



3971 DUROCK ROAD

SHINGLE SPRINGS, CA 95682

THOMAS NELSON

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CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

RETAIL PROPERTY **FOR SALE**

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3971 DUROCK ROAD



Sale Price

\$2,150,000

OFFERING SUMMARY

Building Size:	15,300 SF
Price / SF:	\$140.52
Cap Rate:	4.79%
NOI:	\$102,956

PROPERTY OVERVIEW

- Unique opportunity to own in the highly desirable Shingle Springs Sub-Market
- Highly Desirable Freeway Signage - Can be converted to Digital
 - Billboard sign grandfathered in by El Dorado County
- Value-Add investment with opportunity for rent growth or CAM restructure with new tenants
- One vacant unit for small owner/user opportunity

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF
A	Arnolds For Awards	4,000 SF	\$4,600	26.14%	\$1.15	\$4,600	\$1.15
B	Norden Millimeter	4,300 SF	\$4,600	28.10%	\$1.07	\$4,600	\$1.07
C	Vacant	1,850 SF	-	12.09%	\$1.10	\$2,035	\$1.10
D	Rove Supply Co.	2,750 SF	\$2,950	17.97%	\$1.07	\$3,025	\$1.10
TOTALS		12,900 SF	\$12,150	84.30%	\$4.39	\$14,260	\$4.42

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INCOME SUMMARY

Vacancy Cost	(\$24,420)
GROSS INCOME	\$145,800

EXPENSES SUMMARY

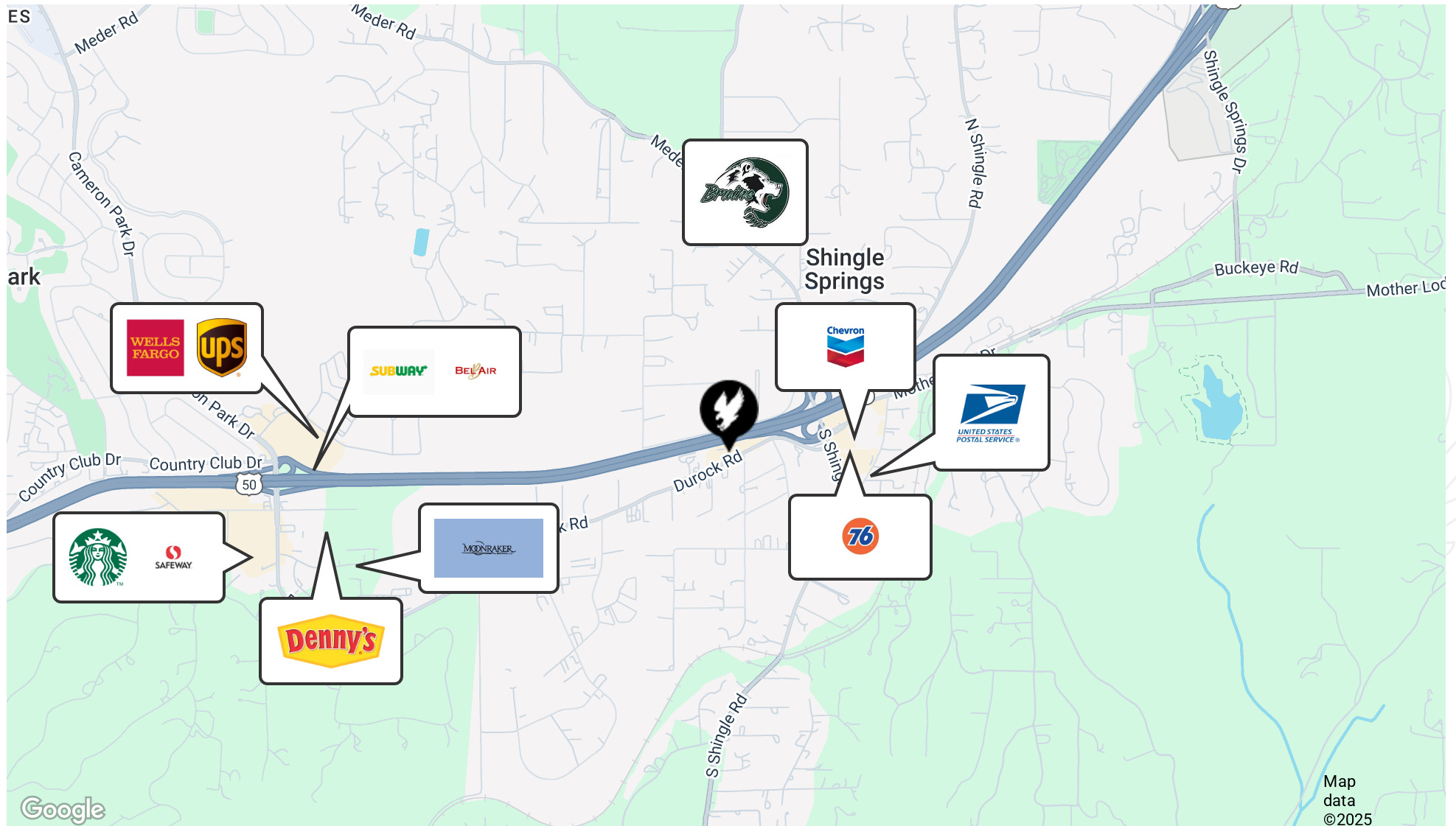
Property Tax (est. 1.10% of \$2,150,000 asking price)	\$23,650
Insurance	\$7,980
PG&E (Common Area)	\$2,700
El Dorado Irrigation (Commercial + Sub Meter)	\$4,740
Alarm	\$1,452
Landscaping	\$1,800
Hangtown Fire (yearly \$400 + 5-yr inspection amortized ~\$122)	\$522
OPERATING EXPENSES	\$42,844

NET OPERATING INCOME	\$102,956
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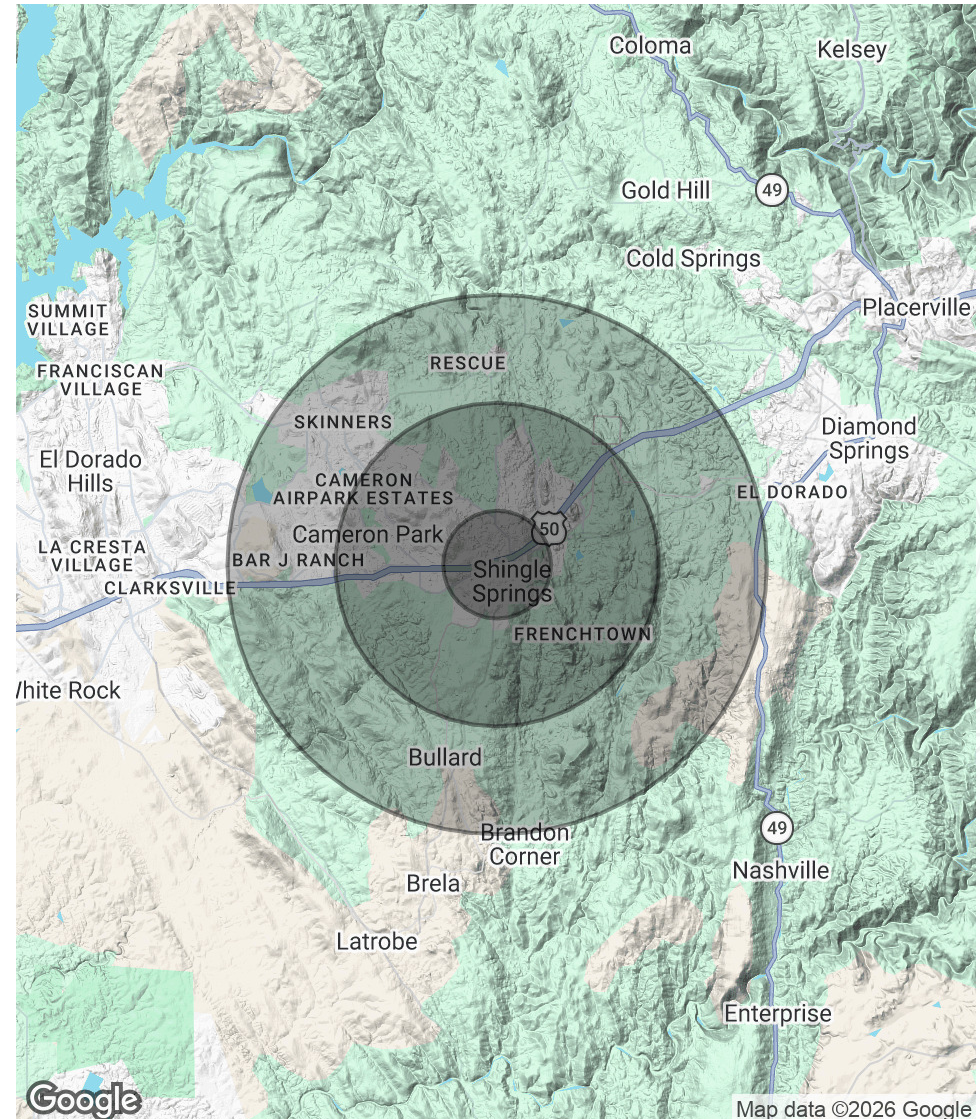
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,762	15,869	38,437
Average Age	48.0	47.2	45.0
Average Age (Male)	39.4	44.7	42.9
Average Age (Female)	55.9	48.8	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	797	6,393	15,192
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$85,968	\$108,675	\$112,428
Average House Value	\$549,495	\$565,754	\$533,656

2020 American Community Survey (ACS)



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