

650 Howe Ave., Bldg. 1000
Sacramento, CA 95825

INVESTMENT SALE

±9,184 SF MEDICAL/OFFICE BUILDING

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650 HOWE AVE., BLDG 1000
SACRAMENTO, CA

OFFER SUMMARY

Asking Price:	\$995,850
Property Address:	650 Howe Ave., Bldg. 1000 Sacramento, CA 95825
Building Size:	9,184 sf (Per Assessor)
Number of Tenant:	8
Year Built:	1972
Cap Rate:	7.8%
Lot Size:	6.53 acres (total site for 10 building complex)
APN:	294-0060-007-0006
Parking:	5 per 1,000



INVESTMENT HIGHLIGHTS

- Safety in numbers – 10 easy to lease suites.
- Priced well below replacement cost.
- Located along the well-known and busy Howe Avenue office and retail corridor.
- Located next to affluent neighborhoods of Sierra Oaks, Campus Commons, Arden Oaks, Arden Park, and Sierra Oaks Vista.
- Only 2.0 miles from Hwy 50 and 2.5 miles from Bus 80 Fwy – easy access to greater Sacramento metro area.
- Many prominent restaurants and national retailers are within 1-2 miles of the property.
- Large parking areas on both sides of the building.
- Raised floor construction allows for easier tenant improvements.

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Income and Expense

Gross Income

\$164,644

Expense

Taxes*	\$11,800.00
Insurance*	\$4,886.56
Association Dues	\$17,645.52
Association Reserves	\$5,712.96
Property Management*	\$4,888.76
Janitorial	\$9,521.95
Utilities	
Electrical*	\$19,258.25
Sewer/Water*	\$7,409.41
Maintenance*	\$3,689.98
HVAC Repair*	\$2,230.82

Total Operating Expense

\$ 87,044.21

Net Operating Income

\$77,599.00

Cap Rate @ 7.8%

\$995,850

-Property Taxes:

Adjusted to Sales Price

-HVAC:

New unit installed in 2024, included in expenses, even though treated as CapEx

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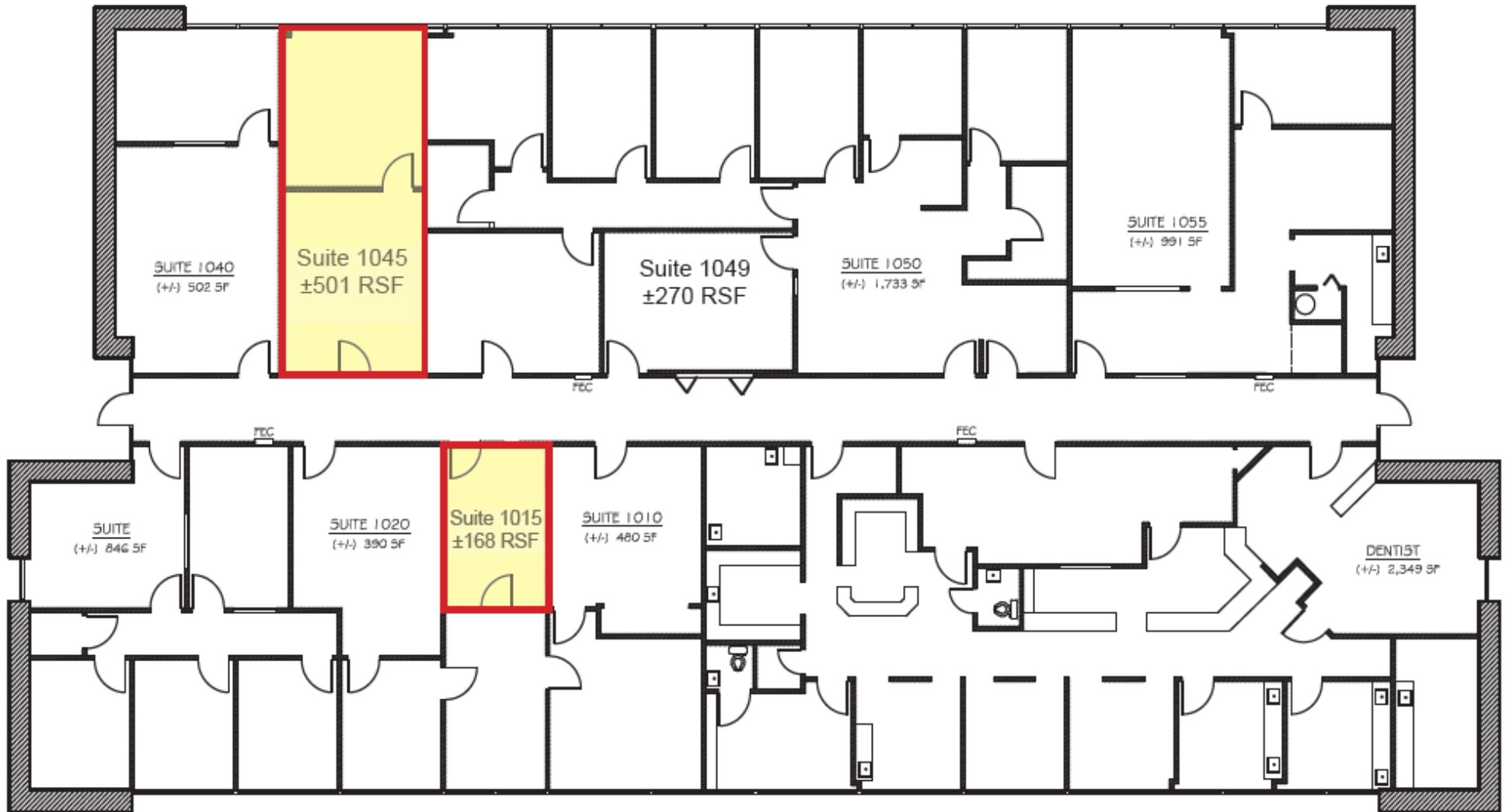
RENT ROLL

Suite	Tenant	Usable SF.	Rentable SF	Rent	Lease Expiration
1040	Thomas Dixon	502	562	\$927.30	4/30/27
1045	Vacant	444	497		
1049	EDH, Inc.	656	772	\$1,272.00	12/31/25
1050	Capital Mortgage	1,323	1,504	\$2,556.00	8/31/26
1055	Kim Miller	991	1,140	\$1,596.00	MTM
1030	Mankowski	846	952	\$1,391.00	4/30/26
1020	Southside	843	956	\$1,391.00	9/30/28
1015	Vacant	150	168		
1010	Footology	480	538	\$887.00	2/28/29
1000	Howe Dental Care	2,322	2,661	\$4,000.00	2/28/28
Monthly Gross Income				\$13,720.30	
Annual Gross Income				\$164,643.60	
Actual 2025 Expenses				(\$87,044.21)	

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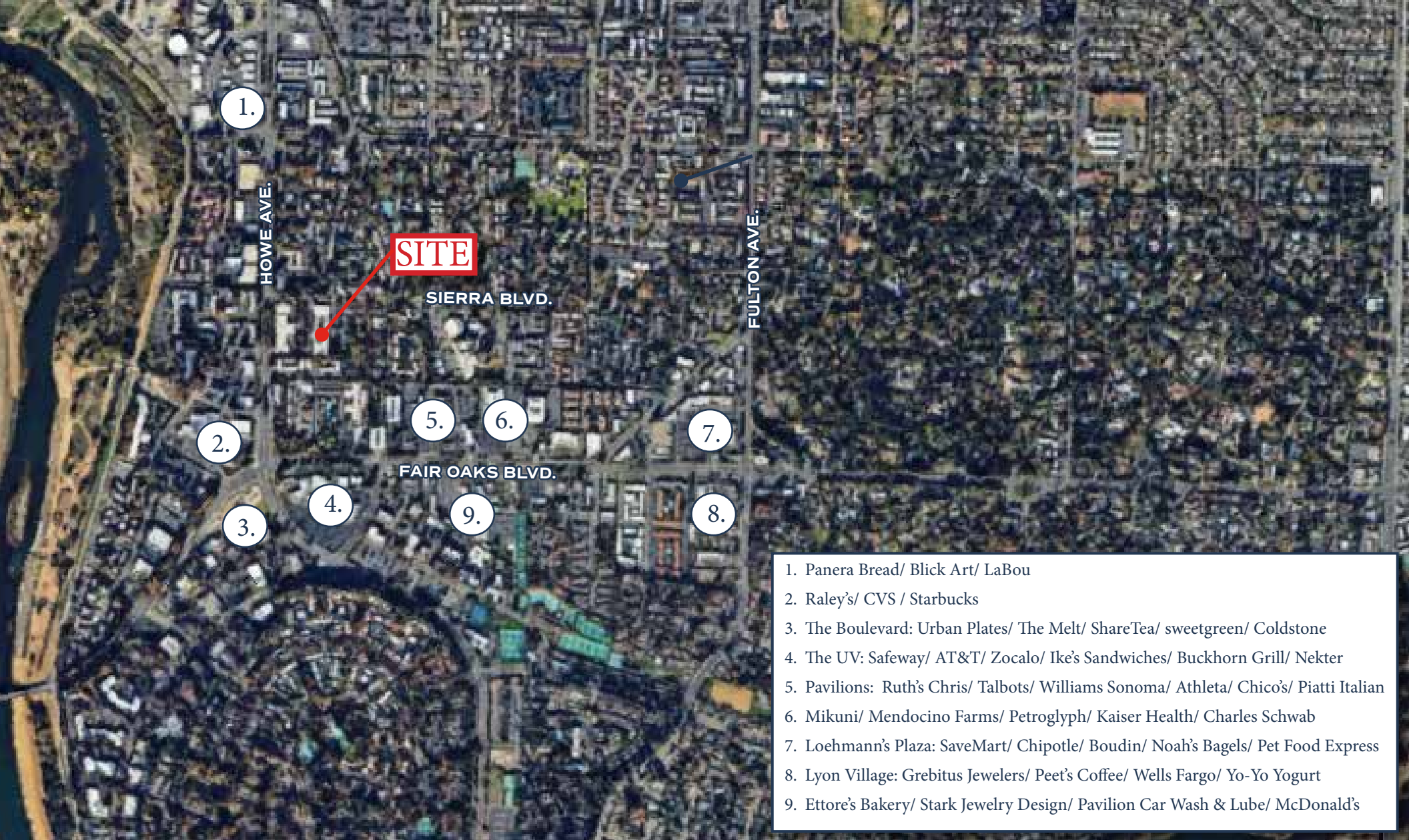


BUILDING PLAN



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SITE

1.

HOWE AVE.

SIERRA BLVD.

FULTON AVE.

2.

5.

6.

7.

FAIR OAKS BLVD.

3.

4.

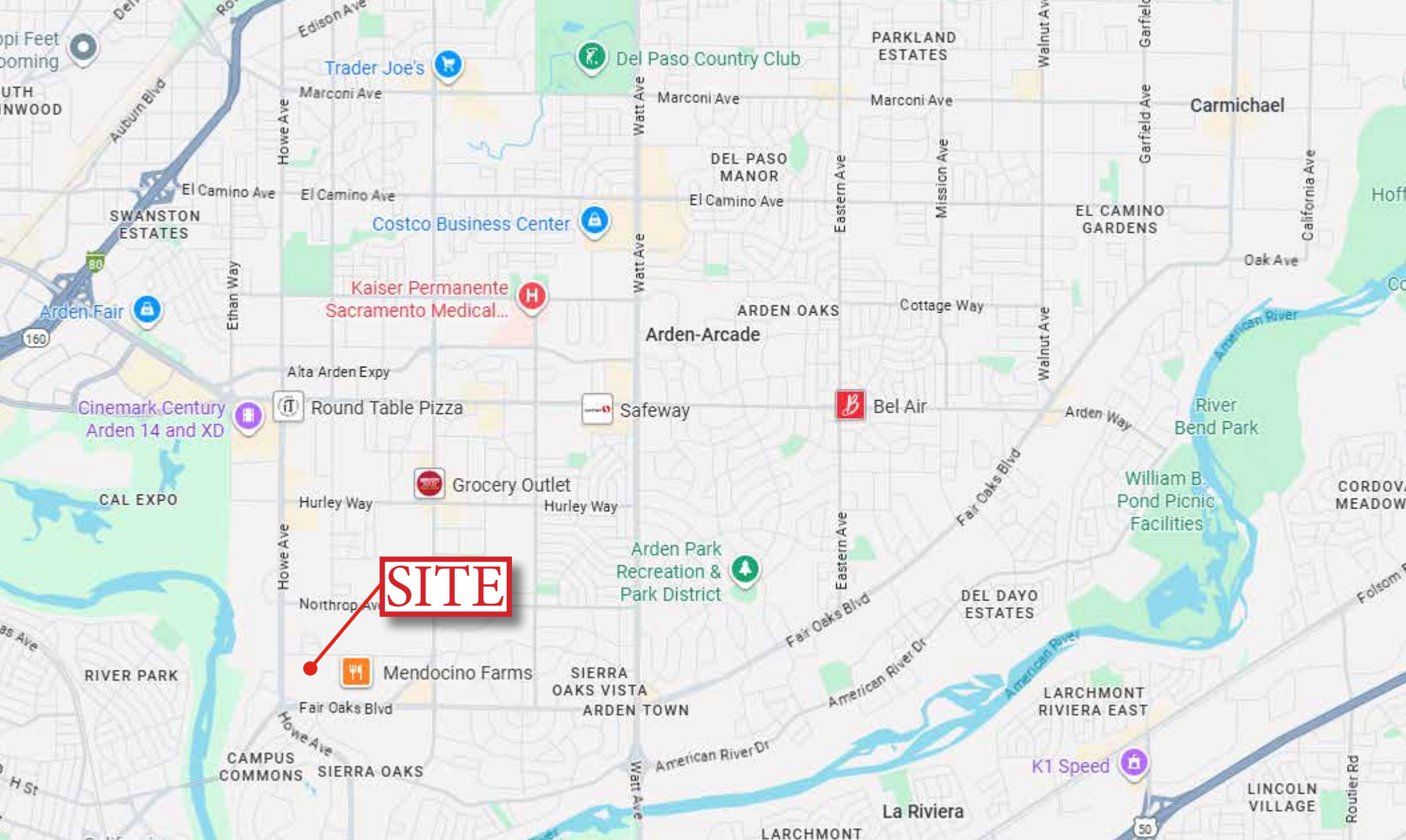
9.

8.

- 1. Panera Bread/ Blick Art/ LaBou
- 2. Raley's/ CVS / Starbucks
- 3. The Boulevard: Urban Plates/ The Melt/ ShareTea/ sweetgreen/ Coldstone
- 4. The UV: Safeway/ AT&T/ Zocalo/ Ike's Sandwiches/ Buckhorn Grill/ Nekter
- 5. Pavilions: Ruth's Chris/ Talbots/ Williams Sonoma/ Athleta/ Chico's/ Piatti Italian
- 6. Mikuni/ Mendocino Farms/ Petroglyph/ Kaiser Health/ Charles Schwab
- 7. Loehmann's Plaza: SaveMart/ Chipotle/ Boudin/ Noah's Bagels/ Pet Food Express
- 8. Lyon Village: Grebitus Jewelers/ Peet's Coffee/ Wells Fargo/ Yo-Yo Yogurt
- 9. Ettore's Bakery/ Stark Jewelry Design/ Pavilion Car Wash & Lube/ McDonald's

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