



10481
Armstrong Avenue

ADDRESS

10481 Armstrong Ave
Rancho Cordova, CA

TOTAL RENTABLE AREA

42,414 square feet

PRICE

Seller to consider best offer
based on price and terms

EXISTING FINANCING

Free & Clear of Existing
Financing

OCCUPANCY

100%

YEAR BUILT

1981

PARKING

257 Parking Spaces
(6.06:1,000 SF)

THE OFFERING

Palmer Capital, Inc. is pleased to present the opportunity to acquire 10481 Armstrong Avenue, a mission-critical building within an established government and corporate campus setting in Sacramento's Highway 50 Corridor. Strategically located in Mather, California, the property offers a well-maintained two-story office building leased long-term to the investment-grade County of Sacramento through July 2034.

The building is currently occupied by two Sacramento County divisions, Code Enforcement and Department of Finance, both of which benefit from the building's proximity to key regional infrastructure.

OFFERING HIGHLIGHTS

- » **CREDIT RATED TENANCY:** 100% leased by Sacramento County's Code Enforcement and Department of Finance, bringing long-term security to the property. Both divisions have been in the building since 2023 with lease terms extending through July 2034.
 - » MOODY'S: A1
 - » STANDARD & POOR'S (S&P): AA
- » **CODE ENFORCEMENT:** Government agency enforcing building, zoning, and property maintenance codes in Sacramento County.
- » **DEPARTMENT OF FINANCE:** The subject property is home to two key divisions: Consolidated Utilities Billing & Services (CUBS), which handles billing and payment collection for utility services, and Revenue Recovery, responsible for managing and collecting County debts, including fines and fees, focusing on delinquent payment collections and ensuring compliance with County financial obligations.
- » **STRATEGIC LOCATION:** Ideally located off major roadways, offering easy access to the surrounding area and transportation infrastructure via Highway 50 and Mather Field Road.
- » **ABOVE MARKET PARKING:** Significant surface parking with a ratio of 6.06 spaces per 1,000 SF.



DT SACRAMENTO

50

MATHER FIELD ROAD

McGUEN BOULEVARD

ARMSTRONG AVENUE

PALMER CAPITAL INC