

3330

3330 DATA DRIVE

FOR SALE

Rare Owner/User Opportunity + Credit-Tenant Rental Income

RANCHO CORDOVA, CA

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THE OPPORTUNITY

3330 Data Drive is a 32,355 SF building located within an established Rancho Cordova business corridor and presents an outstanding ownership proposition: acquire your own facility, control your real estate costs long-term, and have a creditworthy national tenant offsetting the majority of your debt service from day one.

This building is home to Sedgwick Claims Management Services occupying 21,561 SF, one of the world's largest third-party claims management companies, serving Fortune 500 clients across the globe.

This exceptionally well-maintained office building offers a rare opportunity for an Owner/User to occupy ±11,194 SF while collecting substantial rent from Sedgwick – a nationally recognized tenant that has been committed to the property since October 2011 and has renewed its lease through May 2029 with a 5-year option to renew.

At 75% LTV financing, the numbers tell a compelling story – Sedgwick's monthly rent of \$42,475 works significantly in the Owner/User's favor, effectively subsidizing occupancy costs and making ownership highly competitive with leasing comparable space elsewhere in the market.

The available Owner/User space of ±11,194 SF represents 34% of the overall building – a meaningful footprint for a growing company seeking a professional headquarters with built-in income from a blue-chip tenant already in place.

KEY BENEFITS

- Excellent freeway access
- Building has been well maintained
- Excellent parking
- Location close to Rancho Cordova City Hall
- Restrooms have been updated and renovated
- Located close to restaurants and hotels
- Perfect location for non-profit, real estate company, public offices, educational use
- Priced well below replacement cost
- **Asking Price \$4,000,000**



DID YOU KNOW?

YOU CAN BUY THIS BUILDING AT AN EFFECTIVE MONTHLY COST ONLY \$10,574 PER MONTH. COMPARED TO LEASING THE SAME AMOUNT OF SPACE, THIS COULD SAVE YOU OVER \$7,000 PER MONTH. TURN TO PAGE 8 FOR DETAILS.

THE PROPERTY

3330 Data Drive is a ±32,355 square foot single-story office building situated on a ±127,195 SF (2.92-acre) parcel in Rancho Cordova, CA, just off Zinfandel Drive with immediate access to Highway 50 – one of the region’s primary east-west corridors connecting Sacramento to the broader market. Built in 1988, the property’s classic brick architecture lends a distinctive, professional character that stands apart from the typical suburban office product in the submarket.

The subject property is currently occupied by one tenant. Sedgwick occupies approximately ±21,561 SF – representing 66% of the overall building – and is committed to the property through May 2029 with a 5-year option to renew. The remaining ±11,194 SF is available for an Owner/User to occupy, representing a rare opportunity to acquire a professionally tenanted building and immediately benefit from Sedgwick’s monthly rent substantially offsetting debt service from day one.

Zoned OPMU (Office Park Mixed Use), 3330 Data Drive supports a broad range of office and professional uses. The generous 2.92-acre site delivers parking on three sides of the building – providing abundant, convenient access for staff and visitors alike. Employees will enjoy recently updated private restrooms, an outdoor patio with water feature adjacent to the building, and an onsite café within the office park – ideal for daily lunches and breaks. A mass transit stop less than a quarter mile away further enhances the site’s appeal for employee recruitment and retention. Nearby restaurants and hotels add additional convenience for out-of-town clients and visiting staff.

The property’s Hwy 50 adjacency ensures exceptional regional connectivity, while the surrounding Rancho Cordova submarket – home to a deep mix of professional, government and technology tenants – provides strong long-term demand fundamentals underpinned by the region’s expanding employment base.

PROPERTY OVERVIEW

ADDRESS	3330 Data Drive Rancho Cordova, CA 95670
COUNTY	Sacramento
SUBMARKET	Highway 50 Corridor
BUILDING SF	±32,355
LAND AREA	±2.92 AC (±127,195 SF)
YEAR BUILT	1988
ZONING	OPMU
PARKING	4/1,000 SF
STORIES	One (1)
APN	072-0690-082



FLOOR PLAN



±11,194 SF

AVAILABLE

±21,561 SF

LEASED BY SEDGWICK THROUGH MAY
2029 PLUS OPTION TO RENEW

SEDGWICK

Sedgwick is the world's leading risk and claims administration partner, founded in 1969 and headquartered in Memphis, Tennessee. The company serves over 10,000 clients across 80 countries – including the majority of the Fortune 500 – providing comprehensive solutions in claims administration, loss adjusting, benefits administration, and product recall. With more than 33,000 colleagues operating globally, Sedgwick combines deep industry expertise with advanced AI-enabled technology to navigate the most complex risk and claims challenges facing businesses today.

As a privately held company backed by institutional private equity, Sedgwick has grown aggressively through strategic acquisitions and organic expansion, cementing its position as the dominant third-party administrator in the global insurance services industry. Its client relationships are deeply embedded – serving as an operational extension of its clients' risk management functions – which drives exceptional tenant stability and long-term lease commitment.

Sedgwick's presence at 3330 Data Drive represents a committed, long-term occupancy by one of the most creditworthy private enterprises in the professional services sector.



**TYPE: PRIVATE COMPANY –
THIRD-PARTY CLAIMS
& RISK ADMINISTRATION**



**EMPLOYEES: 33,000+
COLLEAGUES WORLDWIDE**



HQ: MEMPHIS, TENNESSEE



**CLIENTS: 10,000+ ACROSS
80 COUNTRIES**



FOUNDED: 1969



WEBSITE: SEDGWICK.COM

CURRENT LEASE TERM & RENT SCHEDULE (FULL-SERVICE GROSS)

PERIOD	MONTHLY RATE/SF	MONTHLY RENT
06/01/2026 - 05/31/2027	\$1.97	\$42,475.17
06/01/2027 - 05/31/2028	\$2.02	\$43,553.22
06/01/2028 - 05/31/2029	\$2.07	\$44,631.27
Lease Expiration	May 31, 2029	
Option to Renew	One (1), Five (5) Year	

±21,561 SF

OCCUPIED

MAY 2029

LEASE EXPIRATION

5 YEAR

OPTION TO RENEW

33,000+

EMPLOYEES GLOBALLY

10,000+

CLIENTS INCLUDING FORTUNE 500





LEASE VS. BUY ANALYSIS

LOAN INFORMATION

DATE:	6/1/26
PROPERTY DESCRIPTION:	32,755 Sq Ft Commercial Building
LOAN AMOUNT:	\$3,000,000
INTEREST RATE (ESTIMATE):	6.50%
TERM DUE IN YEARS:	25
MONTHLY PAYMENT:	\$20,256

LEASE

SQUARE FEET LEASED	11,194
RENT PER MONTH	\$17,910
Start-up Costs	
PREPAID RENT AND SECURITY DEPOSIT	\$35,821
Monthly Cost (Est.)	Amount
RENT PAYMENT	\$17,910
NNN EXPENSES	\$0
UTILITIES/JANITORIAL	\$0
Total Monthly Costs	\$17,910
MONTHLY OWNERSHIP BENEFITS	
MONTHLY DEPRECIATION ESTIMATE:	\$0
TENANT INCOME	\$0
MONTHLY APPRECIATION	\$0
Total Ownership Benefits	\$0
TOTAL EFFECTIVE MONTHLY GAIN	(\$17,910)

PROPERTY VALUE AND OWNER'S EQUITY

Time Period	Property Value	Loan Balance	Equity
Year 5	\$4,204,040	\$2,716,865	\$1,487,175
Year 10	\$4,418,489	\$2,325,341	\$2,093,148
Year 15	\$4,643,876	\$1,783,934	\$2,859,941
Year 20	\$4,880,760	\$1,035,268	\$3,845,492
Year 25	\$5,129,728	\$0	\$5,129,728

BUY

Project Cost		\$4,000,000
START UP COSTS		
CASH DOWN PAYMENT OF 25.00%		\$1,000,000
MONTHLY COST (EST.)	PER SF	AMOUNT
MORTGAGE PAYMENT	\$0.62	\$20,256
OPERATING EXPENSES/UTILITIES/JANITORIAL	\$0.52	\$17,033
REPAIRS/RESERVES/OTHER	\$0.03	\$500
PROPERTY TAXES	\$0.12	\$3,833
INSURANCE	\$0.01	\$450
Total Monthly Costs	\$1.30	\$42,072
MONTHLY OWNERSHIP BENEFITS		
MONTHLY DEPRECIATION ESTIMATE		\$6,838
TENANT INCOME (SEDGWICK)		\$42,475
MONTHLY APPRECIATION: (1.00% ANNUALIZED)		\$3,333
Total Ownership Benefits		\$52,646
TOTAL EFFECTIVE MONTHLY GAIN		\$10,574

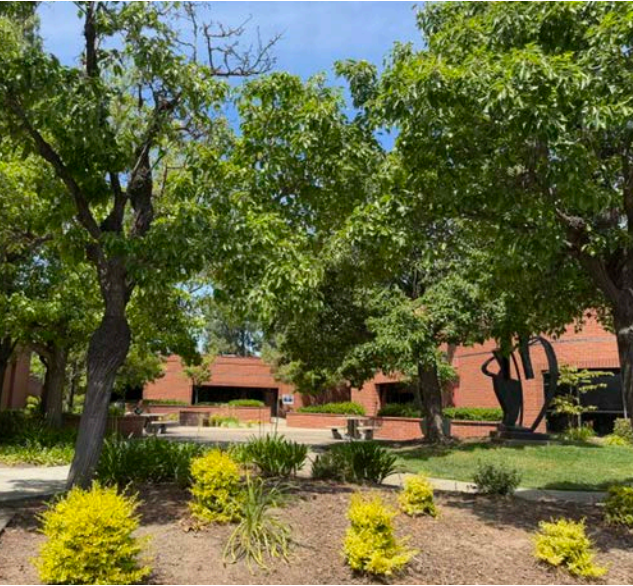
REPLACEMENT COSTS

How expensive it is to build an office building today? What about how long it will take?

Don't pay and wait for construction. 3330 Data drive is a tremendous value at only a fraction of the construction cost below and is ready to be occupied today!

330 DATA DRIVE, RANCHO CORDOVA, CA

BUILDING SIZE (SF)	±32,355 SF			
TYPICAL LAND AREA @ ±25.44% FAR COVERAGE	±127,195 SF			
Hard Costs	\$ per SF	Calculation	Total	Conversion to Building PSF
SITE / OFFICE SITE COSTS	\$12.00	Building SF	\$388,260	\$12.00
HARD CONSTRUCTION COSTS	\$175.00	Building SF	\$5,662,125	\$175.00
TENANT IMPROVEMENT COSTS	\$100.00	Building SF	\$3,235,500	\$100.00
SUBTOTAL			\$9,285,885	\$287.00
Land Costs				
GROSS LAND VALUE/SF	\$8.00	Land Area SF	\$1,946,687	\$31.45
SUBTOTAL LAND COSTS			\$1,946,687	\$31.45
Soft Costs				
ARCHITECTURE / ENGINEERING	\$8.00	Building SF	\$258,840	\$8.00
PERMITS / FEES	\$25.00	Building SF	\$808,875	\$25.00
LEASING / MARKETING	\$9.00	Building SF	\$291,195	\$9.00
LEGAL / TITLE INSURANCE	5.00%	Hard Costs	\$464,294	\$14.35
DEVELOPER FEE	5.00%	Hard Costs	\$464,294	\$14.35
OTHER COSTS	5.00%	Hard Costs	\$464,294	\$14.35
REAL ESTATE TAXES (2 YRS, PLANNING & CONSTRUCTION)	1.10%	Land Costs	\$11,193	\$0.35
SUBTOTAL			\$2,762,986	\$85.40
Construction Loan				
CONSTRUCTION LOAN ESTIMATE	70% Loan to Value	\$10,303,445	\$7,212,412	-
CONSTRUCTION LOAN FEE	1.00%	Loan Amount	\$72,124	\$2.23
CONSTRUCTION LOAN INTEREST CARRY	7.5% Rate, 18 Months	Loan Amount	\$811,396	\$25.08
TOTAL ESTIMATED REPLACEMENT COST INCL. TENANT IMPROVEMENTS			\$13,949,951	\$431.15



ABOUT RANCHO CORDOVA

The City of Rancho Cordova is an emerging urban center, with 65,000 who work there and nearly 75,000 who live there. With almost 34 million square feet of commercial and industrial space, Rancho Cordova recognizes how important it is to keep businesses healthy and thriving. The community is growing three times as fast as Sacramento County and the state as a whole and has an abundance of room for new retailers.



Population

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,909	63,483	783,104
Households			
AVERAGE HOUSEHOLD INCOME	\$82,076	\$95,526	\$105,581
MEDIAN HOME VALUE 2020	\$317,282	\$369,334	\$418,594
MEDIAN AGE	37.1	38	40



QUICK FACTS



Rancho Cordova is a young city, incorporated in 2003.



Population of over 75,000 people and in a region boasts more than 2 million.



Adjacent to the Mather Airport and less than 30 minutes away are the Sacramento International Airport and the Port of Sacramento.



The office submarket is the 2nd largest outside of downtown Sacramento.



Over 3,000 companies do business in Rancho Cordova.



Above the floodplain and far away from earthquake fault lines.



The state capitol is only 13 miles away.

SACRAMENTO REGIONAL ECONOMY

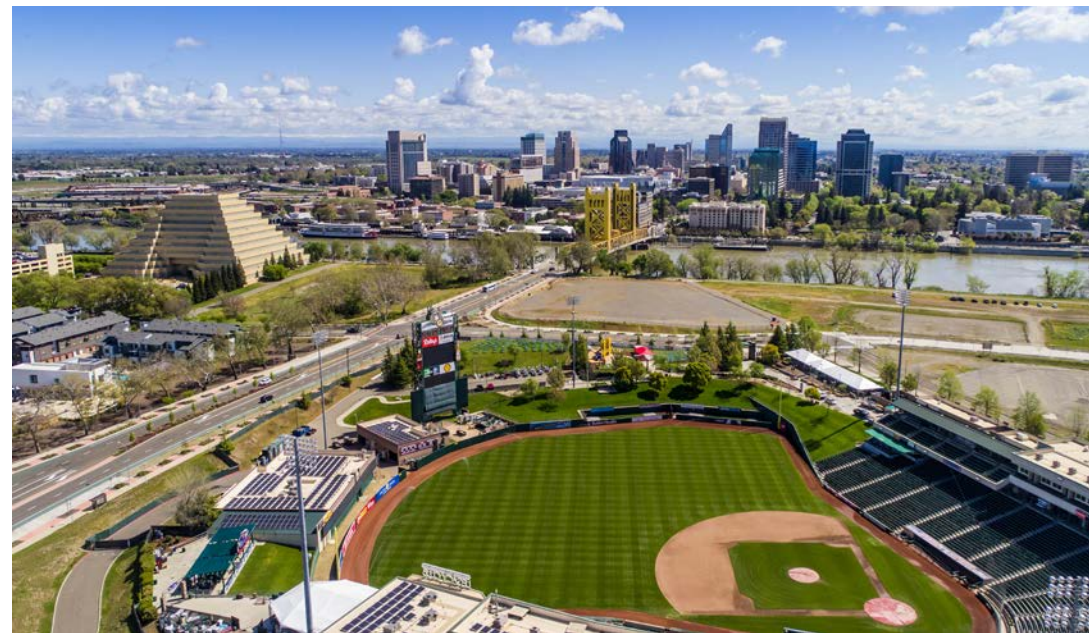
California's sixth-most populous metro, momentum in job growth has continued in the Golden State's capital. Outsized recessionary losses and subsequent subpar job growth left this market behind in the recovery, but employment gains have outpaced the national average since 2012. Job growth continues to come in above the U.S. norm and has averaged about 3% since 2012.

Education and health services, as well as Leisure and Hospitality, have been among the strongest growth sectors this cycle. The Education and Health Services sector has been the largest contributor to job growth since the bottom of the downturn, and again led the way in 2023. Total employment in this sector is about 20% above its prerecession peak. Within the Professional and Business Services sector, administrative and support jobs have benefited, due to the metro's low business costs attract firms with back-office operations.

Modest gains are expected in the long-stagnant state and local Government sector, which is by far the largest component of the metro's workforce. Government employment constitutes 25% of all jobs in the metro, the highest share of Government employment in the country, topping even Washington, D.C. in public sector employment.

Sacramento's relative affordability remains one of its biggest draws. Household growth has continued to surpass the rate of single-family and apartment deliveries, and forecasts show that population growth over the next five years will continue to outpace the national average. In recent years, Bay Area residents, as well as people in Los Angeles and San Diego, have shown interest in Sacramento to escape exorbitant housing costs. Bay Area residents continue to conduct the largest share of Sacramento online apartment searches outside of metro residents.

Tech employment does exist in Sacramento, as Apple, Intel, Micron Technology, and Hewlett Packard Enterprises each have operations here. Tech startups have a presence as well, including some who relocated from the Bay Area. Silicon Valley is only about 100 miles away and operates in an entirely different world for attracting high-income, usually tech-oriented employment. Rents in Sacramento are less than half of San Francisco's and tech tenants have begun to relocate here because the Bay Area's venture capital firms, engineering schools, and entrenched culture offer better incentives.



THE EDGE IN YOUR MARKET

For over 50 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$12B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO

770+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,800

ASSIGNMENTS ANNUALLY



Exclusively listed by

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