



907 EMBARCADERO DRIVE

EL DORADO HILLS, CA 95762

THOMAS NELSON

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thomas.nelson@abornpowers.com

CalDRE #02114777

OFFICE BUILDING FOR SALE

907 EMBARCADERO DRIVE



Sale Price	\$1,300,000
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OFFERING SUMMARY

Building Size:	4,032 SF
Number of Units:	4
Price / SF:	\$322.42
Cap Rate:	4.88%
NOI:	\$63,477
Year Built:	1991

PROPERTY OVERVIEW

- - Stabilized Medical Office Investment located in The Village II retail center
- Fully Leased
- All tenants pay elec. direct, and water is included in the association cost
- Major roof repairs completed in Dec. 2025
- Tenants handle minor repairs related to HVAC, plumbing, and electrical
- Low impact property, minimal annual maintenance

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	LEASE START	LEASE END
1	Akers Chiropractic	1,008 SF	\$1,866	25%	\$1.85	08/01/2018	MTM
2, 3, and 4	El Dorado Physical Therapy	3,024 SF	\$5,738	75%	\$1.90	10/12/2009	4/31/2029
TOTALS		4,032 SF	\$7,604	100%			



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INCOME SUMMARY

Akers Chiropractic (Unit 1)	\$22,390
El Dorado Physical Therapy (Units 2, 3, 4)	\$68,854
Vacancy Cost	\$0
GROSS INCOME	\$91,243

EXPENSES SUMMARY

Property Tax	\$8,569
Insurance	\$3,161
Owners Association	\$15,636
Roof Cleaning	\$400
OPERATING EXPENSES	\$27,766
NET OPERATING INCOME	\$63,477

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INVESTMENT OVERVIEW

Price	\$1,300,000
Price per SF	\$322
Price per Unit	\$325,000
GRM	14.25
CAP Rate	4.88%

OPERATING DATA

Gross Scheduled Income	\$91,243
Operating Expenses	\$27,766
Net Operating Income	\$63,477

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POR. E 1/2 SEC. 22, T.10N., R.8E., M.D.M.
FRANCISCAN VILLAGE
F - 115



Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev.

OFFICE BUILDING FOR SALE

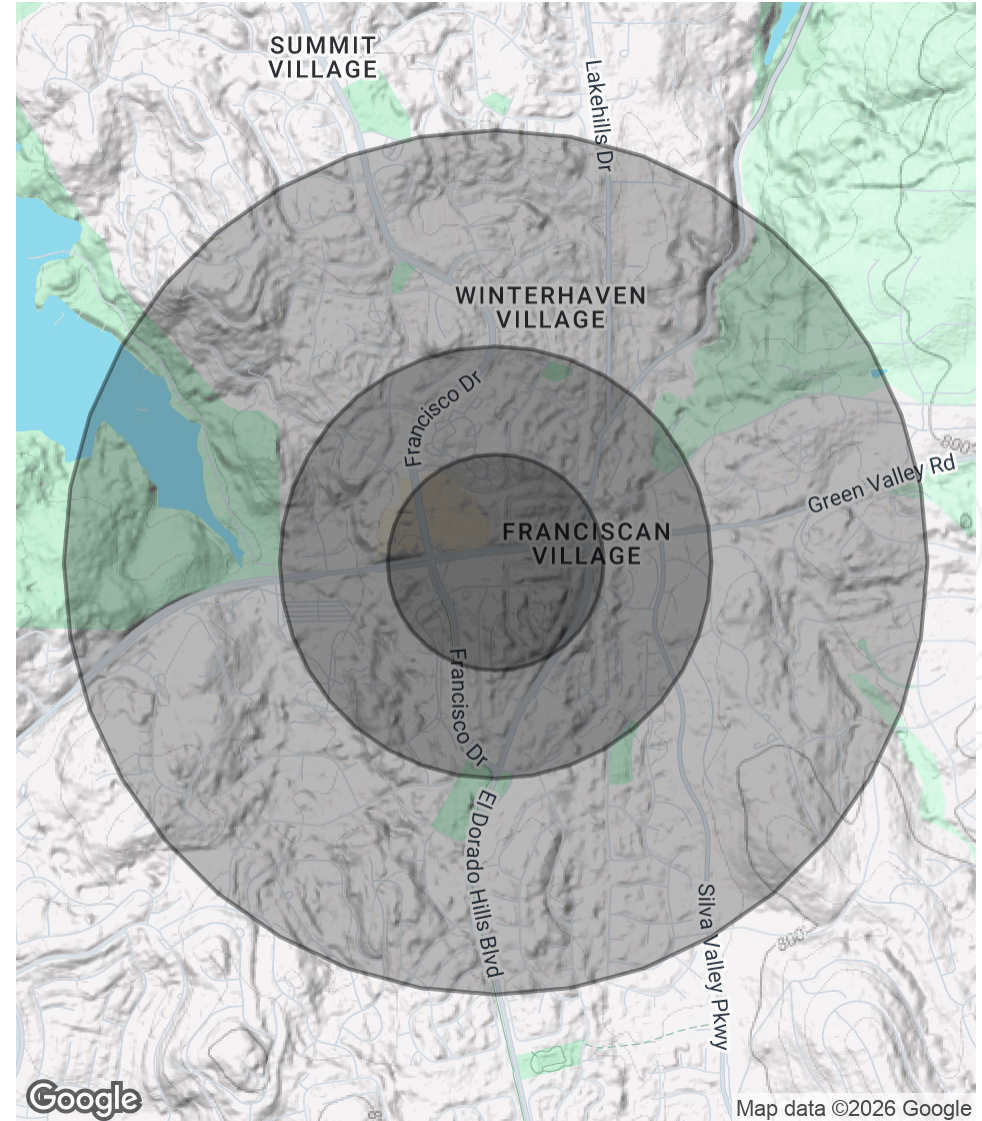
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	450	1,522	4,924
Average Age	39.5	40.1	42.1
Average Age (Male)	39.9	40.4	42.5
Average Age (Female)	39.0	39.4	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	151	509	1,665
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$213,826	\$217,904	\$228,928
Average House Value	\$1,176,189	\$1,182,626	\$1,191,070

2023 American Community Survey (ACS)



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