

855 UNIVERSITY AVENUE

**CAMPUS
COMMONS
OFFICE CONDO
FOR SALE**



NEWMARK

FEATURES

±2,373 SF PROFESSIONAL CONDOMINIUM
WITH 4 PRIVATE OFFICES, A 2ND STORY
OFFICE

ZONED *OB-R-PC-PU*: POTENTIAL FOR
MEDICAL PRACTICES, LAW FIRMS, FINANCIAL
SERVICES, OR CREATIVE OFFICES

IN AN ESTABLISHED COMMUNITY OF
PROFESSIONAL TENANTS IN THE HIGHLY
DESIRABLE CAMPUS COMMONS SUBMARKET

EASY ACCESS TO HIGHWAY 50, BUSINESS 80,
AND DOWNTOWN SACRAMENTO

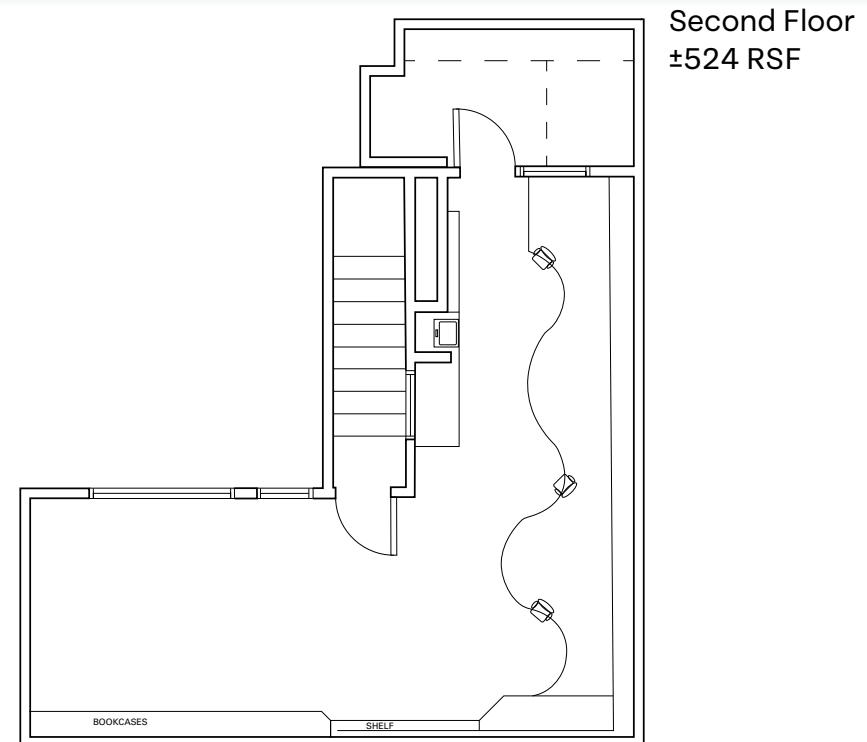
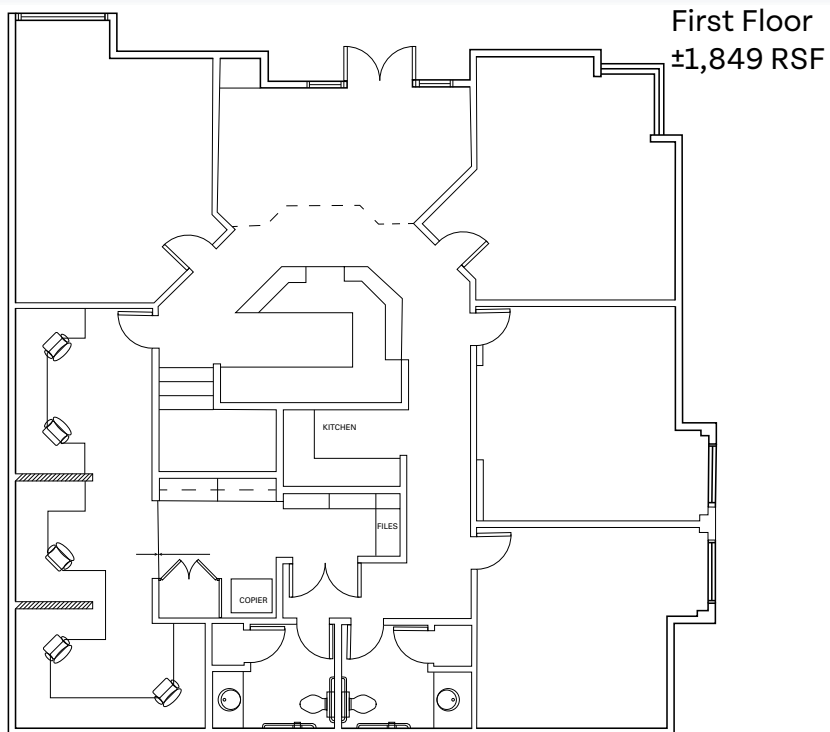
WALKING BRIDGE ACCESS TO CALIFORNIA
STATE UNIVERSITY, SACRAMENTO

PROFESSIONALLY LANDSCAPED GREEN
SURROUNDINGS WITH A QUIET, PRIVATE
SETTING



HIGHLIGHTS

- Asking \$375 PSF
- Built in 1986
- ±2,373 square feet
- ZONED *OB-R-PC-PU*
- Single story with a ±524 SF loft
- 4 private offices
- Second story office
- Restrooms
- Breakroom
- File/work room
- Server room
- Furniture negotiable

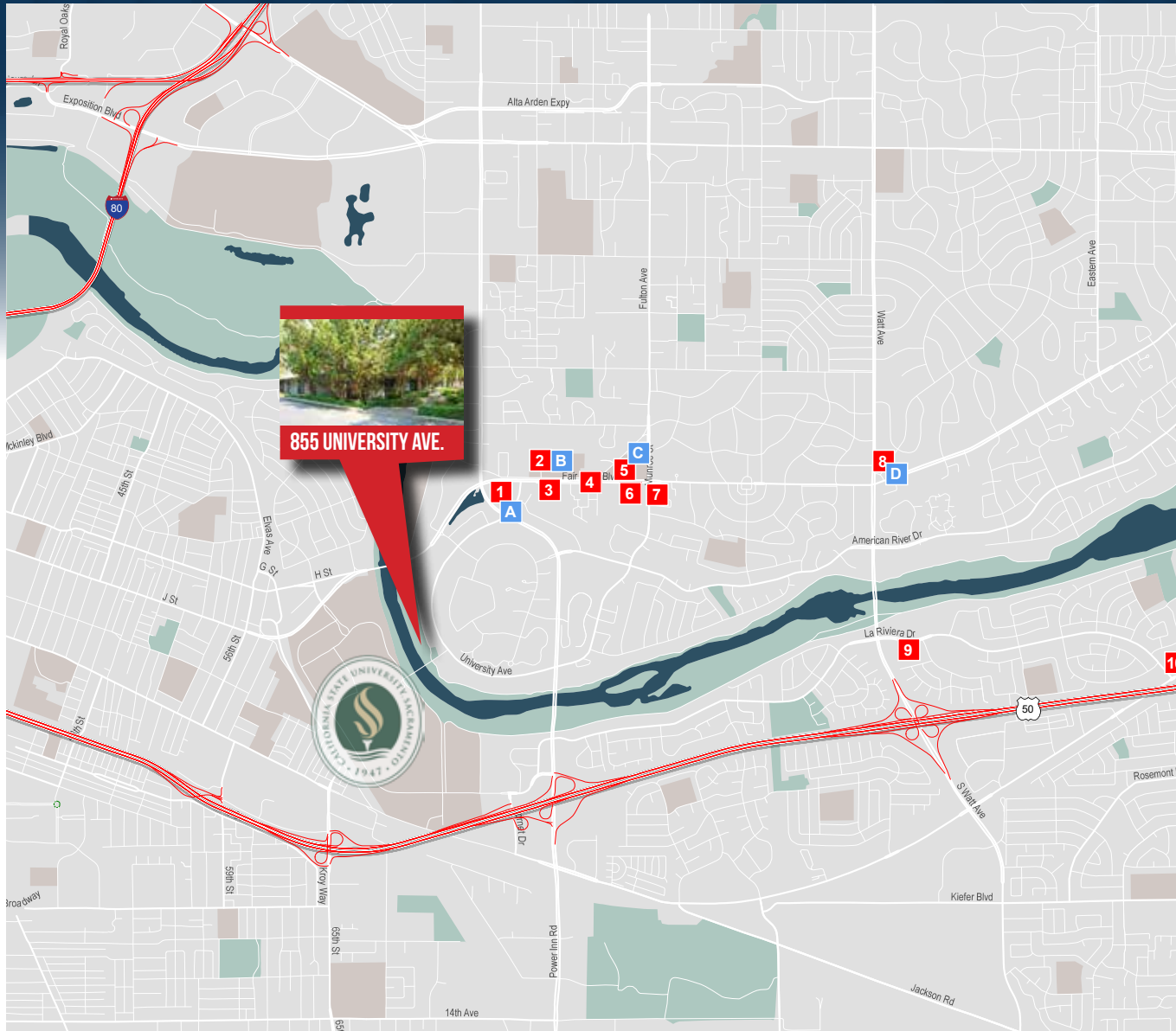


855 UNIVERSITY AVENUE, SACRAMENTO

	<u>EXPENSE</u>	<u>ANNUAL COST</u>	<u>MONTHLY COST</u>	<u>ANNUAL COST PSF</u>
	Homeowners Association	\$10,385.64	\$ 865.47	\$4.38
	Insurance	\$ 1,018.00	\$ 84.84	\$0.43
	Property Tax	\$13,808.44	\$1,150.70	\$5.82
	TOTAL:	\$25,212.08	\$2,101.01	\$10.63



LOCAL AMENITIES



RESTAURANTS

- 1** Pieology, Starbucks, Menchies, Aji, Zocalo, Organic Coup, Buckhorn Grill, Capitol Beer & Tap Room
- 2** Wildwood Kitchen & Bar, Cafe Bernardo, Ruth's Chris Steakhouse, Piatti
- 3** McDonald's Domino's Pizza
- 4** Ettore's Bakery & Cafe, Roxy Restaurant & Bar
- 5** Noodles and Company, Jamba Juice, Boudin SF, Smashburger, Noah's Bagels, Nothing Bundt Cake, Chipotle, Beach Hut Deli, Jacks Urban Eats, Lemon Grass, Thai House
- 6** Pete's Coffee, Miyagi Bar & Sushi
- 7** Temple Coffee Roasters, Heat Shabu Bar, The Parlor Ice Cream Puffs
- 8** Starbucks, Dukes Plates and Pints, Danielle's Creperie, Vinoteca Restaurant & Bar
- 9** River's Edge Cafe, Jack in the Box, Pitch and Fiddle
- 10** Pine Tree House, TOGO's Sandwiches, A1 Foods

SERVICES/RETAIL

- A** Safeway, AT&T, Citibank, US Bank
- B** Williams-Sonoma, Chicos, Jos A. Bank
- C** Save Mart, The UPS Store, Sports Clips, Bank of the West
- D** Chase Bank, Verizon, Golden 1 Credit Union



980 NINTH STREET, SUITE 2500, SACRAMENTO, CA 95814

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 7/2026

NEWMARK

JOHN ROTH

Associate Director

t 916-569-2356

john.roth@nmrk.com

CA RE Lic #01896375