

# 2398 FAIR OAKS BLVD

OWNER/USER OFFICE SPACE FOR SALE



**APPLIED**  
COMMERCIAL





**APPLIED**  
COMMERCIAL

**APPLIED COMMERCIAL**  
9355 E STOCKTON BLVD#170  
ELK GROVE, CA 95624

**KAMI SINGH [REALTOR]**  
DRE LIC# 02033637  
(916)613-7809  
REALTORKAMISINGH@GMAIL.COM

**STEPHANIE DOKE [REALTOR]**  
DRE LIC# 02257740  
(916)397-0114  
STEPHANIE@DOKEREALSTATE.COM

**COURTNEY EDWARDS**  
CHIEF FINANCIAL & BUSINESS DEVELOPMENT OFFICER/REALTOR  
DRE LIC# 01849710  
(916)709-7712  
COURTNEY@HSICARE.COM

The information contained in this Offering Memorandum is confidential and is provided solely for the purpose of evaluating the potential purchase of the property. This information may not be used for any other purpose or made available to any other person or entity without the express written consent of Applied Commercial Real Estate. The material contained herein is based upon information supplied by the owner, in coordination with information provided by Applied Commercial Real Estate. While the sources of this information are deemed reasonably reliable, the summaries of documents and information included herein are not intended to be comprehensive or all-inclusive, but rather are provided only as a general outline of certain provisions and should be subject to further investigation and verification by any prospective purchaser. No warranty, express or implied, is made by the owner, Applied Commercial Real Estate, or any of their respective affiliates, agents, representatives, or employees as to the accuracy or completeness of the information contained herein, or of any other written, oral, or electronic communication provided to a prospective purchaser during its evaluation of the property. No legal liability is assumed or shall be applied in connection with the information contained herein or any such other communication. Without limiting the general nature of the foregoing, the information contained herein shall not be deemed a representation of the current state of affairs of the property, nor shall it constitute an indication that there has been no change in the business affairs, financial condition, physical condition, or other material facts relating to the property since the date this information was prepared. Prospective purchasers are advised to make their own projections, assumptions, and conclusions without relying solely upon the material contained herein. Each prospective purchaser should conduct its own independent due diligence, inspection, and review of the property, including, but not limited to, engineering, environmental, zoning, financial, legal, and physical inspections, in order to determine the condition of the property and the existence of any potential hazardous materials or other issues located at or affecting the site.



# OFFICE BUILDING DETAILS

## INVESTMENT HIGHLIGHTS



### MULTI-TENANT INCOME

- 9 Units
- Diversified tenancy



### VISIBLE LOCATION

- Fair Oaks Blvd
- High traffic corridor



### ESTABLISHED ASSET

- Built 1965
- 2-story commercial



### PARKING ADVANTAGE

- 21 Spaces
- Surface parking



**STRONG INVESTMENT**  
Multi-tenant income potential with diversified occupancy.



**HIGH-VISIBILITY LOCATION**  
Located along Fair Oaks Blvd, a major commercial corridor with excellent exposure.



**ESTABLISHED PROPERTY**  
Well-maintained 2-story office building with a long operational history.



**CONVENIENT PARKING**  
21 surface parking spaces provide convenience for tenants and visitors.



## MULTI-TENANT OFFICE ASSET

- ✓ STRATEGIC FAIR OAKS BOULEVARD LOCATION
- ✓ ESTABLISHED TENANCY & INCOME POTENTIAL
- ✓ PROFESSIONAL OFFICE ENVIRONMENT

## PROPERTY SPECIFICATIONS

Building Sq Ft	7,874
Lot Size Sq Ft	11,143
Parking Spaces	21
Number of Suites	9
Stories	2
Year Built	1965
Building Type	2-Story Office
Class	Class C
Zoning	BP

## PROPERTY IDENTIFIERS

APN	294-0140-023
County	Sacramento





**2398 FAIR OAKS  
BLVD**

**FULTON AVE**

**FAIR OAKS BLVD**

**FAIRGATE RD**

## **SITE DESCRIPTION**

Subject property is located along the established Fair Oaks Boulevard commercial corridor near Fulton Avenue in Sacramento's Arden Arcade area. The building offers strong visibility from Fair Oaks Boulevard with convenient access to Howe Avenue, Alta Arden Expressway, nearby retail centers, restaurants, banking, medical services, and professional office users. The location is well-suited for a variety of office, medical, and service-based tenants.

# RENT ROLL

2398 Fair Oaks Boulevard | Sacramento, CA 95825

## Lease Details

Suite	Tenant	SF	Start	Expiry	Monthly	Annual	\$/SF/Mo	\$/SF/Yr	Deposit
1A, 1B, 5 & 6	CLW Holdings (Dental)	3,040	10/01/22	10/31/32	\$12,735.07	\$152,820.84	\$4.19	\$50.27	—
3	VACANT	—	—	—	—	—	—	—	—
4 & 4A	Appreciation Realty	528	10/10/24	10/09/25	\$579	\$6,948	\$1.10	\$13.16	\$1,000
7	Housing Services	—	—	—	\$790	\$9,480	—	—	—
8	VACANT	—	—	—	—	—	—	—	—
9	Kollage Salon	805	08/01/24	10/31/27	\$1,658	\$19,896	\$2.06	\$24.72	\$1,500

## Property Income Summary

Metric	Amount
Total Leased SF	4,373 SF
Monthly Income	\$15,762.07
Annual Income	\$189,144.84
Security Deposits	\$2,500

## Key Notes

**Suite 1A:** Annual escalations per lease through 10/31/2032

**Suite 7:** Lease amendment in effect; no expiration until new lease executed

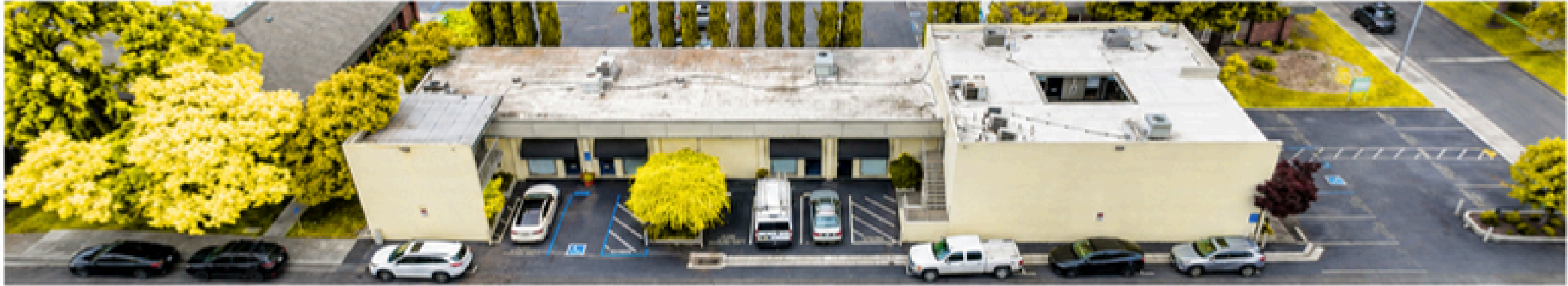
**Vacant:** Suite 3 & Suite 8 (67% occupied)

**Suite 4/4A:** Expires 10/09/2025 - renewal planning needed



# Income & Expenses

2398 Fair Oaks Boulevard | Sacramento, CA 95825



	TTM Mar 2025 – Feb 2026	Prior Year Mar 2024 – Feb 2025
<b>REVENUE</b>		
Rental Income	\$185,790.04	\$202,240.71
Other Income	—	—
Gross Potential Income	\$185,790.04	\$202,240.71
Vacancy / Credit Loss	—	—
Effective Gross Income	\$185,790.04	\$202,240.71
<b>OPERATING EXPENSES</b>		
Franchise Tax	\$87.61	\$872.36
Insurance	\$7,810.00	—
Legal & Professional Fees	\$3,897.34	\$1,525.00
Office / Administrative	\$5,501.63	\$2,434.41
Repair & Maintenance	\$38,361.53	\$58,311.04
Taxes & Licenses	\$20,173.78	\$21,797.08
Utilities	\$15,312.43	\$21,297.98
Bank Charges	—	\$19.98
Depreciation	—	\$26,926.00
Total Operating Expenses	\$91,144.32	\$133,183.85

	TTM Mar 2025 – Feb 2026	Prior Year Mar 2024 – Feb 2025
Net Operating Income	\$94,645.72	\$69,056.86
Interest Expense	—	\$30,673.96
Total Other Expenses	—	\$30,673.96
Net Other Income	—	-\$30,673.96
Net Income	\$94,645.72	\$38,382.90

## TTM SUMMARY



GROSS INCOME  
**\$185,790**



OPERATING EXPENSES  
**\$91,144**

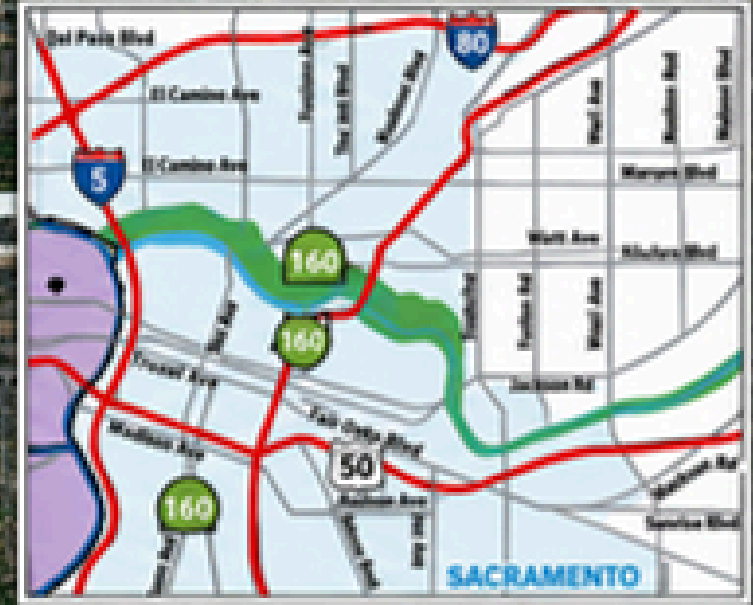


NOI  
**\$94,646**

Financial information has been provided by ownership and/or third-party sources and is believed to be reliable; however, prospective buyers should independently verify all information.



**THE PAVILLIONS  
SHOPPING CENTER**



HOWE AVE (CA-160 (JULIE AUS))

FAIR OAKS BLVD (CA-160 ADT)

