

# 5400 POWER INN ROAD

+21,640 SF BUILDING WITH +9,100 SF SECURED YARD & GARDEN

**Tommy Ponder, SIOR**  
Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**  
Senior Vice President  
+1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

**Colliers**

# TENANT PROFILE

## NON-PROFIT CHARTER SCHOOL OPERATOR

**Gateway Community Charters** is a California-based nonprofit organization operating public charter schools focused on career technical education and workforce development.

**Sacramento Academic & Vocational Academy (SAVA)**, the subject property occupant, operates under Gateway Community Charters. The organization derives revenue from state funding sources and serves a consistent enrollment base.

The tenant occupies approximately  $\pm 30,300$  SF across three adjacent buildings, demonstrating a significant operational footprint and further underscoring the mission-critical importance of the subject property.



Single-Tenant  
NNN Investment



$\pm 5$ -Years with  
Renewal Options



### Lease Type

NNN

- Tenant responsible for operating expenses, taxes & utilities

### Lease Term

Approx. 5 Years Remaining

- Execution Date: 04/21/2021
- Commencement Date: 07/2021
- Expiration: 07/2031
- Options: Two (2) Five-Year Renewals

### Maintenance

- Tenant responsible for interior systems
- Landlord responsible for structure

# PROPERTY HIGHLIGHTS

**Address** 5400 Power Inn Road, Sacramento, 95820

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**Premises**

- +21,640 SF Building
- +9,100 SF Secured Yard/Garden

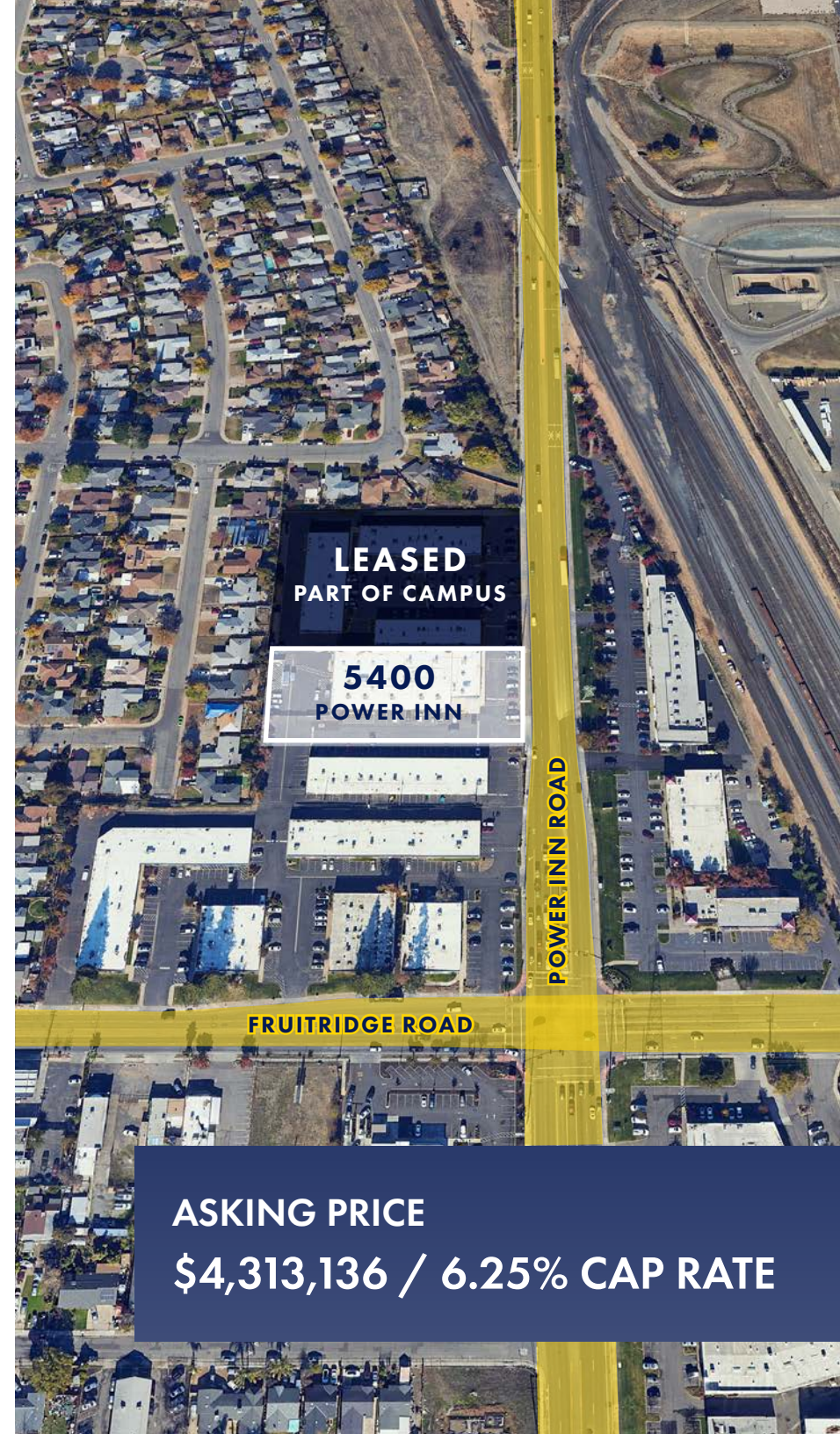
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**Recent Upgrades & Improvements**

- Full Commercial Kitchen
- New Roof
- 1,000-Amp Power (120/208V)
- 13 Rooftop HVAC Units (various sizes\*)
- Upgraded Plumbing & Grease Trap
- Fully Sprinklered
- Natural Gas Service
- Exterior Lighting
- ADA Compliant
- Secured with Electric Gates
- Basketball Court

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\*1 (one) 20-ton, 1 (one) 10-ton, 1 (one) 5-ton, 6 (six) 4-ton, 4 (four) 3-ton



**LEASED  
PART OF CAMPUS**

**5400  
POWER INN**

**POWER INN ROAD**

**FRUITRIDGE ROAD**

**ASKING PRICE**

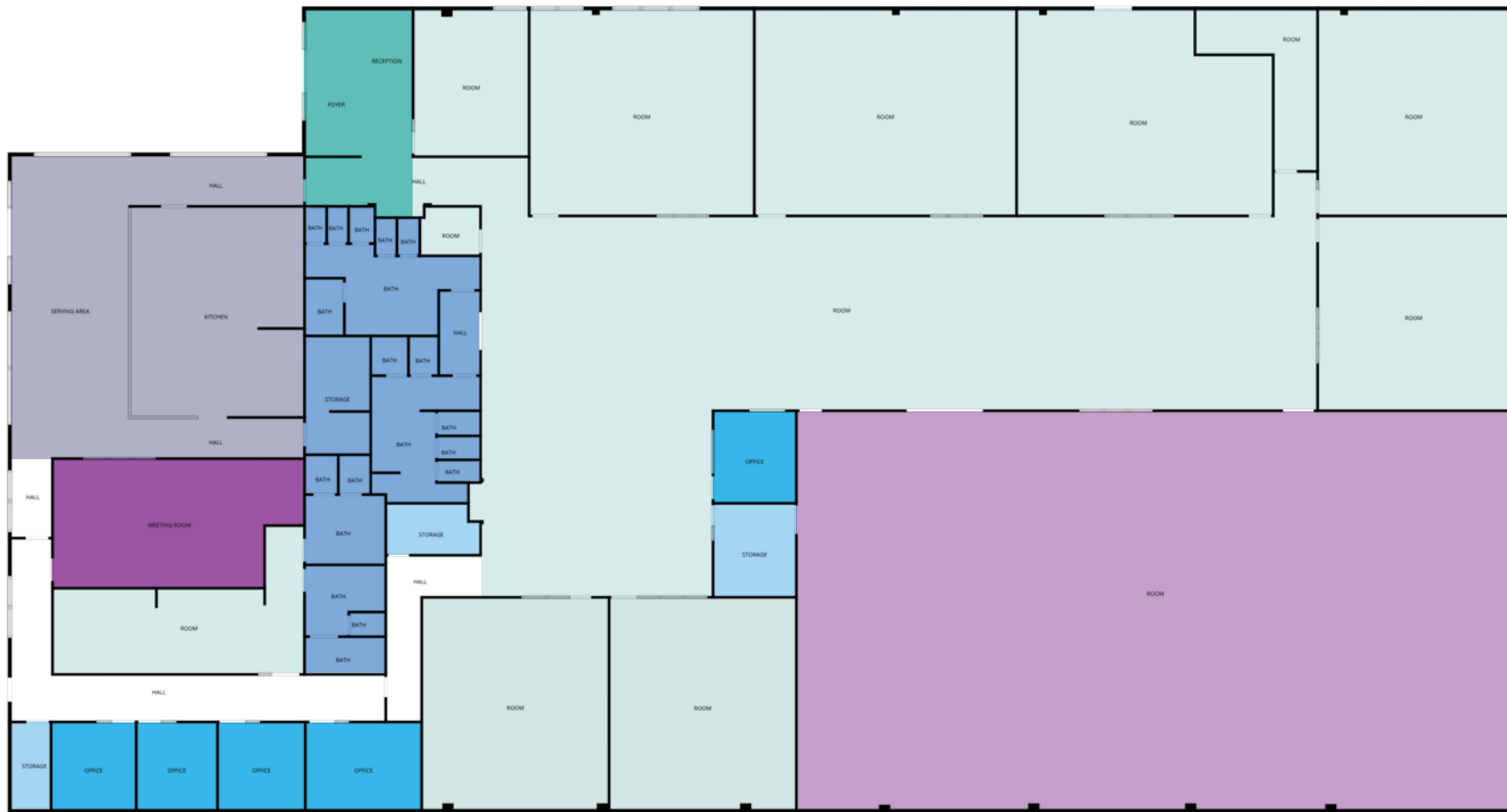
**\$4,313,136 / 6.25% CAP RATE**

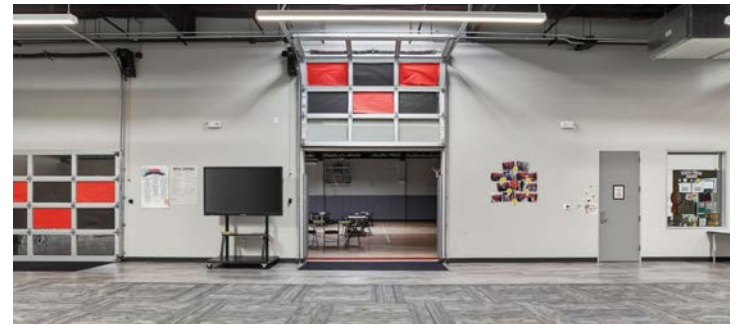
# SITE PLAN

[CLICK TO VIEW INTERACTIVE TOUR](#)



- RECEPTION
- CLASSROOMS
- OFFICES
- KITCHEN/DINING
- STORAGE
- BATHROOMS
- CONFERENCE ROOM
- BASKETBALL COURT







# LOCATION OVERVIEW

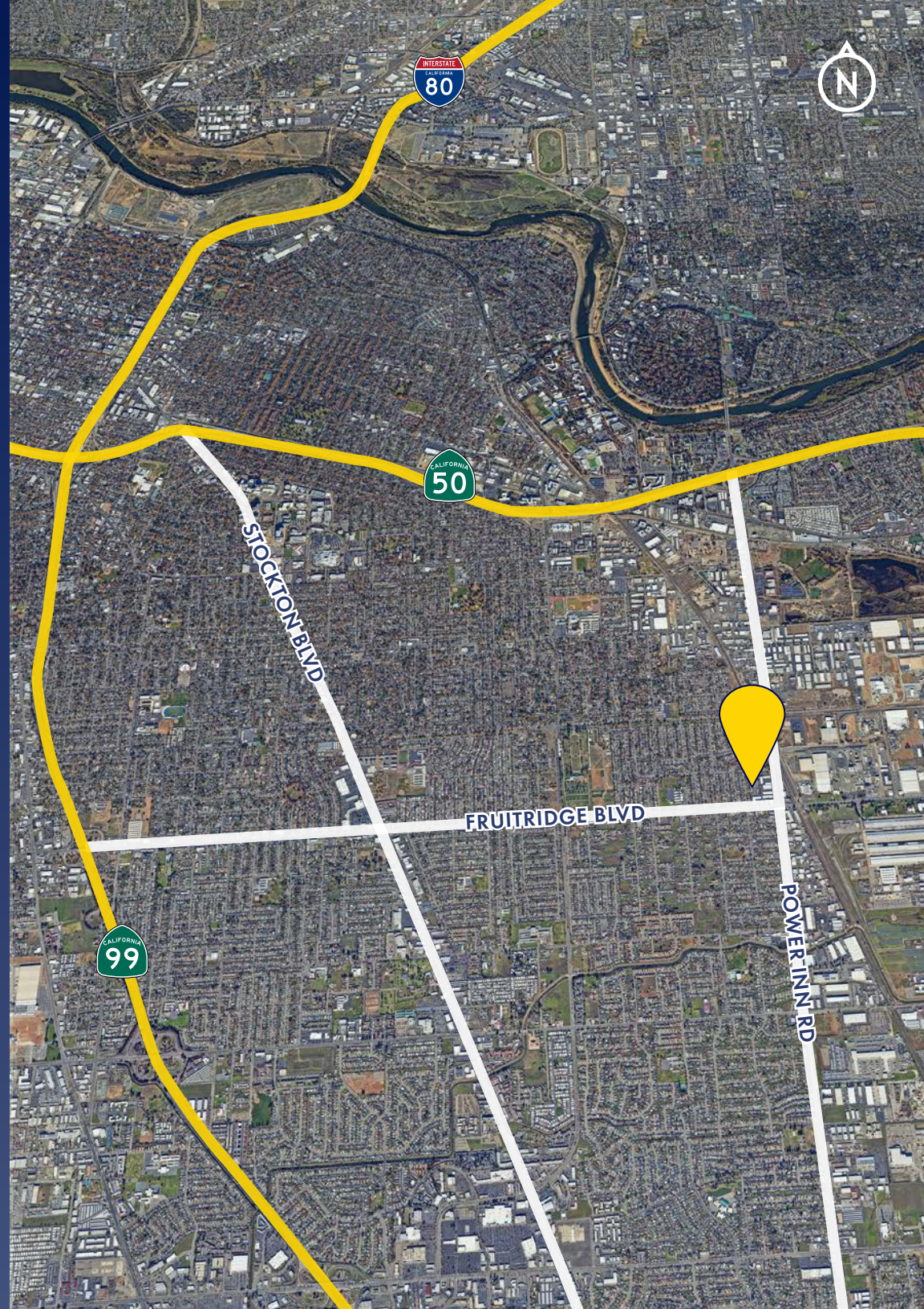
The Power Inn submarket features a dense and diverse population base with strong workforce demographics and regional connectivity. This supports continued demand for flexible education models such as a SAVA Charter School.

Positioned in Sacramento's established Power Inn corridor with convenient access to HW 99, HW 50 & I-80.

**HW 99**    +1.5 MILES    +4 MINUTES

**HW 50**    +2 MILES    +7 MINUTES

**I-80**    +8 MILES    +12 MINUTES





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