

2705 5th Street
SACRAMENTO, CA

MULTI-TENANT INDUSTRIAL BUILDING AVAILABLE FOR SALE

OFFERING MEMORANDUM



100% LEASED INVESTMENT OPPORTUNITY

NEWMARK

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INVESTMENT HIGHLIGHTS

- » Multi-tenant industrial building available for sale totaling $\pm 32,483$ square feet on ± 1.53 acres
- » 100% occupied by two (2) tenants: G&S Fresh Produce and Urban Roots Brewing & Smokehouse
- » Rents 15% below market for comparable cold storage facilities
- » G&S Fresh Produce has occupied the property since 2019 and utilizes the space for cold storage, food distribution, and related operations
- » Urban Roots occupies $\pm 12,250$ square feet and uses the space for cold and dry storage and brewery production-related operations. Urban Roots subleases approximately $\pm 2,112$ square feet to Camilla Coffee Roasters and approximately ± 400 square feet to Print Co.
- » Functional industrial building with 20' clear height, nine (9) dock-high doors, and four (4) grade-level doors
- » Centrally located near Downtown Sacramento with convenient access to Highway 50, Interstate 5, Business 80, and Highway 99
- » Located within Sacramento's evolving West Broadway / Upper Land Park corridor, with new development and public improvements occurring in the surrounding area
- » » Flexible C-2 zoning supporting a variety of commercial and industrial-oriented uses

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PROPERTY SUMMARY

Price: \$4,450,000

Price/SF: \$136.99

Net Operating Income: \$276,424

Cap Rate: 6.0%

Gross Rentable SF: ±32,483 SF

Tenants: Currently two (2) tenants:
G&S Fresh Produce - Suite 7 - ±20,233 SF (62%)
Urban Roots - Suites 1 & 5 - ±12,250 SF (38%)

APN: 009-0030-051-0000

Zoning: C-2, City of Sacramento

Year Built: 1991

Parking Spaces:

Property Description: The property consists of a 100%-leased, multi-tenant industrial building situated on ±1.53 acres in Sacramento's Upper Land Park / West Broadway area. The building features concrete tilt-up / masonry construction, 20' clear height, nine dock-high doors, four grade-level doors, and flexible C-2 zoning. The property is centrally located with convenient access to Downtown Sacramento, Highway 50, Interstate 5, Business 80, and Highway 99.

PROPERTY DESCRIPTION

Property Address: 2705 5th Street
Sacramento, CA 95818

Land Size: ±1.53 acres

Construction: Concrete tilt-up with cold storage

Roof: Rolled asphalt - coating applied in June 2023

Clear Height: 20'

Grade Level Doors: Four (4)

Dock-High Doors: Nine (9)

Cold Storage: Urban Roots - ±4,665 SF
G & S Produce - ±13,320 SF
TOTAL - ±17,985 SF



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RENT ROLL

Suite	Tenant	Total Sq. Ft.	Office Sq. Ft.	Current Monthly Rental	Current Rental Per SF	Lease Expiration Date	Comments
7	G&S Fresh Produce	20,233		\$16,142.52	\$0.80	October 31, 2029	NNN capped out at \$1,207.51 until 10/21/2027
1 & 5	Urban Roots	12,250		\$10,050.74	\$0.82	October 31, 2029	NNN Lease, one (1), five (5) year option at FMV
TOTALS		32,483		\$ 26,193.26	\$ 0.81		



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FINANCIALS

Total Building Square Footage ±32,483
Purchase Price \$4,450,000

(100% Occupancy)

Base Rent
Building Rent (\$0.81 NNN Per Month) \$26,118
Gross Rental Income Annually \$314,319

Expense Reimbursements \$83,584
Total Potential Gross Income \$397,903

Vacancy/Credit Loss (5%) <\$19,895>
Effective Gross Income \$378,008

Est. Operating Expenses
Property Taxes (1.15% of Post Sale Purchase Price) \$54,761
Property Insurance \$8,784
Utilities (electrical, water, sewer, fire alarm) \$8,632
Landscaping \$3,500
Management \$3,917
Maintenance & Repairs (non-refrigeration) \$3,990
Total Operating Expenses \$83,584

Landlord Refrigeration R&M \$18,000

Net Operating Income \$276,424
Capitalization Rate **6.0%**



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TENANT PROFILES



G&S FRESH PRODUCE

G&S Fresh Produce, also known as G&S Produce Distributing, is a Sacramento-based produce distribution company located at 2705 5th Street. The company has been in business since 1998 and is listed as a food manufacturer / fruit shipper. G&S occupies ±20,233 square feet of the building and utilizes the space for cold storage, produce distribution, and related warehouse operations.



URBAN ROOTS

Urban Roots is a Sacramento-based craft brewery and BBQ smokehouse founded in 2018 by Rob Archie and Peter Hoey. The company operates its flagship brewery and smokehouse at 1322 V Street and has expanded its local presence through related concepts including Bawk!, The Roost, Cerveceria, and Good Neighbor. Urban Roots occupies ±12,250 square feet at 2705 5th Street for brewery, storage, production, and related operations.

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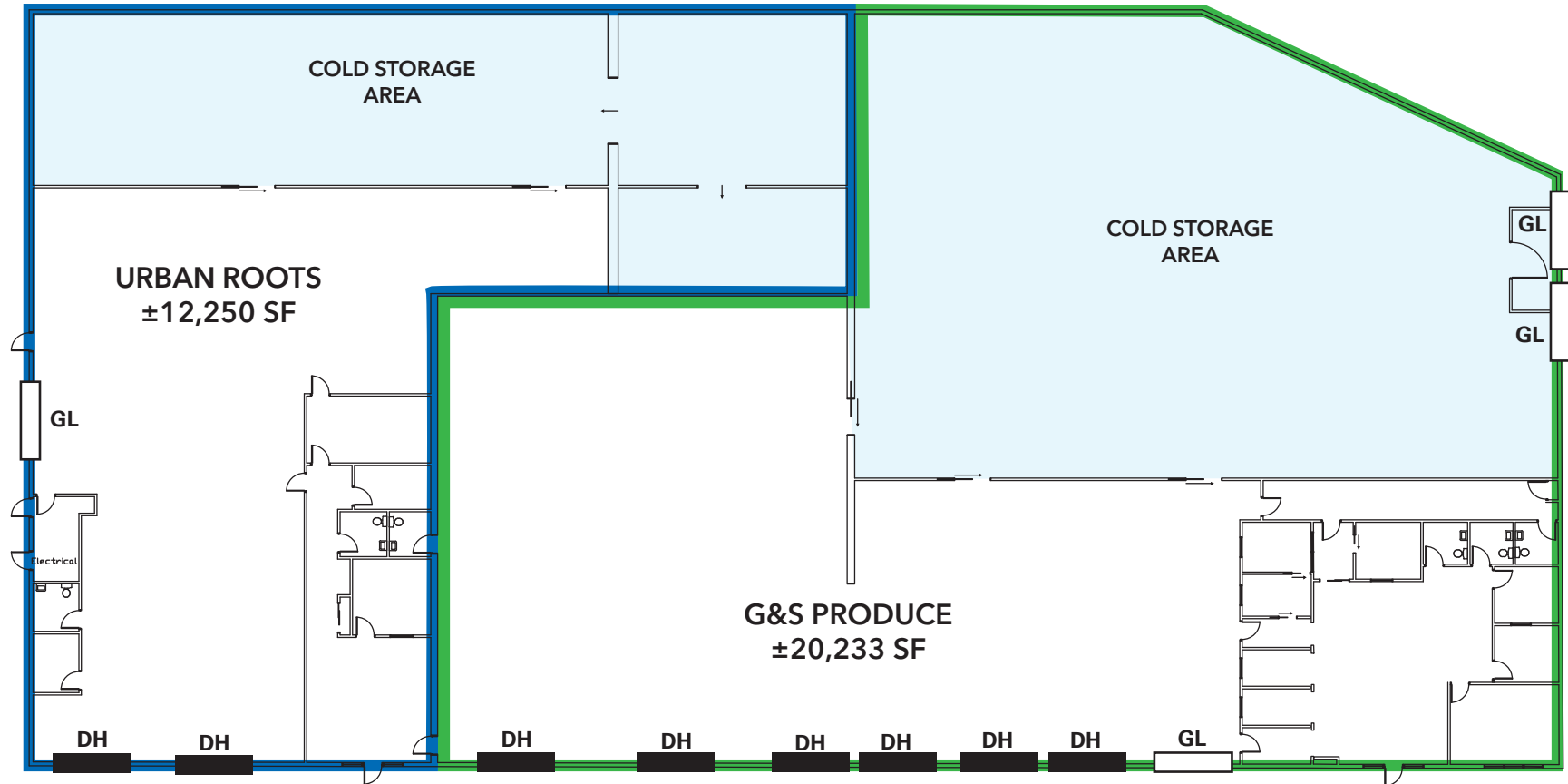
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BUILDING FLOOR PLAN



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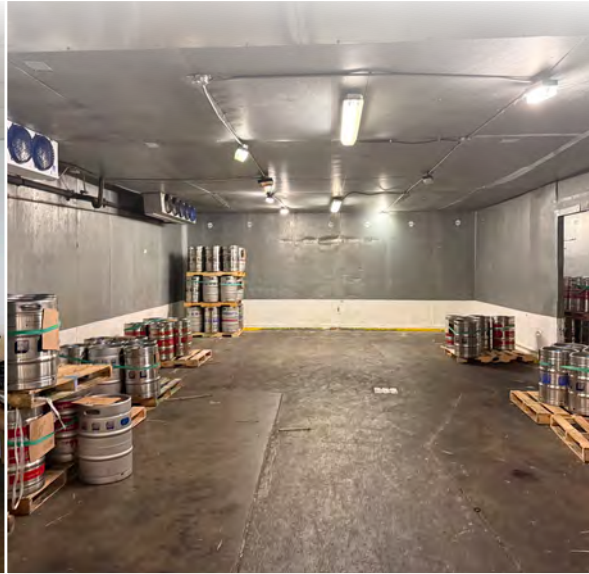
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INTERIOR PHOTOS



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2705 5TH STREET | SACRAMENTO

24.49'

Por. Lot 5
R.M. 385-6

54.03'

555.32'

218.64'

267.88'

147.15'

263.16'

5th ST.

WY.

5th ST.

1067.6'

CIR.

(PVT.)

23

1.26±N

31

P.M. 140-5

297.11'

1

55.63'

3.34±N

49

690.45'

560.15'

2

129.36'

1.89±N

50

271.75'

34

MERKLEY WY.

39

1.58±N

41

5.34±N

51

236.69'

217'

259.10'

1.53±N

142.15'

R.M. 19-17 O.S. 44-36

N 49°34'18" W

599.07'

70'

52.43'

294.93'

KEMBLE ST

RINGGOLD ST

MUIR ST

CARS

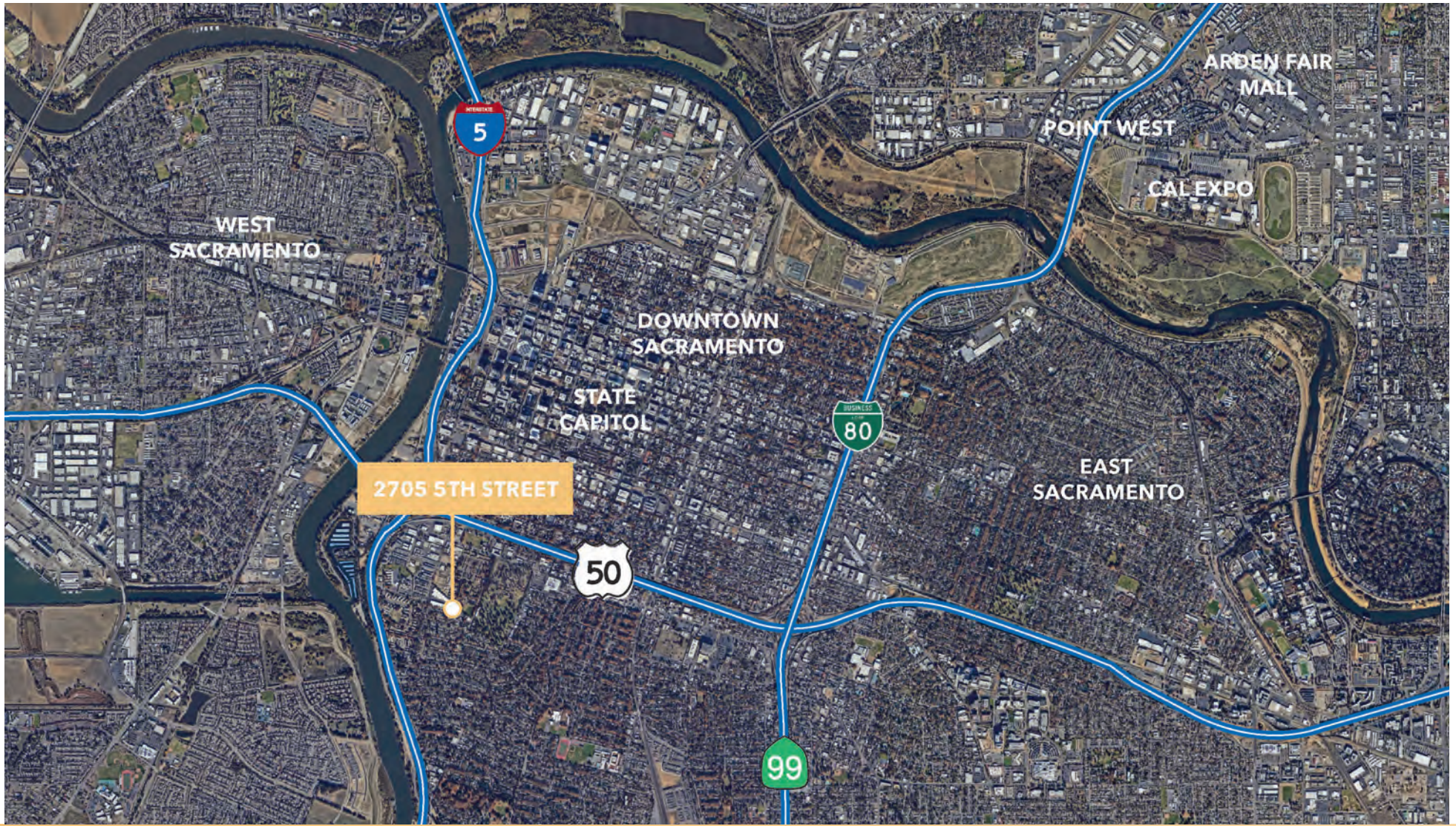
KIT

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LOCATION AERIAL



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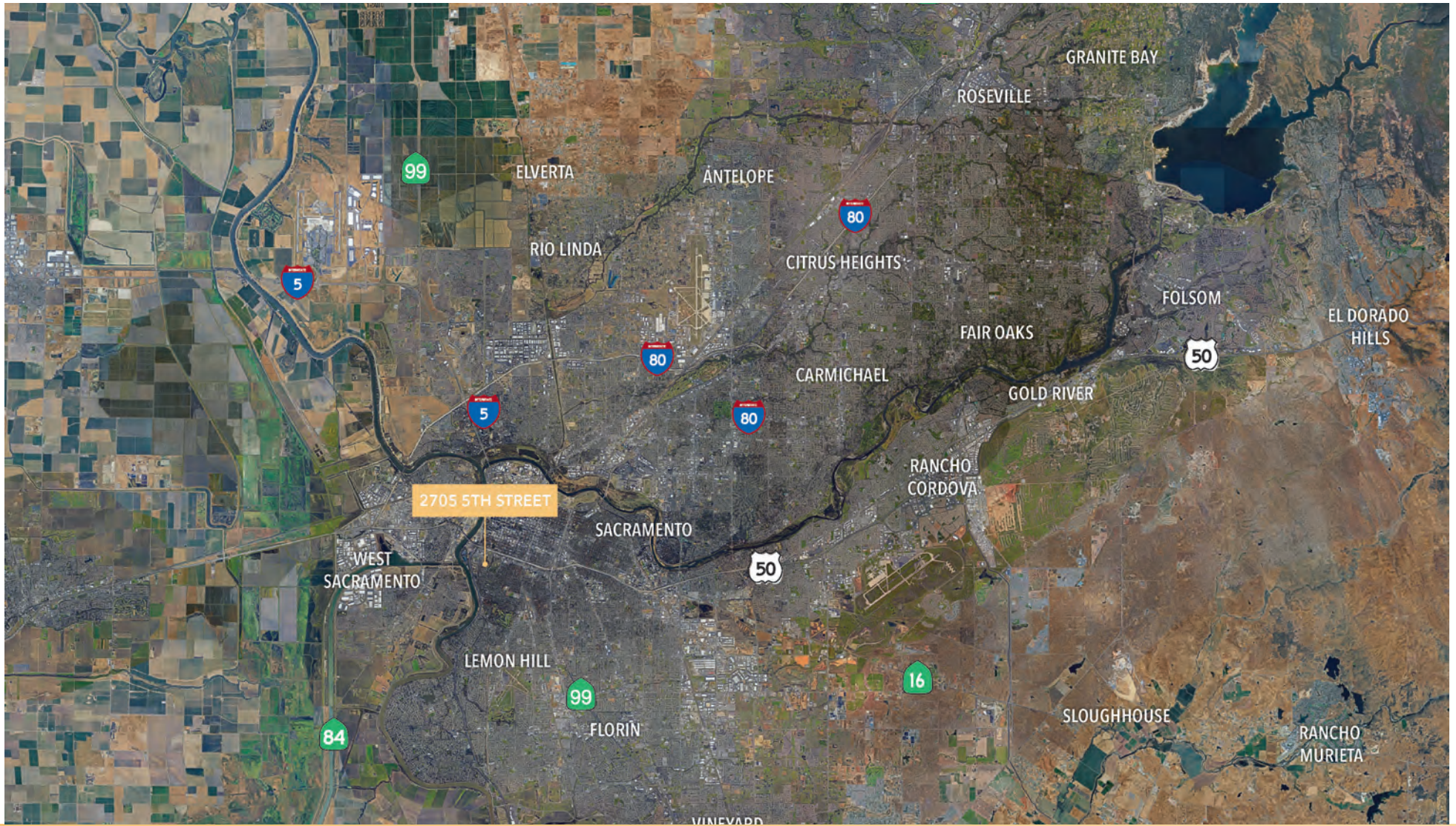
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REGIONAL AERIAL



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