

# INDUSTRIAL INVESTMENT OPPORTUNITY

1336 - 1340 Dixie Avenue , Sacramento CA 95815

OFFERING MEMORANDUM

Stable Tenant with 6.5 CAP / 7 Year term



**Lu Ann Henderson**  
GQ North Real Estate  
Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
01912126

**Beau Philip**  
GQ North Real Estate  
Commercial Real Estate Agent  
(415) 982-9496  
Beau@GQNorth.com  
02254863



# INDUSTRIAL INVESTMENT OPPORTUNITY

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Exclusively Marketed by:



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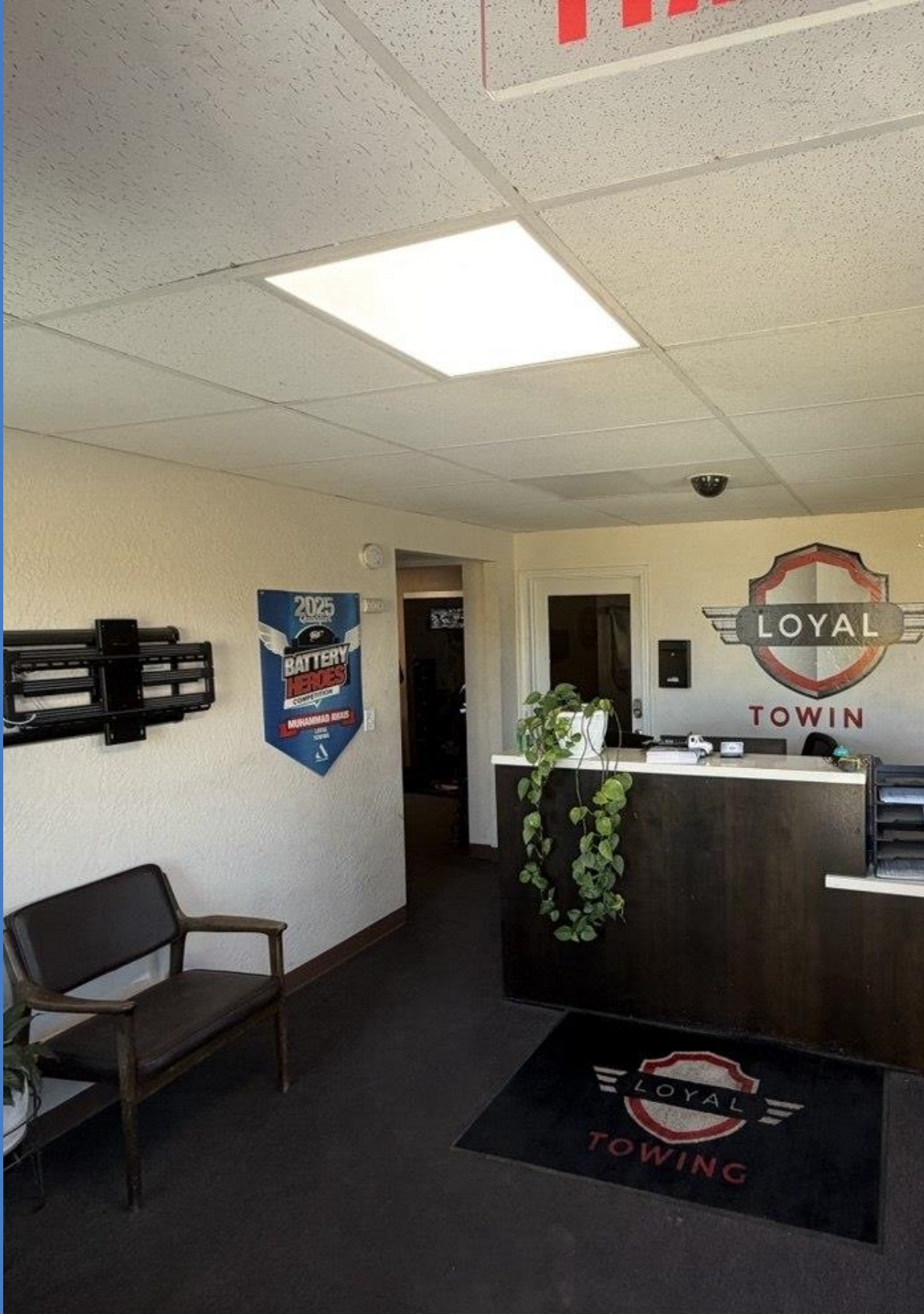
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Brokerage License No.: Dre#:01942200



01 Executive Summary  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	1336 - 1340 Dixieanne Avenue Sacramento CA 95815
MARKET	Sacramento / I80
SUBMARKET	Arden / Arcade
BUILDING SF	4,260 SF
LAND ACRES	0.42
LAND SF	18,295 SF
YEAR BUILT	1976
YEAR RENOVATED	2024
APN	277-0092-004/005

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## FINANCIAL SUMMARY

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PRICE	\$1,150,000
PRICE PSF	\$269.95

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## PROPERTY VIDEO

## Industrial Building/Warehouse/Office

- ✓ Unlock the potential of 1336 - 1340 Dixieanne Avenue, where two parcels combine to offer an expansive yard perfect for industrial endeavors. Currently housing a thriving towing company, this property boasts a meticulously maintained 4,260 SF Industrial Building with upgraded features, including a new 220a/200v Single-Phase electrical panels. Warehouse with its 18' high ceilings. This is a Well-Maintained Property with Attractive Interior Office Finishes. New LED Lights, new epoxy floors, 3 private offices, 1 Conference Room, 1 extra-large Bonus Room, washer and dryer. Separate secure Storage room, two large ADA restrooms, 1 kitchenette, and a breakroom with Refrigeration, Sauna, large tiled shower, and 5 cable phone lines. Electric fencing and new chain link fencing with plastic privacy slats around the front of the building. Newer Roof in 2025.

## INVESTMENT OPPORTUNITY

- ✓ Currently this building is an owner user with a CUP for towing and is looking to sell under the condition of a leaseback. The tenant is a fully operational towing company and has been in business for several years with a stable long term contracts with AAA, California highway patrol, geico insurance, Sacramento police, Sacramento sheriff, code enforcement. Part of the condition is a five / seven year leaseback so he can continue his towing business at this location. If you are interested in the building as in owner user, please call me for details. We will entertain other possibilities with the right conditions.

## 6.5 CAP

- ✓ The Seller is asking \$ 1,150,000 and a lease-back price of \$7,500.00 per month for five years, with a five-year option. His annual taxes and insurance are approximately \$15,000. Open to negotiations, options, and terms.



02 Location

Location Summary

## (I-80 Bus), Capital City Freeway

✓ 4,260 SF light industrial / service facility in the heart of Sacramento's Erickson Industrial Park. Ideal for service operations, small manufacturing, repair shops, last-mile delivery, or flex users. Zoning (M-1-R) supports a wide array of uses. The building is has excellent access to major arterials and proximity to dense customer / labor base. Limited units of this size remain in the market: seize the opportunity now.

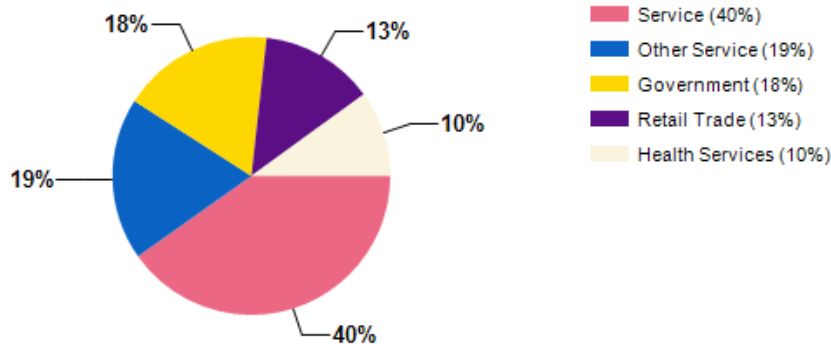
- Located between El Camino and Arden Way.

## Two M1-r Parcels

✓ 1336 Dixieanne Ave, Sacramento, CA 9581  
Size Ac / Sq Ft: 0.207 / 9,000

1340 Dixieanne Ave, Sacramento, CA 95815  
Lot Size Ac / Sq Ft: 0.21 / 9,148

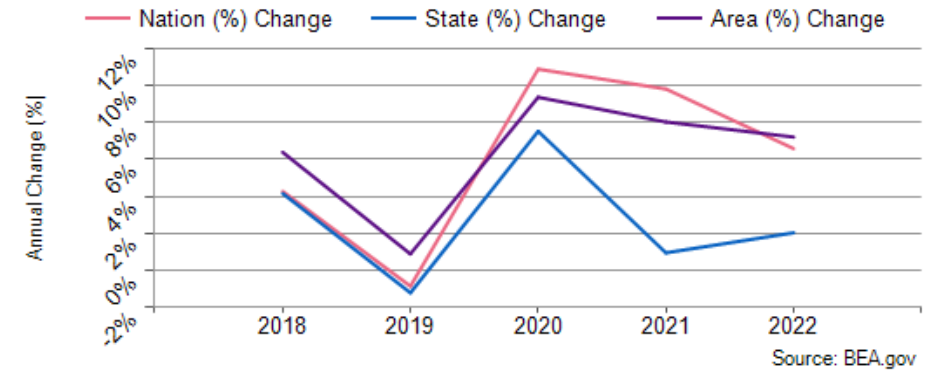
## Major Industries by Employee Count

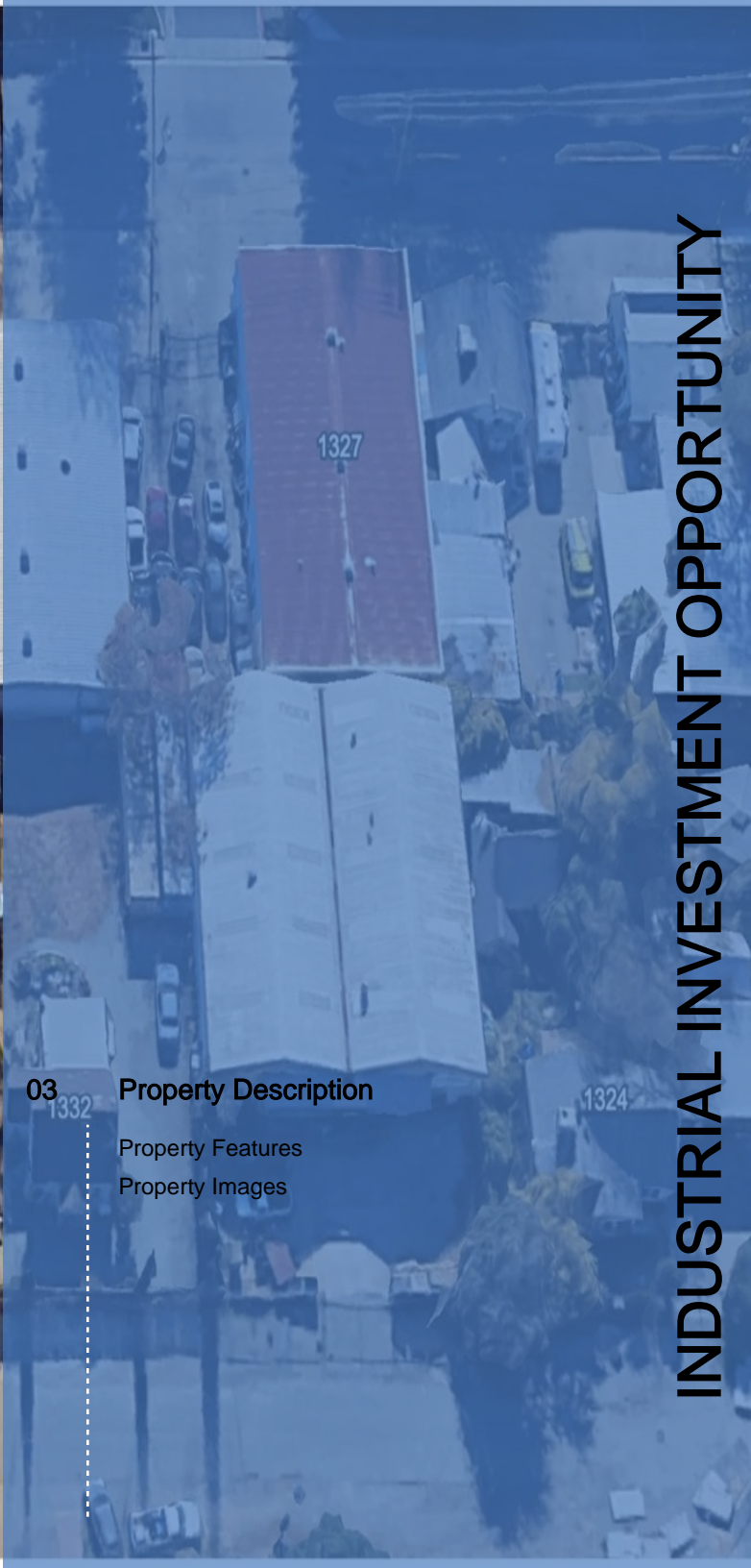


## Largest Employers

State of California	113,610
UC Davis Health System	16,075
Kaiser Permanente	11,856
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346
City of Sacramento	5,075
Intel Corporation	4,300

## Sacramento County GDP Trend





03 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	1
BUILDING SF	4,260
LAND SF	18,295
LAND ACRES	0.42
YEAR BUILT	1976
YEAR RENOVATED	2024
# OF PARCELS	two
ZONING TYPE	M1-r
RESTROOMS	Two ADA Restrooms
KITCHENETTE	Full Kitchenette
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	10 Free Surface Spaces
CEILING HEIGHT	16-18 FT
GRADE LEVEL DOORS	Two
FLOORING	Epoxy Flooring
OFFICES	Three Private
FENCED YARD	Yes Completely Paved
OFFICE SF	2,380
CONFERENCE ROOM	LARGE Conference Room

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## NEIGHBORING PROPERTIES

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NORTH	Industrial Use
SOUTH	Industrial Use
EAST	Industrial Use
WEST	Industrial House

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Power 200a/200v Newly Updated
LIGHTING	Newer LED

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## CONSTRUCTION

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FOUNDATION	Concrete Slab
FRAMING	Cinder Block and Wood
EXTERIOR	Concrete and Wood
PARKING SURFACE	Paved Yards
ROOF	Newer Flat Roof

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## TENANT INFORMATION

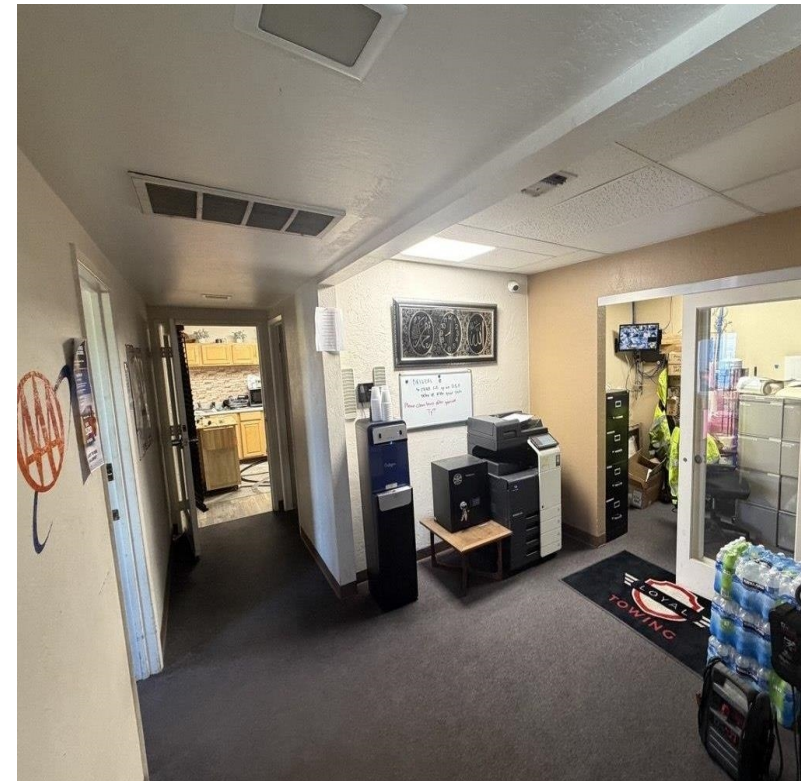
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MAJOR TENANT/S	Loyal Towing
LEASE TYPE	Seven Year Lease With Option











# Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREai>



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04 Rent Roll

Rent Roll

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF			CAM Revenue (Annual)
1336	Loyal Towing	4,260	100.00%	04/01/26	05/31/31	CURRENT	\$7,498	\$1.76	\$89,971	\$21.12		MG	Seller - (7)year leaseback with a (5)year option at the COE. \$1,150,000. At \$1.76 PSF PSF.
						07/01/2027	\$7,648	\$1.80	\$91,770	\$21.60			
Totals:		4,260					\$7,498		\$89,971				



05 **Company Profile**  
Advisor Profile



Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at [Infor@MatrixCRE.ai](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).



**MatrixCRE.AI**

Beau Philip  
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

# INDUSTRIAL INVESTMENT OPPORTUNITY

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Brokerage License No.: Dre#:01942200

10018 Fair Oaks Blvd., Fair Oaks, CA 95762