



SUNRISE & SUNSET

4777 Sunrise Boulevard, Fair Oaks, CA 95628

Offering Memorandum

Marcus & Millichap

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ACTIVITY ID: Z0030130

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SUNRISE & SUNSET

4777 SUNRISE BOULEVARD, FAIR OAKS, CA

EXCLUSIVELY LISTED BY

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OFFICES NATIONWIDE AND THROUGHOUT CANADA

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4777



SUNRISE & SUNSET

FAIR OAKS, CA

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\$725,000
(\$161.04 per SF)

OFFERING PRICE

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EXECUTIVE SUMMARY

SUNRISE & SUNSET

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OFFERING HIGHLIGHTS

SUNRISE & SUNSET

4777 Sunrise Boulevard, Fair Oaks, CA 95628

OFFERING PRICE
\$725,000

CAP RATE
6.23%

VITAL DATA

Price	\$725,000
Cap Rate	6.23%
Price/SF	\$161.04
Gross Square Feet	4,502 SF
Occupancy	100%

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LAW OFFICE OF
ROBERT L. MEISSNER

INVESTMENT OVERVIEW

The subject property is a 4,502-square foot multi-tenant office building located in Fair Oaks, California. More specifically, the property is located on the southwest signalized corner of Sunrise Boulevard and Sunset Avenue. The property is currently 100 percent occupied by six “professional service” related tenants all on a “Full-Service” lease structure (landlord responsible for all expenses). Originally built in 1982, the building has been kept in excellent condition and is highly visible along one of the area’s main thoroughfares, Sunrise Boulevard at Sunset Avenue. The intersection boasts 46,378 vehicles per day).

Fair Oaks, California is located 17 miles northeast of Downtown Sacramento on the north bank of the American River, roughly two miles north of Highway 50 and six miles south of Interstate 80. Sunrise Boulevard is one of the main thoroughfares east of Sacramento connecting Interstate 80 to Highway 50. Alternative routes are not easily accessible, resulting in heavy traffic along the Sunrise Boulevard corridor. As a result, multiple local, regional, and national retailers have chosen Sunrise Boulevard for a store location. Retailers along the Sunrise Boulevard corridor include, Lowe’s, Macy’s, JC Penney, Starbucks, Target, Panda Express, Trader Joes, Taco Bell, McDonalds, Chili’s, Sprouts, Habit Burger, Sportsman Warehouse, Olive Garden, Old Navy, Walgreens, and Wells Fargo (see included aerial photo). Furthermore, the subject property is supported by an abundance of rooftops. The population within a three-mile radius is 121,165 and the five-mile radius population is 302,242.

The offering allows an investor and/or an owner-user the opportunity to purchase a signalized hard corner (trophy location!) office building for \$725,000 or \$161.04 per square foot. With the tenants all on short term leases, a landlord has the flexibility to increase rents and/or an owner-user can move in as leases rollover.





INVESTMENT HIGHLIGHTS

- ▶ Trophy Location! Signalized High-Traffic Intersection (46,398 Vehicles per Day)
- ▶ Small Suite Sizes (Low Rollover Risk)
- ▶ Investment or Owner/User Opportunity
- ▶ Well-Maintained Building with No Deferred Maintenance
- ▶ Long-Term Stable Tenant History



SUMMARY OF TERMS

INTEREST OFFERED

Marcus & Millichap has been selected to exclusively market for sale Sunrise & Sunset, located in Fair Oaks, California.

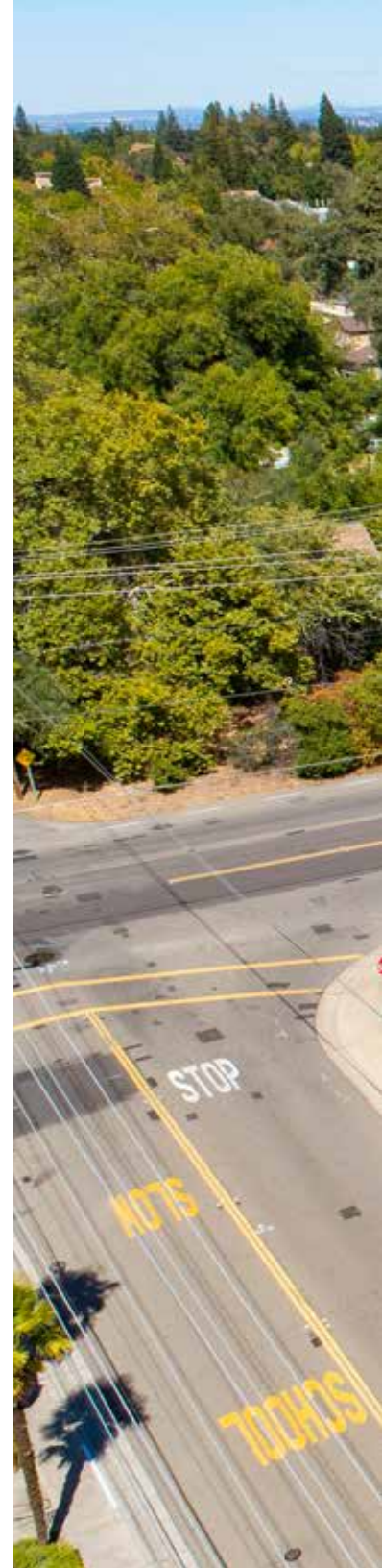
TERMS OF SALE

Sunrise & Sunset is offered at \$725,000 based on a capitalization rate of 6.23%. Historical operating documentation, third party reports and Argus model can be found in the online document data portal.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agents. Please do not contact the tenants, on-site management or staff without prior approval. property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

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High-Traffic Location

(46,398 Vehicles per Day)



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PROPERTY DESCRIPTION

SUNRISE & SUNSET

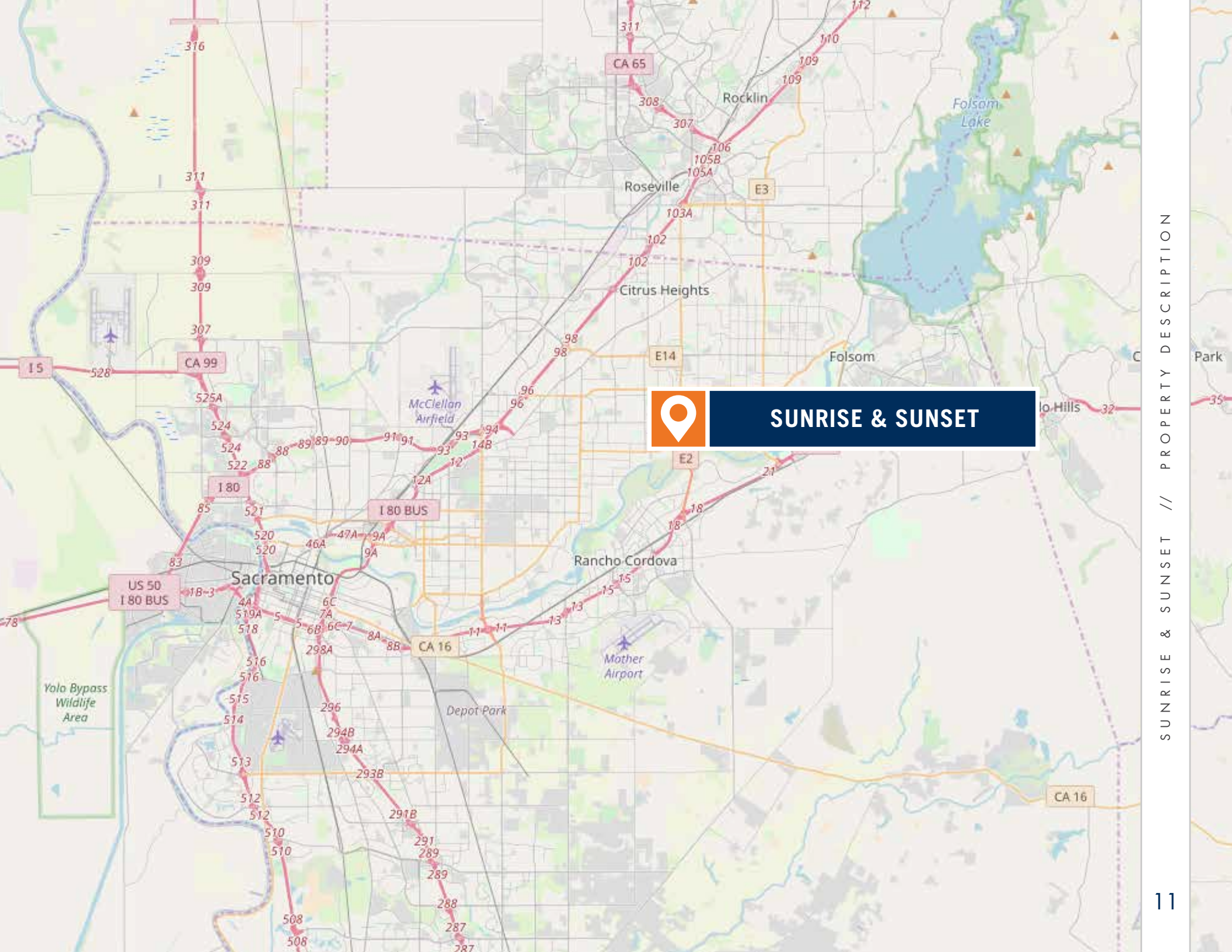
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PROPERTY DETAILS

BUILDING	
Property Type	Multi-Tenant Office Building
Year Built	1982
Rentable Area	4,502
Number of Floors	1
SITE DESCRIPTION	
Size Area	0.54
Zoning	Commercial Office Building (BP)
Parking	19 Free Surface Spaces
Parking Ratio	4.22 Spaces Per 1,000 Square Feet
Landscaping	Well Maintained Trees, Shrubs and Lawn
Topography	Flat
PARCELS	
Number of Tax Parcels	One
APN	244-0057-006-0000

CONSTRUCTION	
Construction Type	Wood Frame
Foundation	Concrete Foundation
Exterior Walls	Stucco
Roof	Pitched Tile
MECHANICAL	
HVAC	6 Units (3 Recently Replaced)
Fire Protection	Sprinklered
Plumbing	Public To-Site
Utilities	Public To-Site



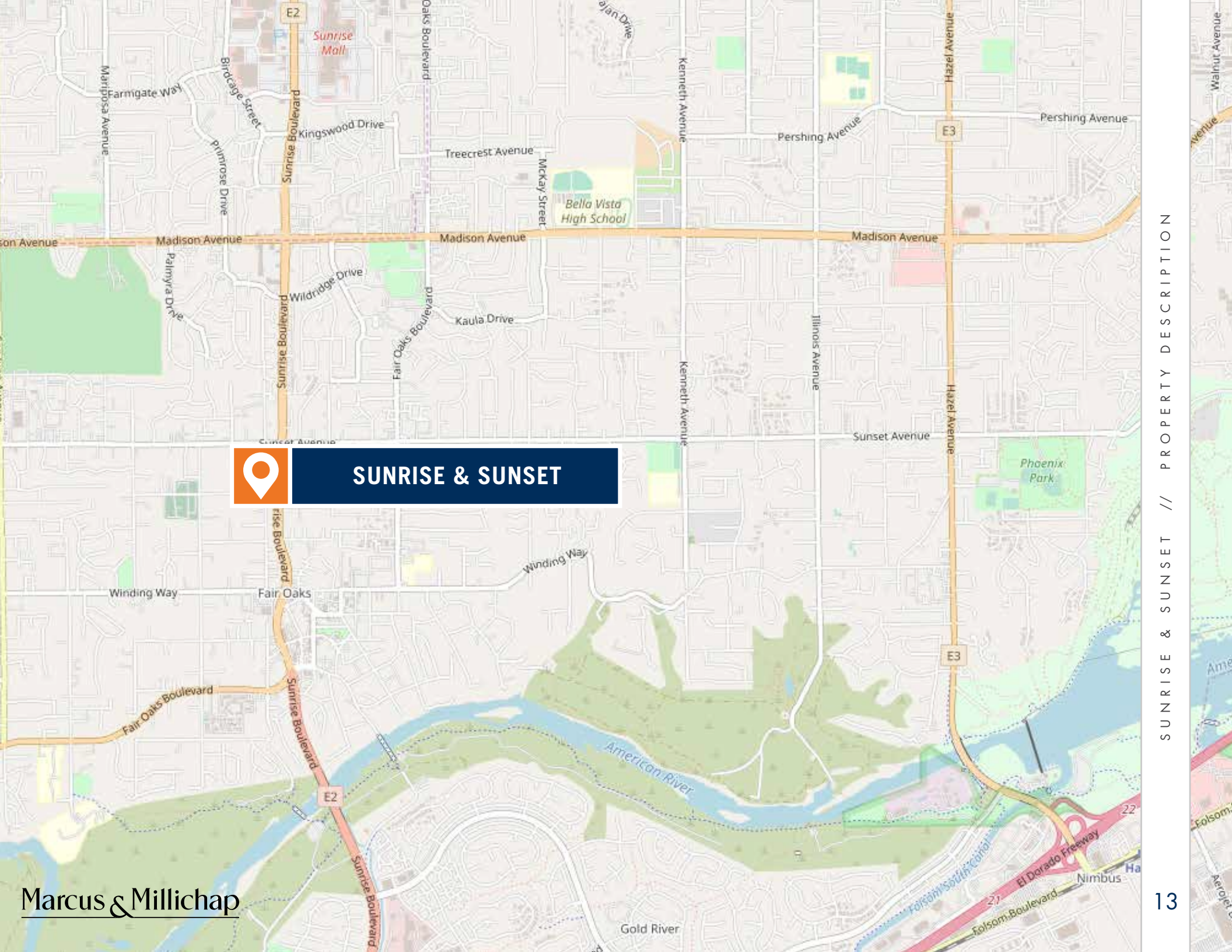


SUNRISE & SUNSET

AERIAL MAP

SUNRISE & SUNSET // PROPERTY DESCRIPTION





SUNRISE & SUNSET



PERSONAL INJURY

Law Offices of

ROBERT L. MEISSNER

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(916) 863-2900

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6.23%

CAP RATE

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FINANCIAL ANALYSIS

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TENANT SUMMARY

				LEASE DATES							
TENANT	SUITE	SQUARE FEET	% BLD SHARE	COMM.	EXP.	MONTHLY RENT/SF	TOTAL RENT/MONTH	TOTAL RENT/YEAR	CHANGES ON	RENT INCREASE	LEASE TYPE
Owner Builder	A	1,100	24.4%	1/1/99	12/31/21	\$1.65	\$1,815	\$21,780	N/A	N/A	Gross
Rand Jacobs	B	560	12.4%	1/1/05	M-T-M	\$1.71	\$956	\$11,472	N/A	N/A	Gross
Birdcage Travel	C	688	15.3%	1/1/02	12/31/22	\$1.60	\$1,100	\$13,200	N/A	N/A	Gross
Robert Meissner, Attorney	E	916	20.3%	1/1/03	12/31/20	\$1.64	\$1,505	\$18,060	N/A	N/A	Gross
Catholic Counseling	F	938	20.8%	1/1/15	12/31/20	\$1.27	\$1,190	\$14,280	N/A	N/A	Gross
Beta Layout	G	300	6.7%	1/1/16	6/1/20	\$1.75	\$525	\$6,300	N/A	N/A	Gross
Total		4,502				\$1.58	\$7,091	\$85,092			
Occupied Tenants: 6			Unoccupied Tenants: 0			Occupied GLA: 100%			Unoccupied GLA: 0%		

OPERATING STATEMENT

INCOME	CURRENT	PER SF
Scheduled Base Rental Income	85,092	18.90
Expense Reimbursement Income		
Net Lease Reimbursement		
Management Fees	0	0.00
Total Reimbursement Income	\$0	\$0.00
Effective Gross Revenue	\$85,092	\$18.90

OPERATING EXPENSES	CURRENT		PER SF
PG&E	1,916		0.43
SMUD	7,179		1.59
Water	1,473		0.33
Sac County Utilities	1,040		0.23
Cleaning & Maintenance	4,800		1.07
Waste Management	4,993		1.11
Repairs & Maintenance	1,769		0.39
Landscaping	3,120		0.69
Pest Control	198		0.04
Cleaning Supplies	662		0.15
Insurance	1,238		0.27
Real Estate Taxes	8,120		1.80
Management Fee	3,404	4.0%	0.76
Total Expenses	\$39,912		\$8.87
Expenses as a % of EGR	46.9%		
Net Operating Income	\$45,180		\$10.04



Signalized Hard Corner

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COMPARABLE PROPERTIES

SUNRISE & SUNSET

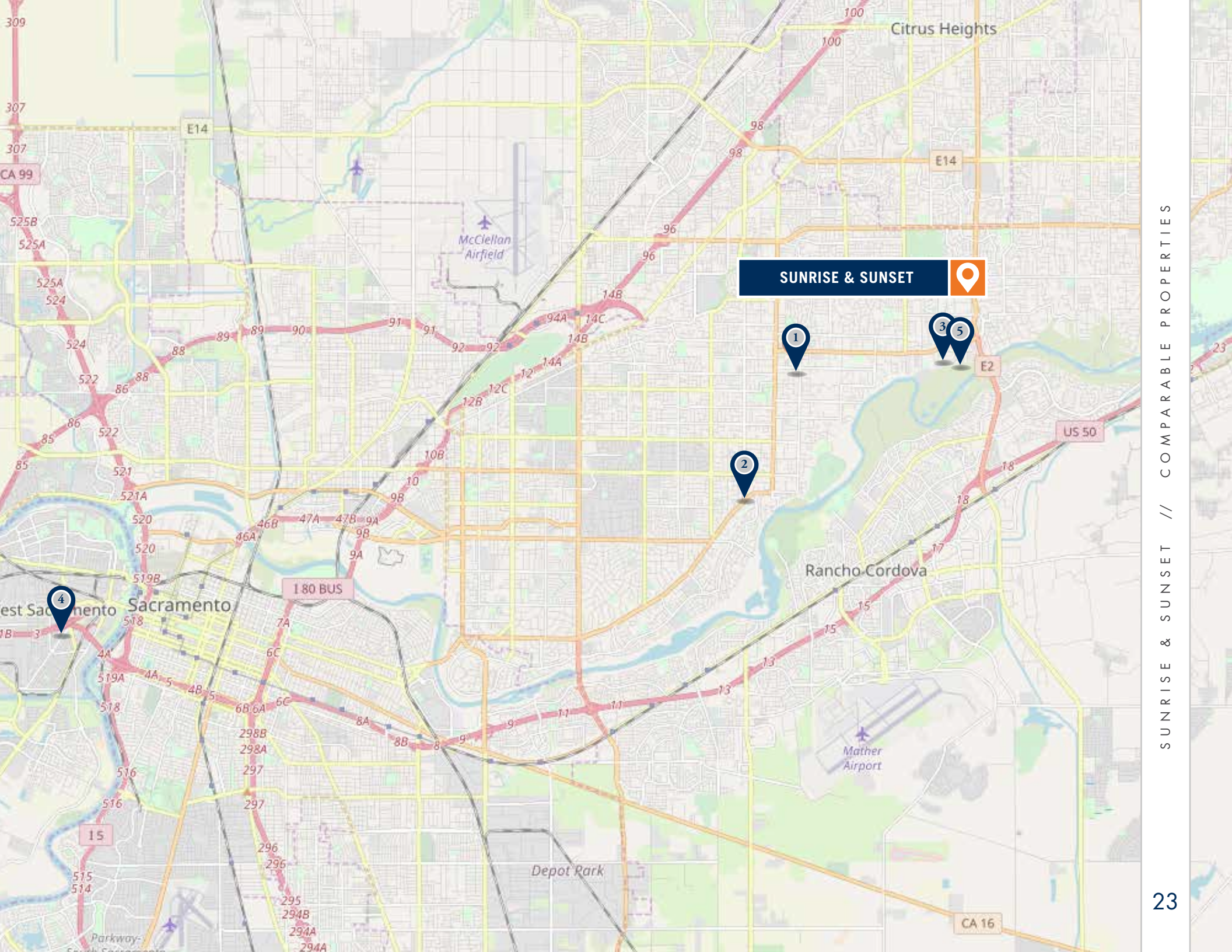
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SALES COMPARABLES – SUMMARY

PROPERTY NAME	PRICE	PRICE/ RENTABLE SF	RENTABLE SF	YEAR BUILT/ RENOVATED
4777 Sunrise Boulevard	\$725,000	\$161.04	4,502	1982
7727 Fair Oaks Boulevard	\$540,000	\$207.69	2,600	1952/2008
2508 Garfield Avenue	\$785,700	\$129.52	8,107	1984
9701 Fair Oaks Boulevard	\$1,050,000	\$173.55	6,050	1983
830 Jefferson Boulevard	\$768,418	\$124.74	6,160	1973
Beechwood Office Park	\$800,000	\$152.38	5,250	1979

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SUNRISE & SUNSET



SALES COMPARABLES



★ 4777 SUNRISE BLVD
Fair Oaks, CA 95628

ASKING PRICE	\$725,000
Price/Rentable SF	\$161.04
Rentable SF	4,502
Year Built/Renovated	1982
CAP Rate	6.23%
Occupancy	100%



📍 7727 FAIR OAKS BLVD
Carmichael, CA 95608

SOLD PRICE	\$540,000
Price/Rentable SF	\$207.69
Rentable SF	2,600
Year Built/Renovated	1952/2008
CAP Rate	6.35%



2 2508 GARFIELD AVE
Carmichael, CA 95608

SOLD PRICE	\$785,700
Price/Rentable SF	\$129.52
Rentable SF	8,107
Year Built/Renovated	1984
CAP Rate	5.30%
Occupancy	75%



3 9701 FAIR OAKS BLVD
Fair Oaks, CA 95628

SOLD PRICE	\$1,050,000
Price/Rentable SF	\$173.55
Rentable SF	6,050
Year Built/Renovated	1983
CAP Rate	6.00%
Occupancy	100%

SALES COMPARABLES



830 JEFFERSON BLVD

West Sacramento, CA 95691

SOLD PRICE	\$768,418
Price/Rentable SF	\$124.74
Rentable SF	6,160
Year Built/Renovated	1973
CAP Rate	6.00%
Occupancy	100%



BEECHWOOD OFFICE PARK

9712 Fair Oaks Boulevard, Fair Oaks, CA 95628

SOLD PRICE	\$800,000
Price/Rentable SF:	\$152.38
Rentable SF	5,250
Year Built/Renovated:	1979
CAP Rate:	6.00%
Occupancy:	100%



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SUNRISE & SUNSET // COMPARABLE PROPERTIES



302,242

TOTAL POPULATION WITHIN 5-MILE RADIUS

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MARKET OVERVIEW

SUNRISE & SUNSET

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DEMOGRAPHICS HIGHLIGHTS



302,242

TOTAL POPULATION WITHIN
5-MILE RADIUS



\$81,846

AVERAGE HOUSEHOLD INCOME
WITHIN 5-MILE RADIUS



121,564

HOUSEHOLDS WITHIN
5-MILE RADIUS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection			
Total Population	13,832	122,226	303,397
2018 Estimate			
Total Population	13,648	121,165	302,242
2010 Census			
Total Population	12,982	115,191	286,957
2000 Census			
Total Population	13,032	118,199	292,316
Daytime Populations			
2018 Estimate	10,355	103,011	254,426

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Projection			
Total Households	6,096	50,924	123,674
2018 Estimate			
Total Households	5,973	49,845	121,564
2010 Census			
Total Households	5,580	46,721	114,004
2000 Census			
Total Households	5,506	47,182	114,469

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2018 Estimate			
\$200,000 or More	7.41%	6.58%	4.68%
\$150,000 - \$199,999	6.87%	6.47%	5.60%
\$100,000 - \$149,000	17.73%	16.42%	14.95%
\$75,000 - \$99,999	11.64%	13.51%	13.80%
\$50,000 - \$74,999	17.54%	18.92%	19.49%
\$35,000 - \$49,999	11.12%	13.42%	13.48%
\$25,000 - \$34,999	9.24%	9.08%	9.72%
\$15,000 - \$24,999	8.62%	7.97%	8.73%
Under \$15,000	12.28%	12.77%	14.20%
Average Household Income	\$95,396	\$91,494	\$81,846
Median Household Income	\$64,942	\$65,306	\$60,214
Per Capita Income	\$41,981	\$37,791	\$33,082

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2018 Estimate Total Population	13,648	121,165	302,242
Under 20	20.03%	21.86%	22.89%
20 - 34 Years	18.61%	19.01%	20.12%
35 - 39 Years	5.42%	5.70%	5.91%
40 - 49 Years	11.29%	11.77%	11.84%
50 - 64 Years	22.98%	21.81%	21.31%
Age 65+	21.67%	19.83%	17.92%
Median Age	45.52	43.14	40.95

Population 25+ by Education Level	1 MILE	3 MILES	5 MILES
2018 Estimate Population Age 25+	10,175	87,732	214,965
Elementary (0-8)	0.96%	2.07%	2.46%
Some High School (9-11)	4.94%	5.12%	5.67%
High School Graduate (12)	18.98%	21.49%	24.18%
Some College (13-15)	24.56%	27.77%	29.33%
Associate Degree Only	11.52%	10.89%	10.70%
Bachelors Degree Only	24.02%	20.18%	17.54%
Graduate Degree	14.49%	11.65%	9.15%



SUNRISE & SUNSET

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