

100% - Long-term Government Leased Investment

1900-1960 Birkmont Drive, Rancho Cordova, CA



All NEW 20-Year Roofs
All NEW HVAC Units



State of California Department of Corrections & Rehabilitation



Pricing Summary

Price:	\$20,325,000
Price - \$/SF:	\$212 /SF
Net Operating Income:	\$1,422,000
Cap Rate:	7.00%
Lease Term:	Eight (8) years (4-years firm / 4-years soft)
Term:	January 1, 2021 - December 31, 2028



View Confidentiality Agreement






Property Summary

Address:	1900, 1920, 1940, 1960 Birkmont Drive, Rancho Cordova, CA
Total Square Feet:	+/- 96,000 SF
Description:	4 Buildings (each approximately 24,000 SF)
Parking:	460 stall (+/- 4.79 per 1,000 SF)
Land Area:	10.25 acres
Year Built:	1984

Investment Highlights

-  **AA Credit Tenant**
The State of California (CDCR) occupies 100% of the property through 2028. The property is specifically occupied by CDCR Enterprise information services and CDCR Office of Internal Affairs, which are two mission critical departments for the overall operation of CDCR. As further evidence, this deal was one of the few lease renewals executed by the State of California during COVID.
-  **Recent Capital Investment**
Ownership is recapitalizing the Property with a significant amount of tenant and capital improvements as part of the recent renewal agreement.

-  **Long-Term Tenancy**
CDCR has shown a commitment to the Property having originally occupied the buildings in 2002.
-  **Secure Campus Location**
The Property is spread over 10 acres and is 100% securable with locking ingress/egress gates into the parking lot.
-  **Location**
The Property is easily accessible with immediate access to Highway 50 at the Aerojet Road or Folsom Boulevard interchanges.

Exclusive Advisors

1900Birkmont.com

Presented by CBRE, Inc. & JLL

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