

Fulton Avenue Corridor



For sale

Auto dealership property

Sale Price: \$5,800,000

6.98% Cap Rate on current income

1757, 1761, 1801 & 1803 Fulton Avenue
Sacramento, CA 95825

JLL Sacramento Industrial Team

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Property features

Currently leased (two tenants)

- Flexible lease terms allowing a new owner to have future occupancy or continue to collect rent.
- Strategic land bank opportunity for future automotive use.

Available for sale is a rare contiguous automotive zoned property on the Fulton Ave Automotive Corridor. The property is currently leased to two tenants; however, the existing leases provide flexibility to give a new owner the opportunity to occupy or develop the property in the near future. There is also opportunity for longer term occupancy with the current tenants.

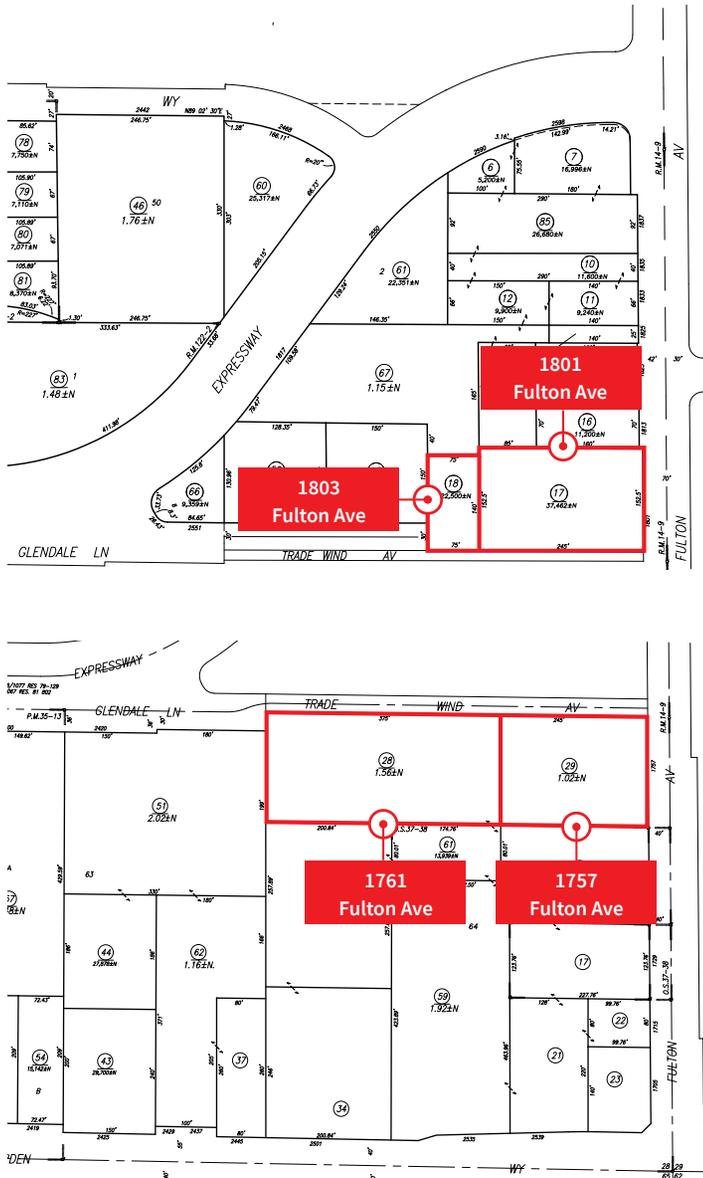
The Property is strategically located between Business 80 (approximately 3 miles) and Highway 50 (approximately 4 miles).

The Property offers ample parking, street frontage and close proximity to other major Fulton Avenue dealerships and neighboring retailers.

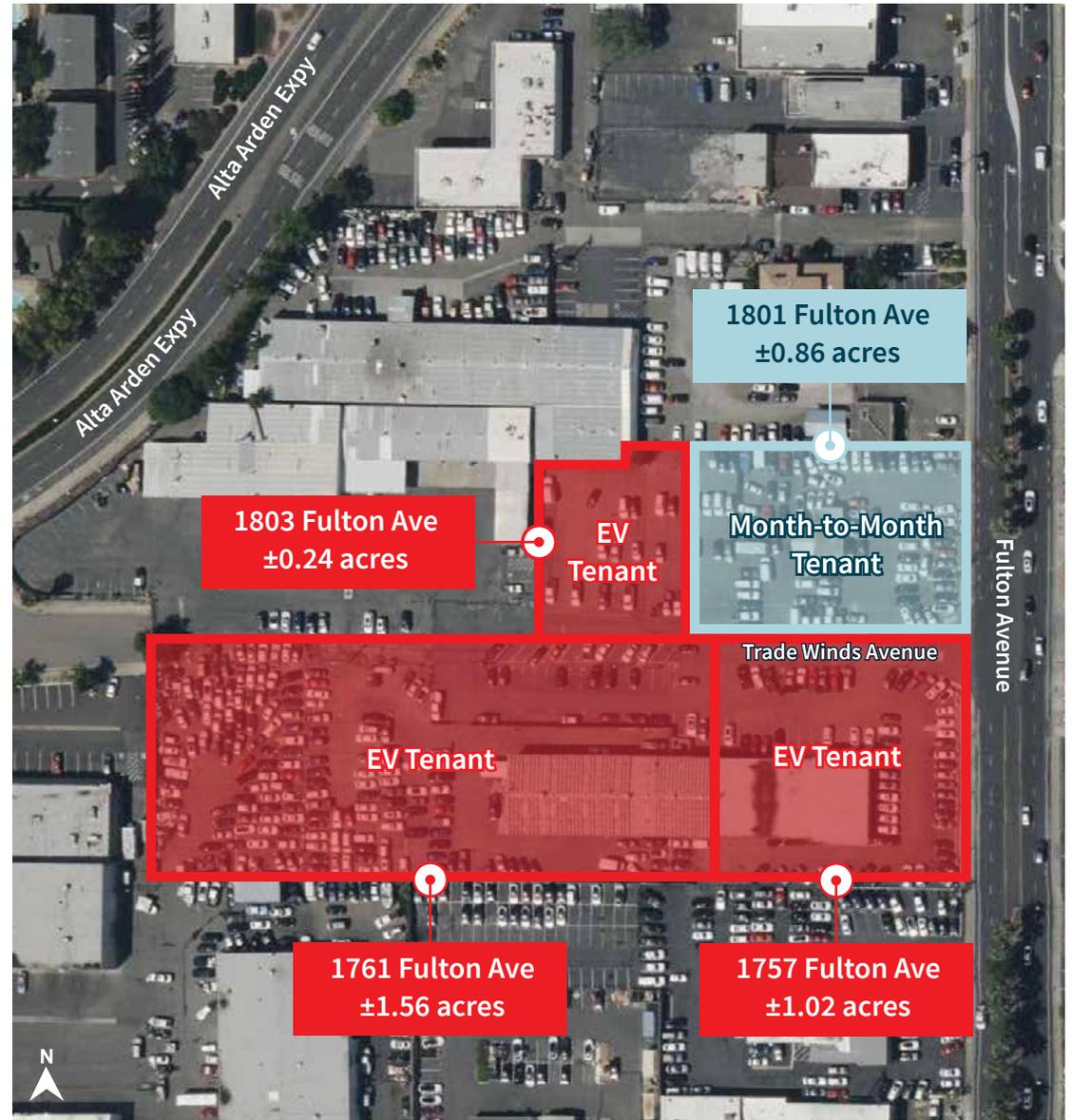
Highlights

- ± 3.68 acre site with existing buildings (4 Parcels):
 - 1757 = 278-0260-029 | ± 1.02 acres
 - 1761 = 278-0260-028 | ± 1.56 acres
 - 1801 = 278-0240-017 | ± 0.86 acres
 - 1803 = 278-0240-018 | ± 0.24 acres
- $\pm 16,800$ SF building: currently leased until February 2026, along with ± 3 acres
- ± 800 SF sales office: currently leased month-to-month along with ± 0.68 acres
current tenant has been month-to-month for 2+ years
- $\pm 334'$ of frontage on Fulton Ave
- Grade-level doors: 10 grade-level roll-up doors
- Service area: two-lane service write-up area
- Parking lot lights
- Natural gas service (PG&E)
- Fenced lot behind buildings
- Traffic counts: Fulton Ave at Arden Way $\pm 27,525$ ADT

Parcel maps



Aerial map



MAPS NOT TO SCALE

Vicinity Neighbors



- 1 NIELLO VOLKSWAGEN
- 2 TESLA
- 3 NIELLO BMW
- 4 VAN HOUSEN SERVICE & SALES (coming soon)
- 5 EPIC CHEVROLET
- 6 LEXUS OF SACRAMENTO

- NOT SHOWN ON MAP**
- Fulton Avenue North**
- Sacramento Chrysler/Dodge/Jeep/Ram
 - Capitol City Honda
- HOWE AVENUE**
- Downtown Ford Sacramento
 - Mercedes-Benz of Sacramento
- AUBURN BLVD**
- Jag / Land Rover of Sacramento
 - Maita Subaru
 - Nissan of Sacramento
 - Maita Toyota of Sacramento
 - Maita Mazda
 - Niello Audi
 - Niello Porsche



MAPS NOT TO SCALE

1757, 1761, 1801 & 1803 Fulton Avenue / Sacramento, CA

Photos



1757, 1761, 1801 & 1803 Fulton Avenue / Sacramento, CA

Zoning information

Zoned: Fulton Ave Special Planning Area

CMU (Underlying Zoning is Auto Commercial)



For more information, view or download the full Fulton Avenue SPA report

USE (USE, SERVICE OR FACILITY)	PROPERTIES WITH AC UNDERLYING ZONE
AUTO SALES - New & Used	P
AUTO SERVICE & REPAIR (MAJOR) - Not attached to Auto Sales	P
AUTO SERVICE & REPAIR (MINOR) - Not attached to Auto Sales	P
AUTO RENTAL OR LEASE AGENCY - Including Limousine Service	P
AUTO SERVICE STATION, PRIMARY	C-B
AUTO PARTS AND ACCESSORY STORE	P
AUTO WASH - Self-Service or Automatic	P
CAMPER SHELL - Sales, Repair, Rent	P
MOTORCYCLE, SPORTS CYCLES, TRAIL BIKES, JET SKIS, SNOWMOBILE, ULTRA-LIGHT, MOPED - Sales, Rent, Service, Repair	P

NOTE: The above chart is from the Fulton Avenue Special Planning Area Ordinance dated February 23, 2011. This is provided as a courtesy only, and is any occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Financial analysis

PURCHASE PRICE	\$5,800,000
PRICE PSF	\$329.55
PROJECT SF	±17,600

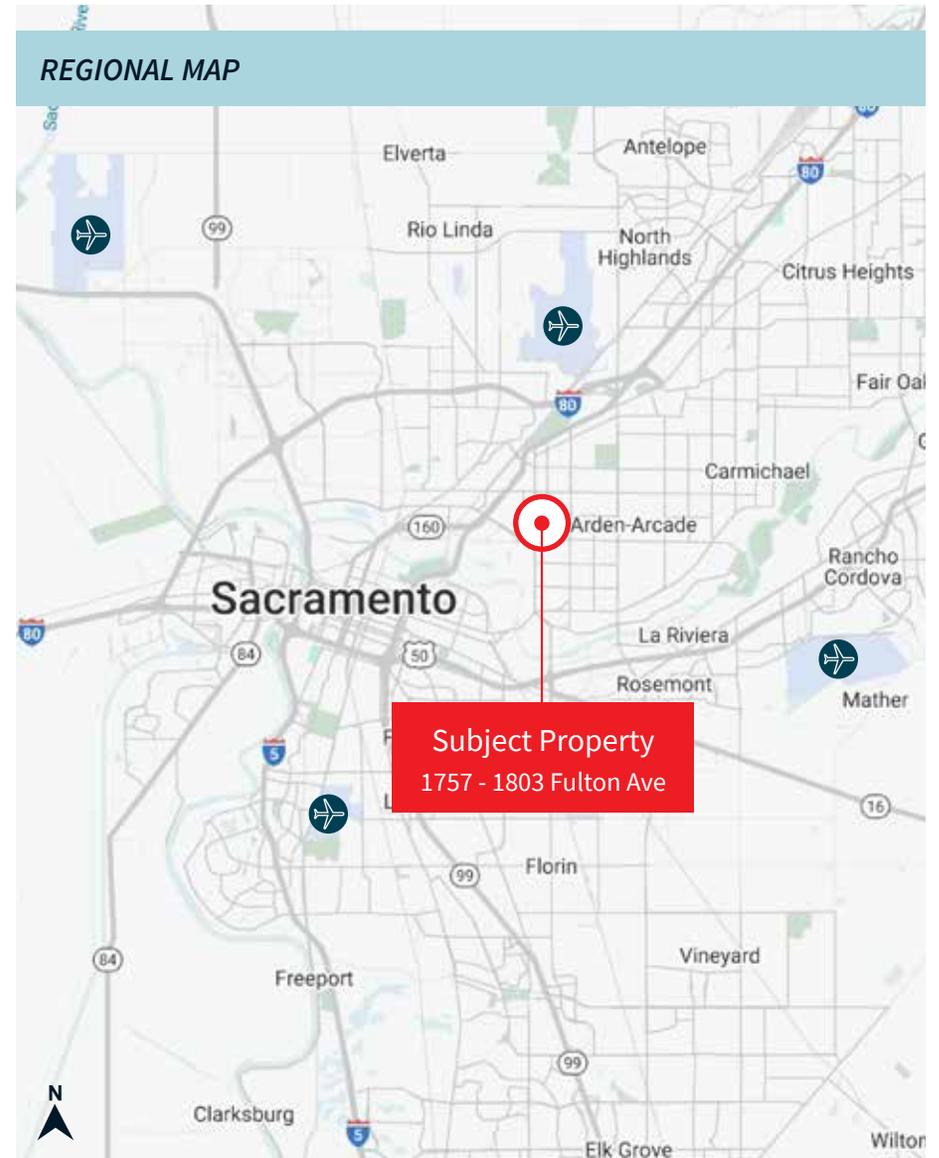
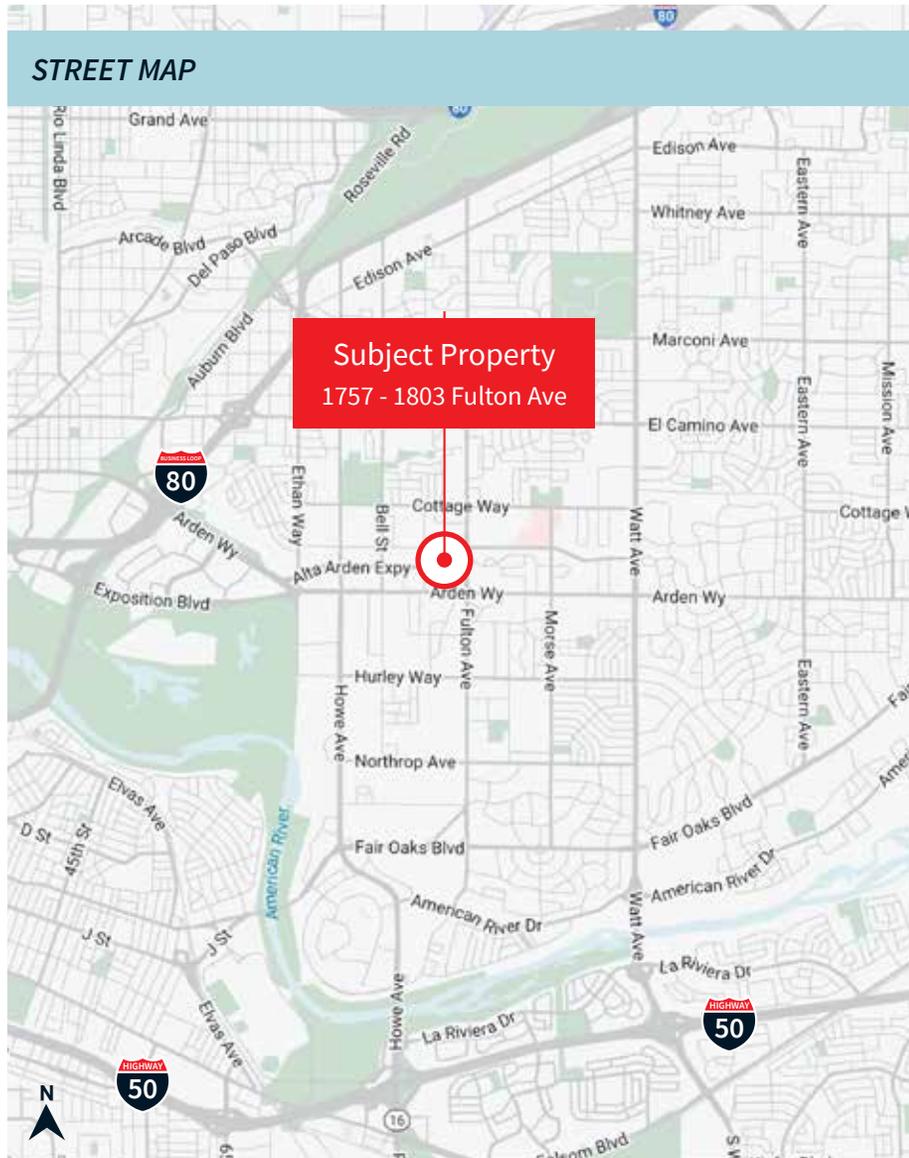
NET RENTAL INCOME	\$ PSF / Month	Monthly	Annual
Adams Auto Sales	\$2.02	\$8,500	\$102,000.00
Tesla, Inc.	\$10.63	\$34,000	\$408,000.00
Gross Effective Income	\$12.65	\$42,500	\$510,000.00

LANDLORD EXPENSES				Annual
Property Taxes	1.23% of PP	-	-	\$75,030.00
Insurance		-	-	\$12,000.00
Management Fee	2.00%	-	-	\$10,200.00
Repair Reserves	2.00%	-	-	\$8,160.00
Total Expenses				\$105,390.00

OPERATING INCOME	
NOI	\$404,610.00
Less Debt Service	(\$240,437.21)
Annual Cash Flow	\$164,173
CAP RATE	6.98%
CASH/CASH	5.66%

LOAN INFORMATION		
LOAN AMOUNT	\$2,900,000	50%
EQUITY	\$2,900,000	50%
INTEREST RATE	6.75%	
AMORTIZATION	25	
DEBT SERVICE	(\$240,437.21)	

Location Maps



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