1201 SHORE STREET

WEST SACRAMENTO, CA

JLL

Jones Lang LaSalle Americas, Inc.,
Real Estate License #01223413

INVESTMENT SUMMARY

56,680 SF AUTONOMOUS VEHICLE SERVICE FACILITY

THE OFFERING

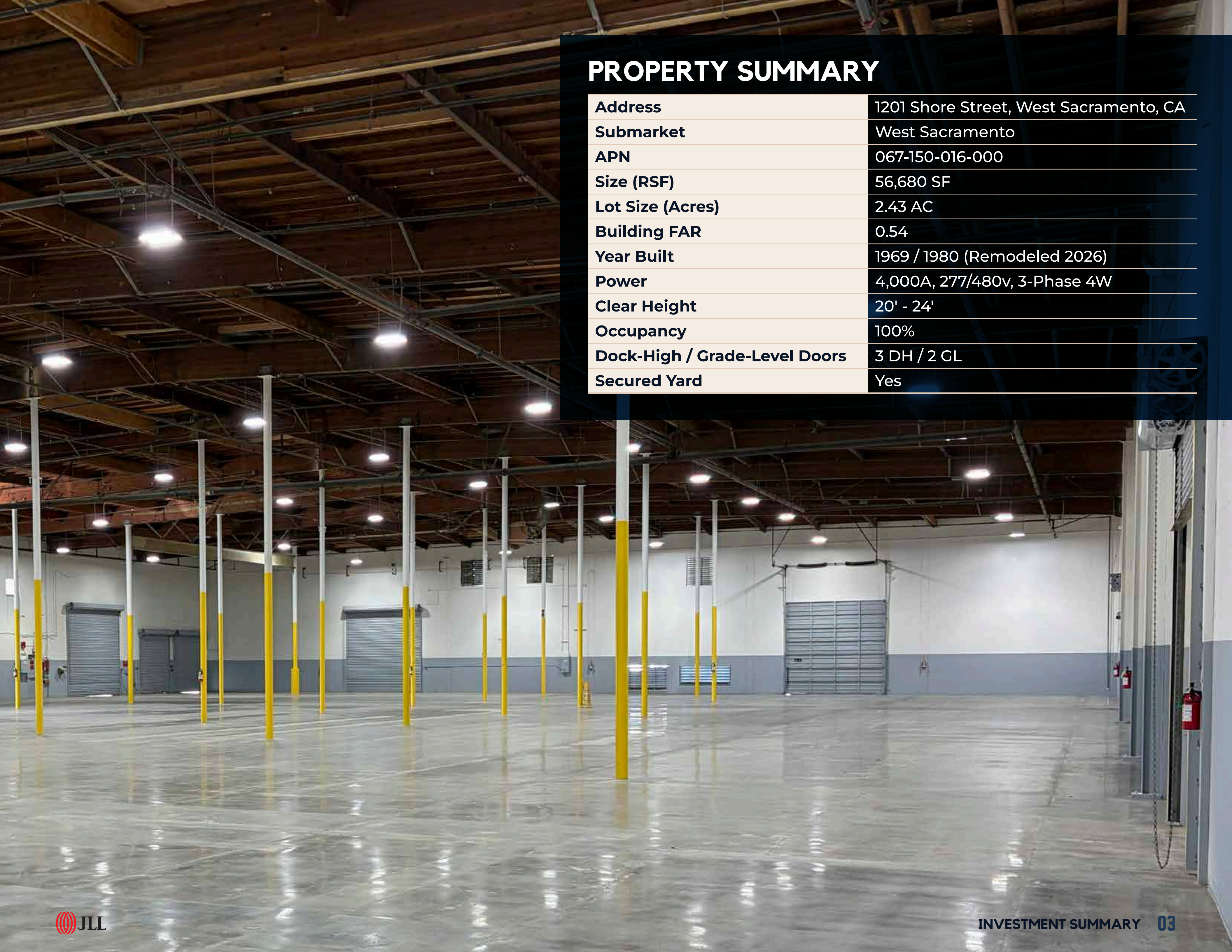
Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 1201 Shore Street (the "Property") located in the highly desirable West Sacramento market.

The Property consists of a single-tenant, 100% leased autonomous vehicle service facility totaling ±56,680 square feet, situated on ±2.43 acres (0.54 FAR) directly adjacent to Highway 50 and I-80. Built in 1969/1980 and remodeled in 2026, the Property features 20'–24' clear heights, 3 dock-high doors, 2 grade-level doors, and 65 auto parking spaces.

The Property is 100% leased on a recently executed lease commencing August 10, 2026 and running through August 31, 2029, representing 2.69 years of WALT (as of December 2026). The lease carries 3.00% annual rent escalations on a NNN basis. Base Rent has commenced, and the tenant is expected to take possession and begin its own tenant improvement build-out in mid-September 2026.

The Property is being offered at a listing price of $9,500,000 ($168 PSF), reflecting a 6.70% going-in cap rate.

1201 Shore Street represents a rare opportunity to acquire a fully-leased, single-tenant industrial asset in the supply-constrained West Sacramento industrial market.



PROPERTY SUMMARY

Address	1201 Shore Street, West Sacramento, CA
Submarket	West Sacramento
APN	067-150-016-000
Size (RSF)	56,680 SF
Lot Size (Acres)	2.43 AC
Building FAR	0.54
Year Built	1969 / 1980 (Remodeled 2026)
Power	4,000A, 277/480v, 3-Phase 4W
Clear Height	20' - 24'
Occupancy	100%
Dock-High / Grade-Level Doors	3 DH / 2 GL
Secured Yard	Yes

INVESTMENT SUMMARY

PROPERTY HIGHLIGHTS

- **Single-Tenant Net Lease**
  - 100% leased to a leading autonomous vehicle technology company through August 31, 2029 on a NNN basis, with 3.00% annual rent escalations and two 1-year extension options (or one 5-year option), providing durable, low-management-intensity cash flow.
- **Newly Renovated, Purpose-Built Facility**
  - Current ownership completed a comprehensive renovation in March 2026, including a new roof, new HVAC (office), remodeled office/restrooms, restored and polished warehouse concrete slab, resurfaced and striped asphalt, new yard fencing, and new interior/exterior paint.
- **Heavy Power & Rail-Served Site**
  - 4,000-amp, 480-volt, 3-phase power and an existing rail spur (Sierra Northern Railway, connecting to Union Pacific Railroad) with 3 rail loading doors — supporting a wide range of industrial, R&D, and fleet-servicing uses beyond the current tenancy.
- **Minimal Near-Term Capital Requirements**
  - With renovations completed immediately ahead of lease commencement, a buyer inherits a newly repositioned building with limited near-term capex exposure.

TENANCY HIGHLIGHTS

- **Mission-Critical, In-Place Cash Flow**
  - 100% leased through August 2029 (2.69-year WALT as of December 2026) on a NNN basis, with 3.00% annual rent escalations.
- **Well-Capitalized, National-Scale Tenant**
  - Tenant is a leading autonomous vehicle technology company operating at national scale across major U.S. markets.
- **Tenant's First Sacramento Location**
  - The Property serves as Tenant's first operational facility in the Sacramento market, coinciding with the company's public launch in the city.
- **Embedded Renewal Upside**
  - Tenant holds two 1-year renewal options (or one 5-year option) at 103%+ of then-current Base Rent.

LOCATION HIGHLIGHTS

- **Strategic West Sacramento Infill Location**
  - The Property sits directly adjacent to Highway 50, with immediate access to I-80 and the broader Northern California highway network, approximately 10 minutes from downtown Sacramento.
  - Approximately 4 minutes from the Port of West Sacramento, within an established industrial corridor home to UPS, Nor-Cal Beverage (3 locations), Farmer's Rice Co-op, Total Industries, and other logistics/industrial occupiers.
- **Affordable Alternative to Core Bay Area Markets**
  - Approximately 85 miles from San Francisco via I-80, offering tenants meaningful cost savings on labor, drayage, and rent relative to the Bay Area.

MARKET HIGHLIGHTS

- **Strong Regional Fundamentals Entering 2H 2026**
  - Sacramento industrial leasing volume rebounded sharply in Q2 2026, with 851,000 SF signed — nearly double Q1 volume — pushing YTD net absorption to 929,006 SF
  - Total vacancy fell to 9.1% and availability to 10.2% market-wide in Q2 2026, the first quarter-over-quarter decline since 2022, signaling a turning point after a prolonged period of softening.
- **Active West Sacramento Submarket Demand**
  - The West Sacramento submarket posted YTD net absorption of 277,115 s.f. (1.45% of stock) through Q2 2026, including Redwood Beverage Group's 236,716 s.f. lease on Carlin Drive.
  - The submarket currently has zero square feet under construction, per JLL Research, limiting future competitive supply.

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