

REDUCED PRICE

PRIME CAMPUS COMMONS OFFICE CONDOMINIUM
FOR SALE

885 UNIVERSITY AVENUE | SACRAMENTO



PROPERTY INFORMATION

Property Address:	885 University Avenue
Asking Price:	\$589,600 \$567,490 (\$385 PSF)
Building Size:	1,474± SF

FEATURES

- 4 private offices, conference room, reception area, lobby, 2 restrooms
- Vaulted ceilings with lots of windows and natural light throughout
- Conveniently located in the attractive Campus Commons submarket
- Easy access to Fair Oaks Blvd., Howe Avenue, J Street and Hwy-50
- Situated in a lush, park-like setting with water feature and mature trees
- Well-maintained office property with versatile layout
- Surrounded by a multitude of services, eateries and retail
- High traffic counts and strong area demographics

Fritz Brown

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Sparre

President

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DRE 00312635

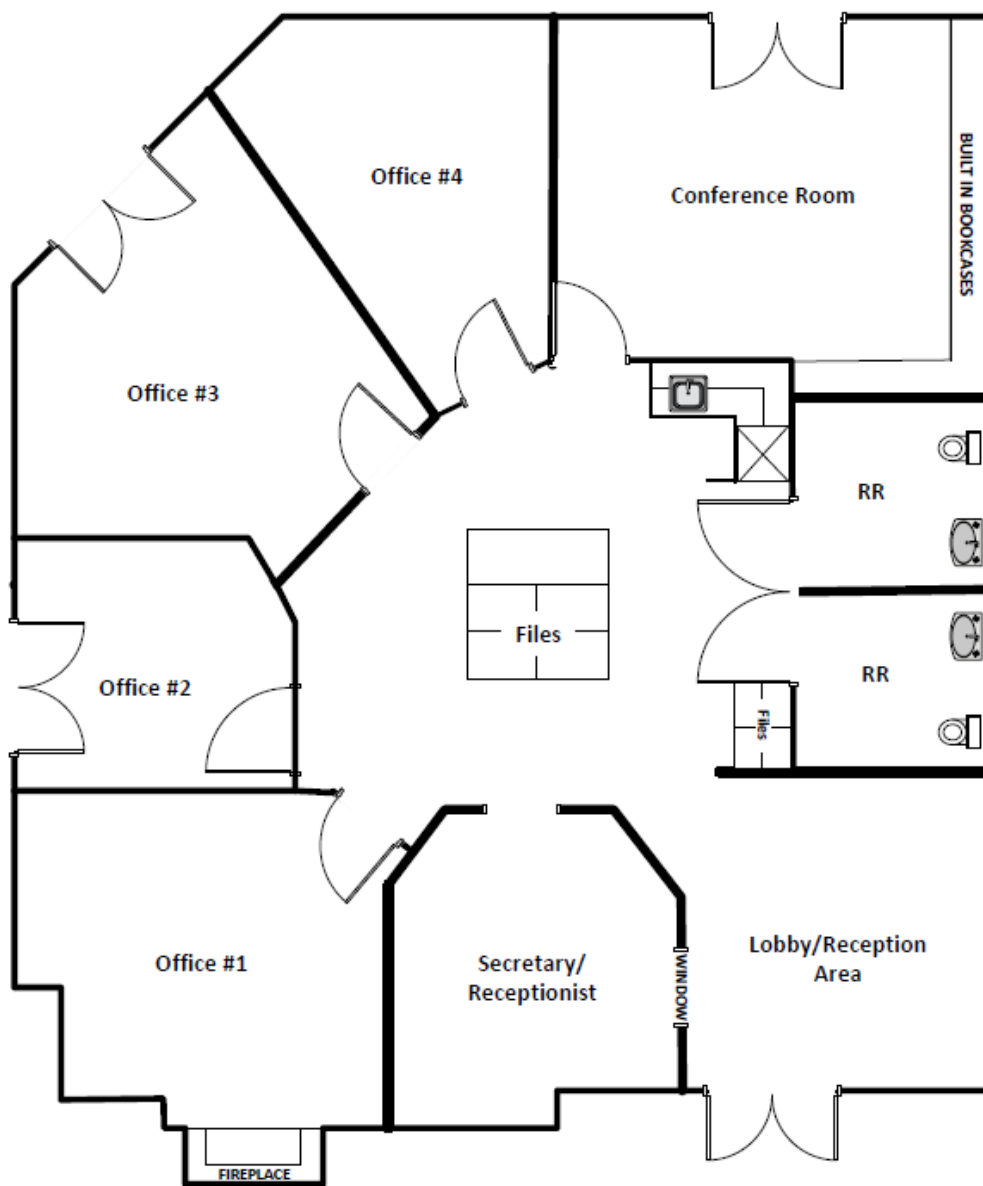
**BROWN
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COMMERCIAL REAL ESTATE

The owner and broker make no representation as to the accuracy of the information contained herein. It is the responsibility of the reader to independently verify all information.

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1,474 SQUARE FEET



Note: Floor Plan not to scale.

885 UNIVERSITY AVENUE

- 4 Private Offices
- Conference Room
- Lobby/Reception Area
- Secretary/Reception Area
- 2 Restrooms
- Kitchenette
- Vaulted Ceilings
- Fireplace

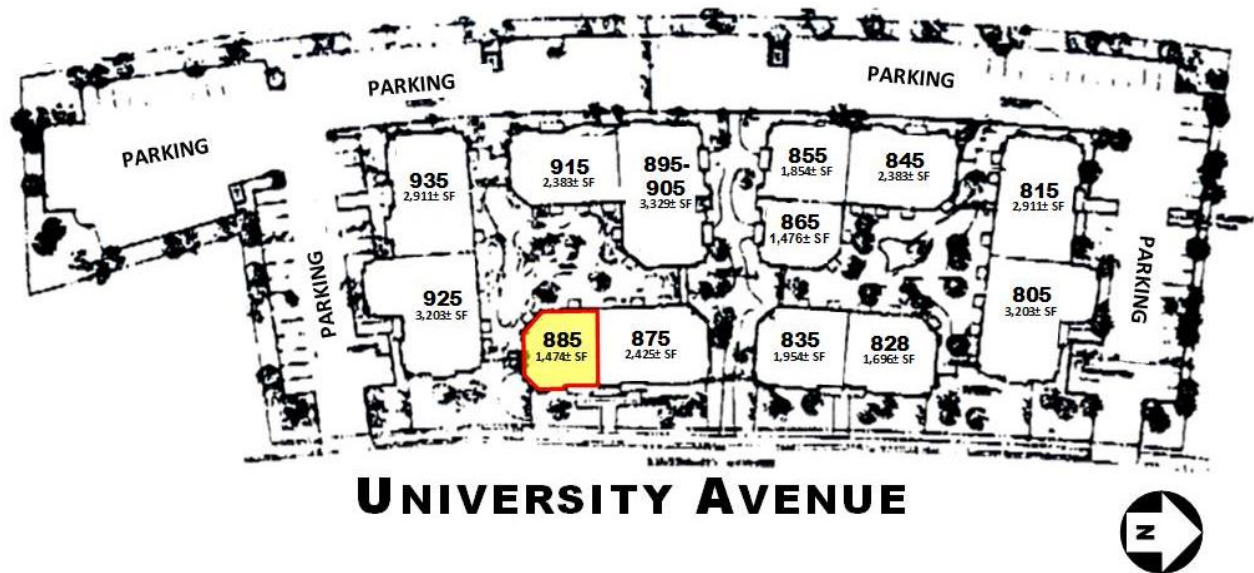
Note: Some furnishings may be included in the sale.



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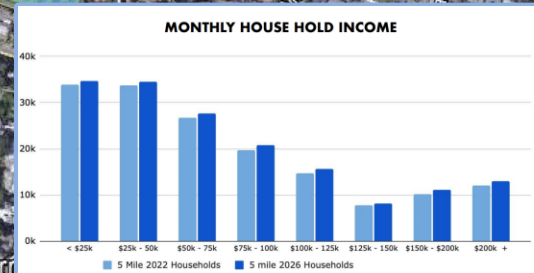
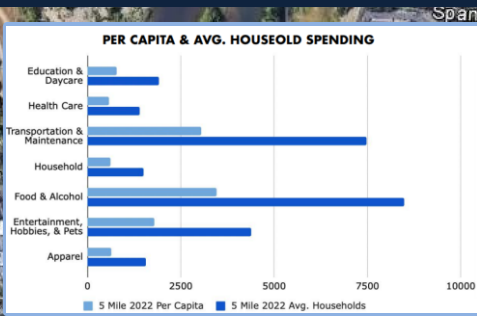
885 UNIVERSITY AVENUE | SACRAMENTO

Executive Guild II



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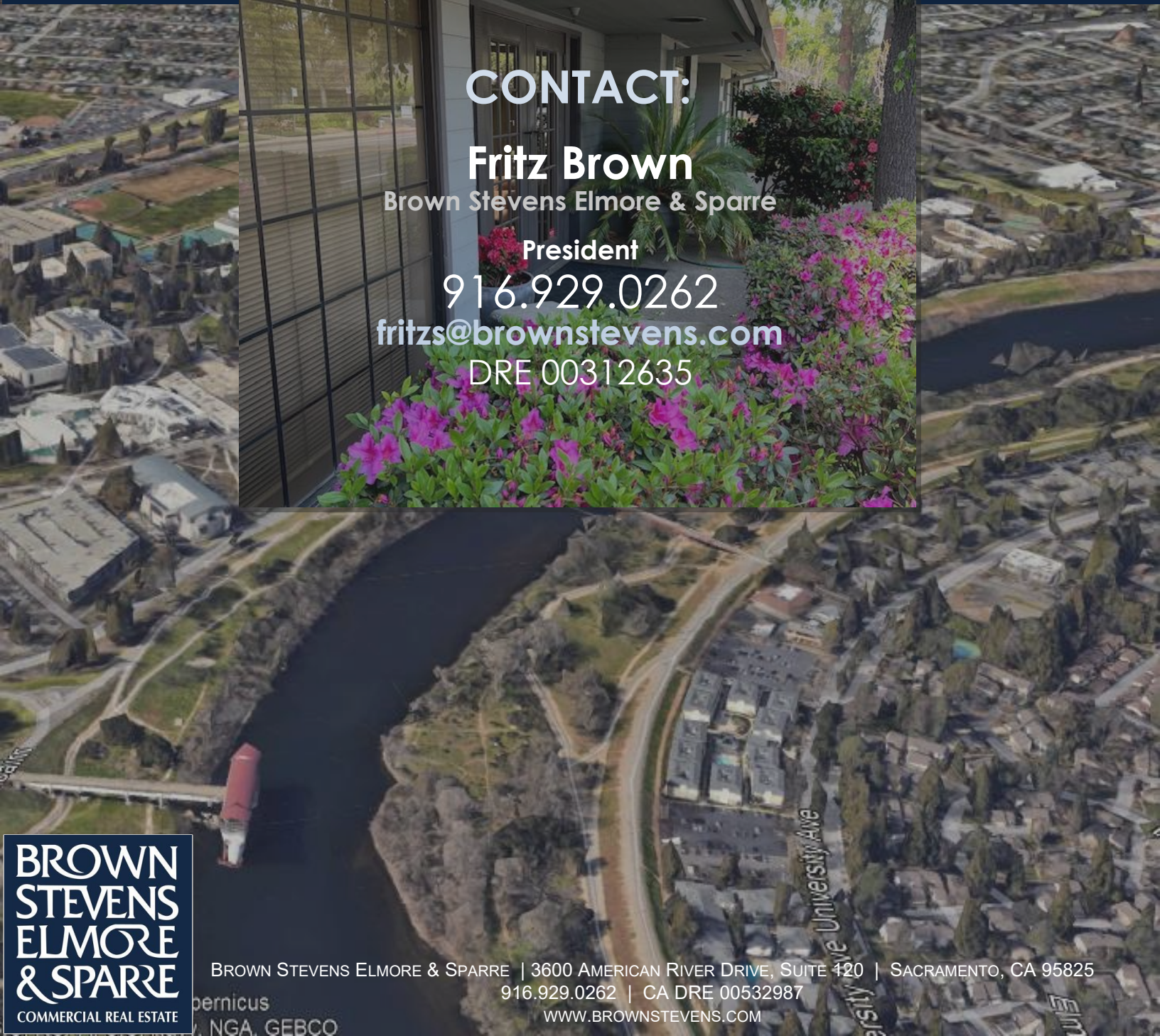


LOCATION INFORMATION

885 University Avenue is located in the scenic and desirable Campus Commons submarket, which benefits from its proximity to Downtown Sacramento, easy access to major freeways and thoroughfares, and convenient market location. The building is strategically situated near amenity-rich locations such as the Pavilions Shopping Center and Loehmann's Plaza, and is supported by strong demographics and affluent surrounding neighborhoods. Just down the road lies The UV, a renovated favorite neighborhood center with 20+ popular stores and restaurants, which has undergone an extensive \$15+ million renovation and redevelopment. The Boulevard, located at the Howe Avenue and Fair Oaks Boulevard Intersection, is a long awaited project by Petrovich Development, consisting of approximately 30,000± square feet of retail space. There has been tremendous growth and development in close proximity to the building in recent years, with many additional projects on the horizon.

This prime location on University Avenue in Campus Commons allows a user the unique opportunity of exposure to one of the busiest intersections in Sacramento, as well as dense daytime and evening population, while offering a peaceful and lush, park-like setting. 885 University Avenue offers a centralized location boasting ideal proximity and easy access to Downtown Sacramento, Midtown Sacramento, and Highway 50.

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