



For Sale

2489 Sunrise Blvd.
Gold River, CA

\$1,500,000

- 4,485 SF Office Building
- Can accommodate two tenants with shared breakroom, restroom, and lobby
- Owner can occupy 51% and rent out remaining portion of building to lower their monthly occupancy expenses



Accelerating success.

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Building Expenses

Expense Type	Annual	Annual Per SF	Monthly per SF
Property Taxes	\$18,048.00	\$3.73	\$0.31
Utilities	\$15,763.00	\$3.25	\$0.27
Janitorial	\$6,840.00	\$1.41	\$0.12
Pest	\$576.00	\$0.12	\$0.01
CAM ²	\$7,436.00	\$1.53	\$0.13
Insurance	\$1,063.00	\$0.22	\$0.02
Total	\$49,726.00	\$10.26	\$0.86

¹Adjusted to \$1,500,000 Sale Price

²Common Area Insurance, Landscaping, Misc. Repairs, Common Area Lighting, Reserves for Rep

Owner/ User Analysis

Owner/User Analysis 2,500 SF User	
Square Footage	4,845
Purchase Price	\$1,500,000.00
Down Payment	\$150,000
Financed Amount	\$1,350,000
*Payment	\$75,231
Rental Income (\$2.05/SF)	\$57,687
NNN Costs	\$49,726
Net Operating Expense	\$7,961
Cost of Occupancy Per SF	\$1.16

*Amortized over 25 years at 2.81%

Owner/User Analysis 4,845 SF User	
Square Footage	4,845
Purchase Price	\$1,500,000.00
Down Payment	\$150,000
Financed Amount	\$1,350,000
*Payment	\$75,231
NNN Costs	\$49,726
Cost of Occupancy Per SF	\$2.15

*Amortized over 25 years at 2.81%

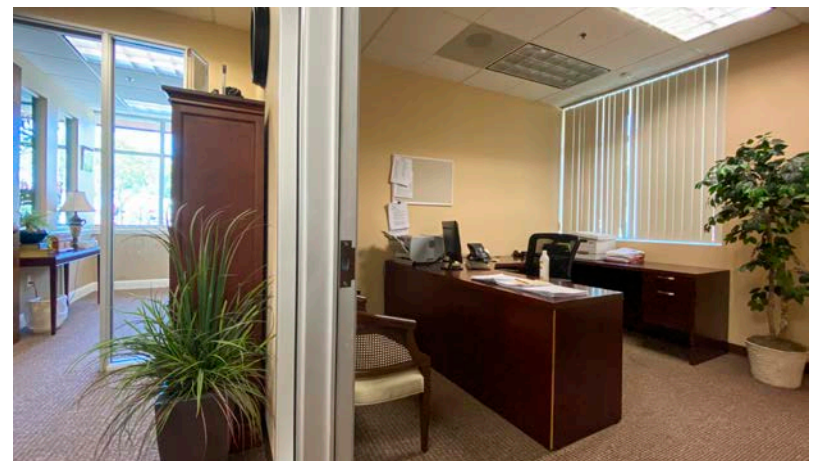
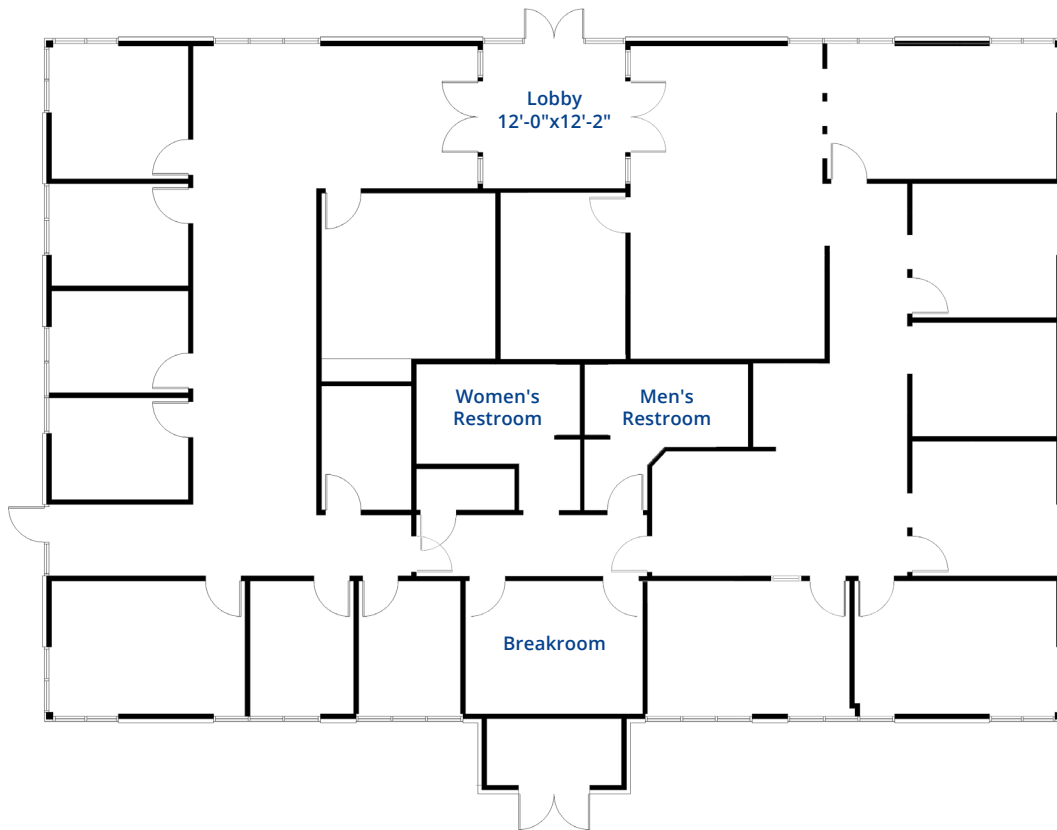
Property Details

- Built in 2002 and well maintained
- Quality brick construction

Key Highlights

- Highly visible from major thoroughfare, Sunrise Blvd.
- Great access to Highway 50

Floor Plan and Photo Gallery



Retail Amenities

- 1 Starbucks
- 2 Denny's
- 3 McDonald's
- 4 Chick-Fil-A
- 5 Chipotle
- 6 Smart & Final
- 7 Wienerschnitzel
- 8 Carls Jr.
- 9 Five Guys
- 10 Subway
- 11 Baskin-Robbins
- 12 Round Table
- 13 Bank of America
- 14 Chase
- 15 El Pollo Loco
- 16 In-N-Out

