \$ 160.00/SF

NOI (2018): \$131,223.49 (5% Cap)

BUILDINGS (2):
5000-5014 Freeport Blvd:
±16,231 SF Building on ±0.76 Acre Parcel
1911 Arica Way:
±1,225 SF Warehouse/Dead Storage on
±0.20 Acre Parcel

APN'S: 017-0212-008 & 009

LOT SIZE: ±0.96 AC Total

ZONING: C-2-EA

PROPERTY HIGHLIGHTS

5000-5014 FREEPORT BLVD , SACRAMENTO, CA 95822



HIGHLIGHTS

- Popular Land Park Area
- Iconic Strip Center Facing Freeport Boulevard
- Always Full and Upside in Rents, Currently Modified Gross Leases. This is an excellent opportunity for an investor to restructure leases to NNN at end of the lease's term.
- Predominately Asian Businesses
- Lot in Back that Could be Used as Additional Parking or Storage in Existing Structure
- Close Proximity to South Land Park
- New Bel Air Development One Block Away



RENT ROLL (2019)

5000-5014 FREEPORT BLVD , SACRAMENTO, CA 95822

*ALL CURRENT LEASES ARE MODIFIED GROSS

TENANT	SUITE	SQ. FT.	LEASE START DATE	LEASE END DATE	2019 RENT TOTAL	COMMENTS
BLUE MOON CAFE & KARAOKE #1	01A	±2,250	12/1/2018	- 8/31/2020	\$ 38,844.00	2 five year options, 9/1/20 and 9/1/25
JACK C. CHEW & CO. INS. SVCS	02	±2,100	9/1/2013	- 2/28/2021	\$ 28,636.00	-
BUSINESS OFFICE	04	± 900	9/1/2013	- 11/1/2015	N/A	Owner Operated Unit, Available For Lease
J & K TAX & FINANCIAL SERVICES	06	±800	9/1/2013	- 11/30/2022	\$ 11,376.00	1 five year option, 12/1/22
FAR EAST CAFE	10	±1,200	4/1/2018	- 3/31/2023	\$ 1,800.00	-
YUEMING CHEN & DONG HAI WANG	12	±3,000	12/1/2015	- 1/14/2024	\$ 30,350.00	-
FAR EAST CAFE	14	±3,600	4/1/2018	- 3/31/2023	\$ 53,932.00	-
BLUE MOON CAFE & KARAOKE #2	A 1/2	±471	12/1/2018	- 3/31/2021	\$ 7,992.00	-
ZEN SPA & MASSAGE	B	±1,910	4/1/2016	- 3/31/2021	\$ 30,189.00	2 five year options, 4/1/21 and 4/1/26
TOTALS		±16,231			\$ 203,119.00	

CASH-FLOW (2019)

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BASE RENT (2019)	\$203,119.00
UTILITY CHARGES	\$5,400.00

TOTAL INCOME (2019): \$208,519.00

	2018/19	2017/18	
PROPERTY TAX	(Freeport) \$10,779.00	\$10,311.04	\$23,309.19
	(Arica) \$1,117	\$1,102.13	
INSURANCE			\$8,125.00
SEWAGE			\$11,643.00
WATER			\$6,454.00
GAS/ELECTRIC			\$878.00
GARBAGE (Includes dump haul off)			\$1,154.00
MAINTENANCE - GENERAL LABOR			\$4,034.00
REPAIRS - GENERAL			\$1,478.00
REPAIRS - ROOF			\$1,691.00
REPAIRS - HVAC (Qtrly. Maint. only)			\$1,322.32.00
MANAGEMENT FEES			\$12,427.00
OWNER EXPENSES			\$4,780.00

TOTAL EXPENSES: (\$77,295.51)

NET OPERATING INCOME (2018): \$131,223.49

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

DEMOGRAPHICS (2019)

5000-5014 FREEPORT BLVD , SACRAMENTO, CA 95822



POPULATION:
1 MILE - 13,977
3 MILE - 154,820
5 MILE - 380,308



HOUSEHOLDS:
1 MILE - 5,901
3 MILE - 59,360
5 MILE - 144,409



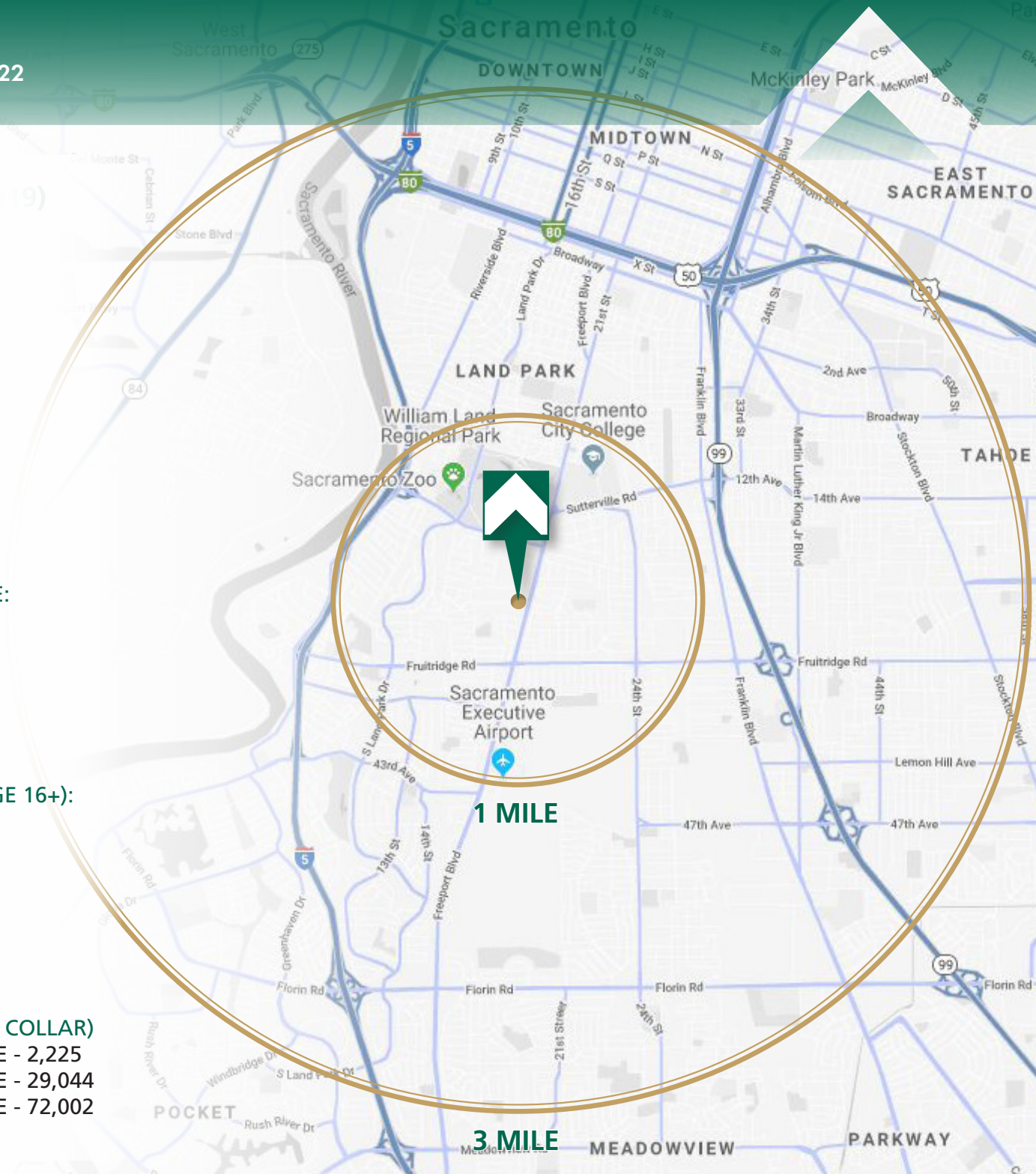
AVG. HOUSEHOLD INCOME:
1 MILE - \$94,891
3 MILE - \$83,451
5 MILE - \$82,897



DAYTIME POPULATION (AGE 16+):
1 MILE - 9,652
3 MILE - 113,194
5 MILE - 357,144



OCCUPATION:	
(WHITE COLLAR)	(BLUE COLLAR)
1 MILE - 4,510	1 MILE - 2,225
3 MILE - 43,489	3 MILE - 29,044
5 MILE - 108,383	5 MILE - 72,002



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