



# 907 EMBARCADERO DRIVE

EL DORADO HILLS, CA 95762

THOMAS NELSON

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OFFICE BUILDING **FOR SALE**

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# 907 EMBARCADERO DRIVE



Sale Price

**\$1,000,000**

## OFFERING SUMMARY

|                  |          |
|------------------|----------|
| Building Size:   | 4,032 SF |
| Number of Units: | 4        |
| Price / SF:      | \$248.02 |
| Cap Rate:        | 6.35%    |
| 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  | 4/30/2029 |
| 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             |
| <b>GROSS INCOME</b>                        | <b>\$91,243</b> |

## EXPENSES SUMMARY

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

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## INVESTMENT OVERVIEW

|                |             |
|----------------|-------------|
| Price          | \$1,000,000 |
| Price per SF   | \$248       |
| Price per Unit | \$250,000   |
| GRM            | 10.96       |
| CAP Rate       | 6.35%       |

## 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.

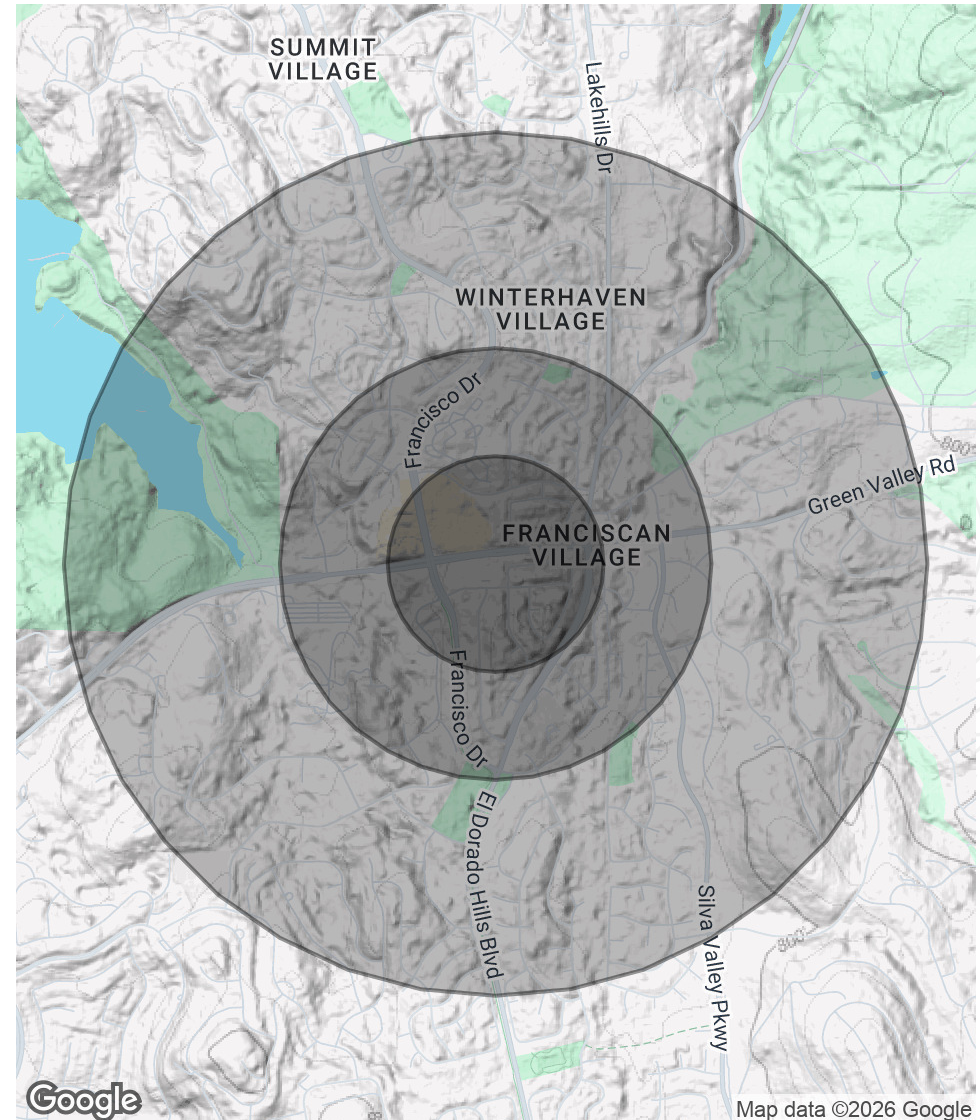
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| POPULATION           | 0.25 MILES  | 0.5 MILES   | 1 MILE      |
|----------------------|-------------|-------------|-------------|
| Total Population     | 450         | 1,522       | 4,924       |
| Average Age          | 39.5        | 40.1        | 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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