

FOR SALE

1772 PICASSO AVE, SUITES A & E

*±2,342 Marketable SF
Office Condos*

DAVIS, CA 95618

KIDDER.COM

 **Kidder
Mathews**

1772 PICASSO AVE, SUITES A & E



PROPERTY HIGHLIGHTS

1772 Picasso Ave, Suites A & E present a great opportunity to buy 2 office condos of $\pm 2,342$ marketable SF ($\pm 2,117$ usable SF) that have been integrated as one suite located in Green Meadows Office Complex. The office space is built out and ready to go for the next user. Fabulous location for medical/dental professionals, service firms, or other professionals

2 adjoining professional office condos

6 private offices, 1 conference room, 1 server room, and open area for cubicles (access to common area restrooms)

Plenty of parking

Available for purchase. Tenant with lease through Q4 2026

LOCATION FEATURES

Intersection of Covell Blvd & Pole Line Rd

Located in Green Meadows Office Complex

Near bike paths, green belt and surrounded by beautiful landscaping

Easy access to I-80 or I-5 and close to UC Davis

In close proximity to athletic club, Nugget Market, and Montessori preschool

$\pm 2,342$ SF
OFFICE CONDOS FOR SALE

\$730,000
ASKING PRICE



RECEPTION AREA



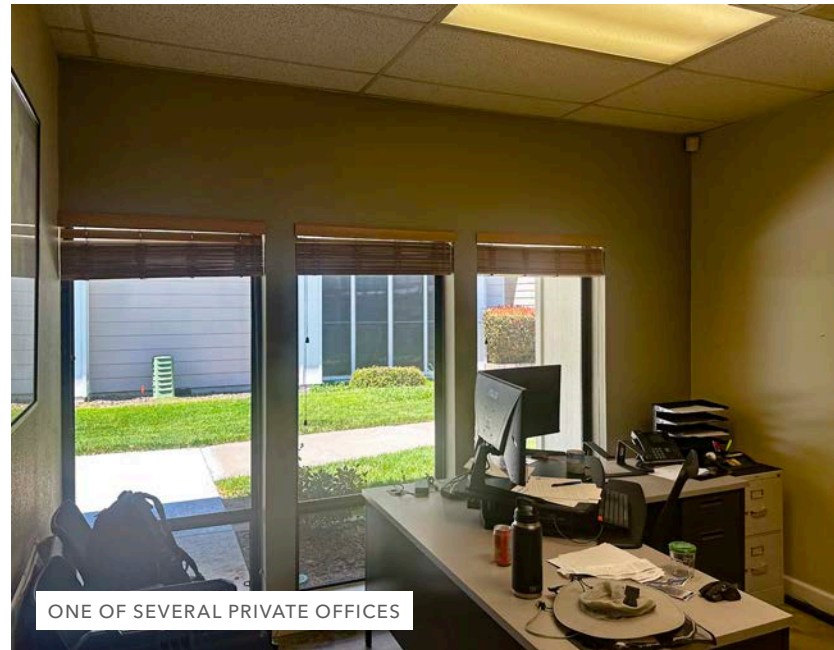
SAMPLE PRIVATE OFFICE WITH WINDOW LINE



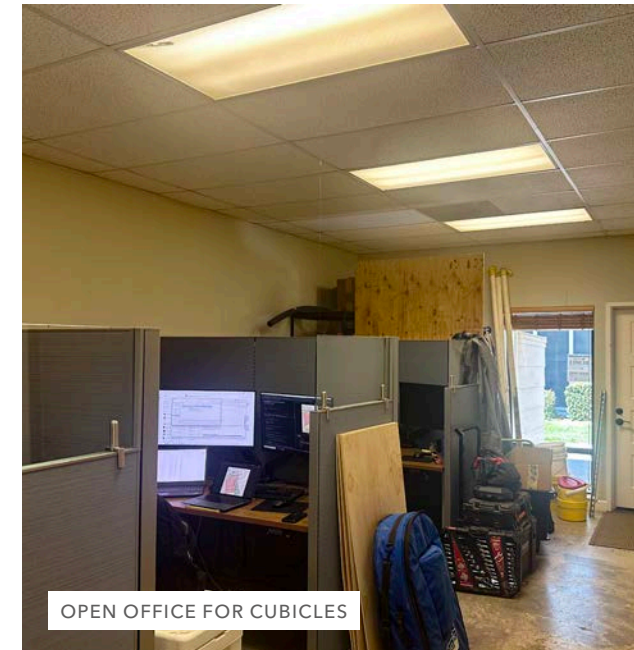
LARGE CONFERENCE ROOM



KITCHENETTE & BREAK AREA

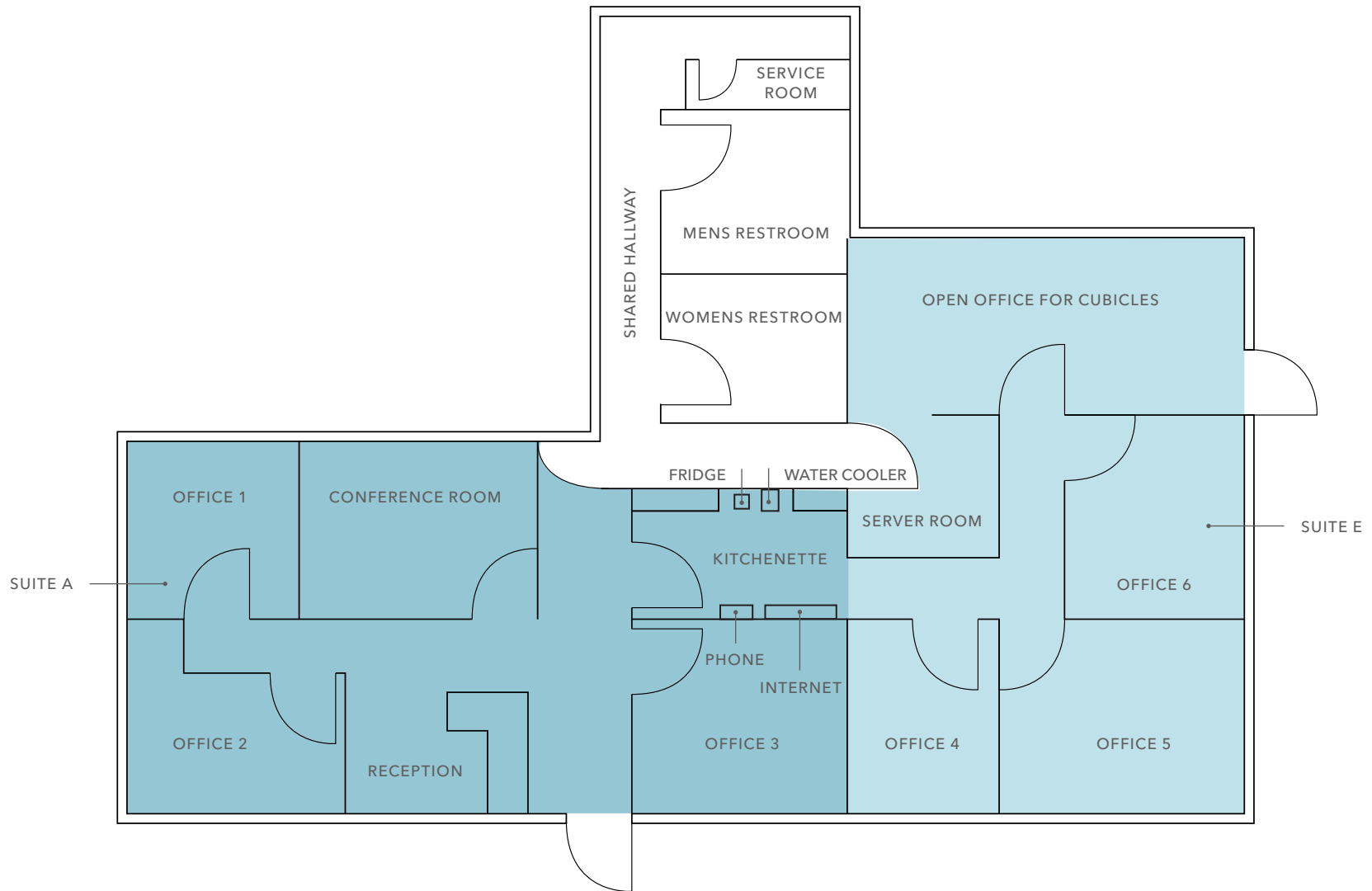


ONE OF SEVERAL PRIVATE OFFICES



OPEN OFFICE FOR CUBICLES

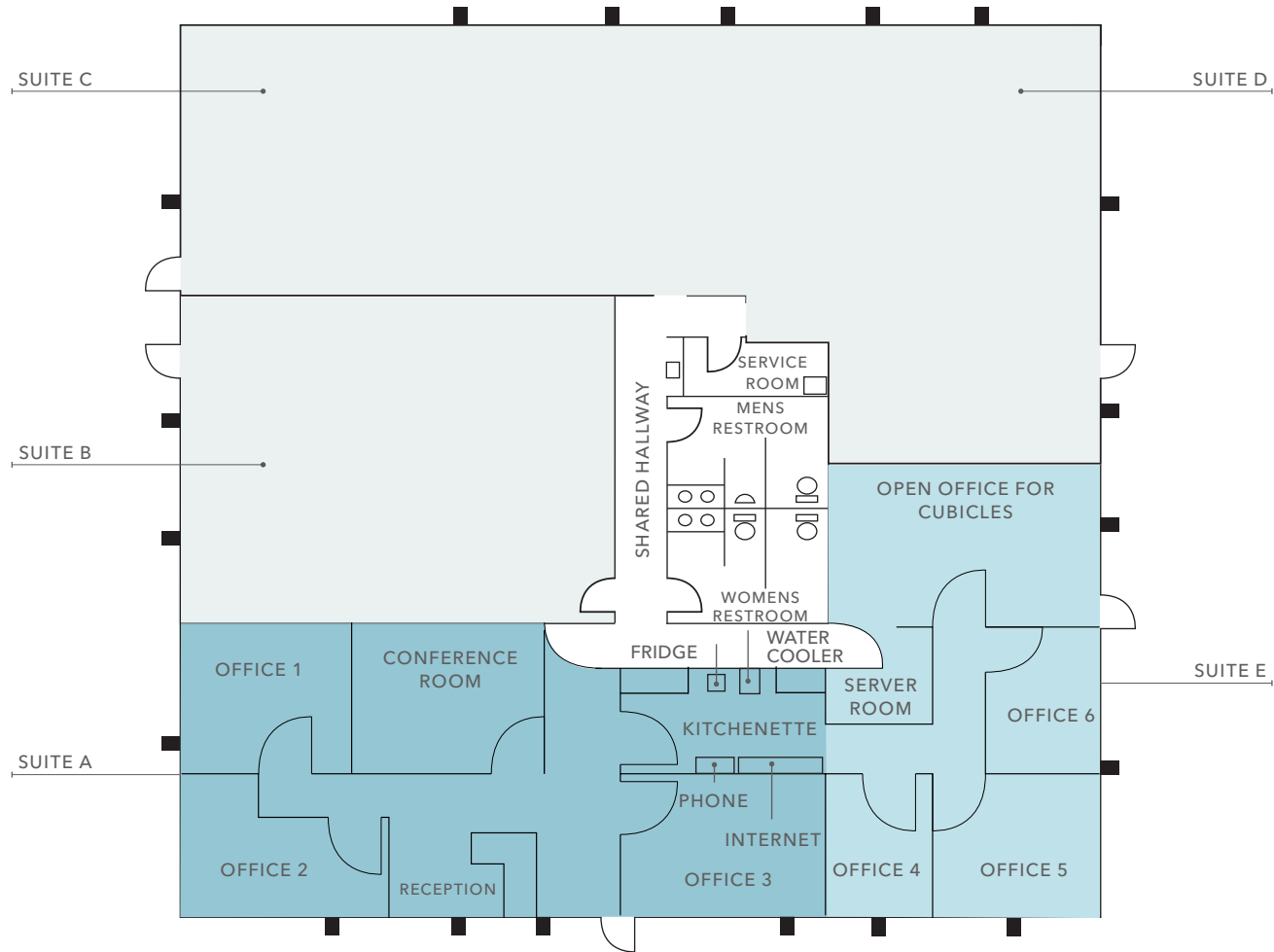
FLOOR PLAN - SUITES A & E



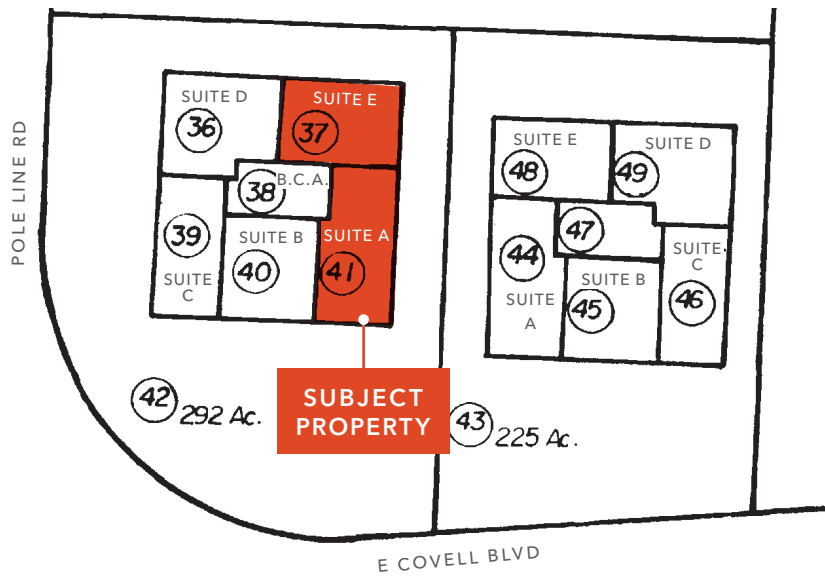
FLOOR PLAN NOT TO SCALE



BUILDING CONDO FLOOR PLAN



DRAWINGS NOT TO SCALE, BUYER TO VERIFY LAYOUT



AMENITIES

Great views, natural lighting and window line

Mature landscaping and well-kept grounds

Part of a well-run and efficient condo association

Condo fees are approximately \$.57/SF/month

Plenty of parking

Within walking distance of Nugget Market, CVS Pharmacy, Get Fit Davis, and other retail amenities

Great proximity by bike, bus, and car to UCD, downtown Davis, Interstate 80 and Highway 113

POTENTIAL FINANCING

WHAT IS AN SBA 504 LOAN?

An SBA 504 Loan is a fully amortized 10- or 20-year loan specifically meant for business owners looking to expand through the acquisition of long-term assets (building purchase, new construction or long-term machinery and equipment). In partnership with a lender, 90% financing is available. With only 10% down, you can get the money you need to grow your business.

WHO IS ELIGIBLE FOR AN SBA 504 LOAN?

An SBA Loan is businesses that meet the following criteria:

- An operating, for profit business, such as Corporation, Sole Proprietorship or LLC, etc.
- With your affiliates, have tangible net worth of more than \$20 million and profit after taxes less than \$2.5 million
- Occupy at least 51% of the subject property

HIGHLIGHTS OF SAMPLE \$664,500 LOAN:

- Low 10% down payment \$73,000 down payment
- Below market fixed interest rate and fully amortized loan: \$4,148 monthly payment



For more SBA Loan Information or to Pre-Qualify contact:

Summer Jeffus 707.508.5509 summer@statewidecdc.com

Statewide Certified Development Corporation is licensed by the U.S. Small Business Administration to provide second mortgage financing to expanding small businesses through the SBA 504 Program. The information contained herein has been secured from sources we believe to be reliable. Kidder Mathews has no reason to doubt its accuracy, but we do not guarantee it.

Disclaimer: This analysis is based on a series of assumptions, including loan interest rates and annual appreciation rates, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and beyond our control. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROJECT USES:

Building Purchase	\$730,000
Improvements/Other	\$0
Total:	\$730,000

PROJECT SOURCES:

Bank 1st Deed of Trust	\$328,500	50%
SBA 504 2nd Deed of Trust (net)	\$292,000	40%
Borrower Down Payment	\$73,000	10%
Total Project	\$730,000	100%

	Bank Loan	CSCDC Loan	Total
Net Loan Amount	\$328,500	\$292,000	\$730,000
Interest Rate	6.50%	5.95%	
Years Amortized	25	25	
Term	10	25	
Bank Loan Fee	\$3,278	\$0	\$3,278
Lender Participation Fee	\$2,500	\$0	\$2,500
CDC/SBA Fees (2.65%)*	\$0	\$6,314	\$6,314
Document/Attorney Closing Fee	\$5,000	\$5,000	\$10,000
Environmental Report (TBD)**	\$1,500	\$0	\$1,500
Appraisal **	\$4,000	\$0	\$4,000
Total Capital Costs	\$16,278	\$11,314	\$27,592
Total "Out of Pocket" Fees	\$16,278	\$0	\$16,278
Total Loan Amount	\$328,500	\$301,000 (rounded up)	\$629,500

Notes: Bank rate is an estimate; rate will vary based on term and reset period. The rate on the SBA 2nd deed of trust loan is set at the time of funding (10 year TCM + spread). The SBA 504 rate assumed is the rate for loans being funded in March 2026; actual rate on this project will be set in the month the SBA 504 debenture is funded. Fees on SBA 504 debenture of 2.65% are financed over 25 years. Fees shown do not include title and escrow charges. ** Estimate; appraisal and environmental report costs vary depending upon scope of work.

FINANCING SUMMARY

	Bank 1st Deed	CSCDC 504 2nd	Blended/Total
Loan Amount	\$328,500	\$292,000	\$693,500
Amortization	25	25	
Due in	10	25	
Monthly Financing Payment	\$2,218	\$1,930	\$4,148
Annual Financing Payment	\$26,617	\$23,162	\$49,779
Interest Rate	6.50%	5.95%	5.32%
Borrower Down Payment			\$73,000



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*For more information on
this property, please contact*

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