



# FOR SALE

## Rare Small Office Condos

720 Sunrise Avenue, Roseville, CA

**OFFICE/MEDICAL** opportunities

**OWN** your own real estate

**90%** financing available



**Kidder Mathews**

## CONDOS FOR SALE

# 720 Sunrise Avenue

OFFICE / MEDICAL CONDOMINIUMS | ROSEVILLE, CA



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**km** Kidder  
Mathews

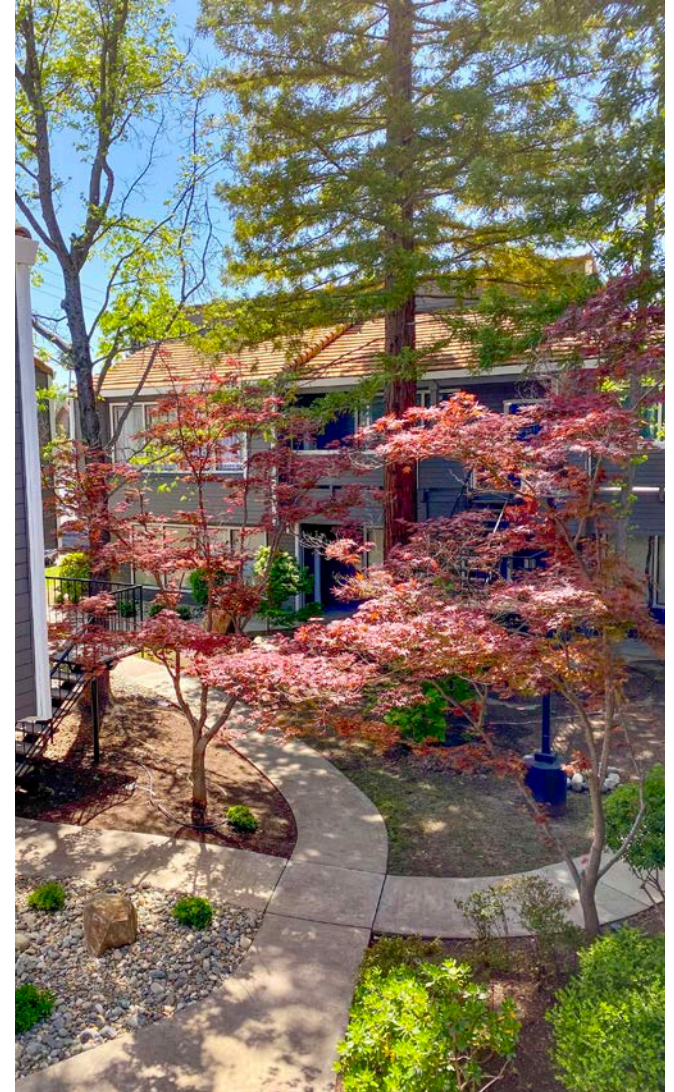
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### FOR SALE

Unit	Build-Out	SF	Price	Price/SF	Notes
A120	Medical	1,008	\$378,000	\$375	Dental Office - Occupied thru Aug 2022
A130	Office	1,008	\$352,800	\$350	Financial Services - Occupied month-to-month
A220	Office	1,144	\$343,200	\$300	Law Firm - Occupied month-to-month
A230	Office	1,144	\$371,800	\$325	Dental Lab - Occupied thru Aug 2023
B104	Medical	2,076	\$726,600	\$350	<i>In Escrow</i>
B108	Medical	1,008	\$352,800	\$350	<i>In Escrow</i>
B204/206	Office	2,352	\$705,600	\$300	Photo Studio - Occupied month-to-month
B208	Office	1,111	\$333,300	\$300	Vacant - Move In Ready
C100	Office	2,030	\$710,500	\$350	Vacant - Move In Ready
C200	Office	1,098	\$329,400	\$300	Counseling - Occupied thru April 2023
C202	Office	1,077	\$323,100	\$300	Vacant - Move In Ready
D110	Office	2,316	\$810,600	\$350	Physical Therapy - Occupied thru Jan. 2023
D115	Office	1,081	\$378,350	\$350	Counseling - Occupied thru Jan. 2023
D210	Office	1,111	\$333,300	\$300	Dental Lab - Occupied month-to-month
D212/214	Office	2,620	\$786,000	\$300	Counseling - Occupied thru Jan. 2023



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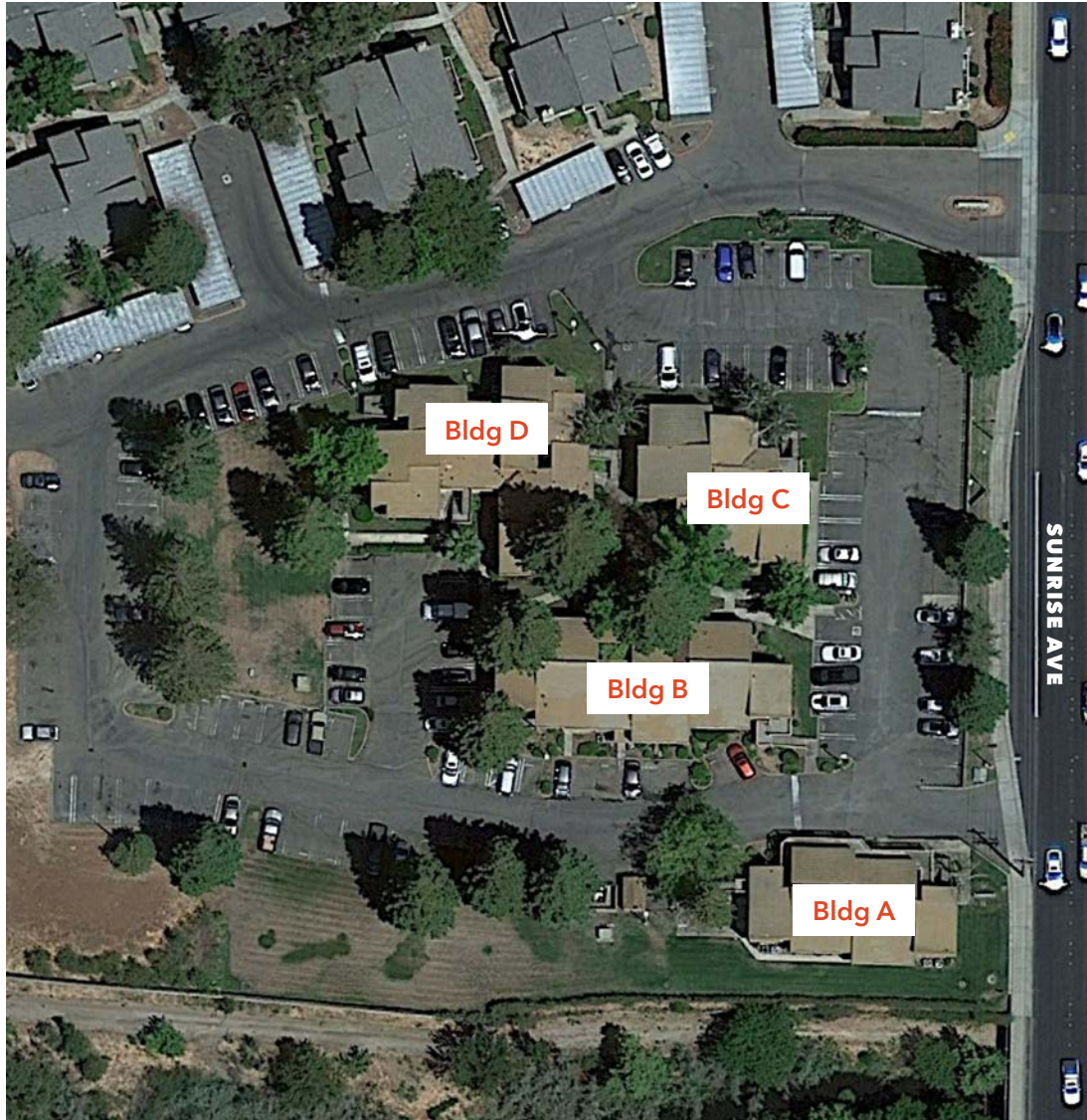
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## Benefits & Features

### **AFFORDABLY PRICED**

Priced below replacement cost. This is the best opportunity in Roseville for small, quality condominiums for sale.

### **RARE OPPORTUNITY**

Rare opportunity to purchase in recently renovated professional park along Sunrise Ave.

### **FLEXIBLE USES**

Zoned Business Professional (BP) Twin Creek allows for uses such as Professional/Office, Medical, Dental, Community Care, Services, Personal Services, Daycare, Essential Services, Neighborhood Commercial, and much more!

### **VARIETY OF SIZES**

±818 SF to ±2,660 SF condos for sale.

### **VERY ACCESSIBLE**

Located immediately off of Interstate-80 & Douglas Blvd.

### **IMMACULATE CONDITION**

Immaculately maintained property with beautiful landscaping.

### **90% SBA FINANCING AVAILABLE**

Get up to 90% loan-to-value, via SBA Financing, for both the Building Purchase and Tenant Improvements.

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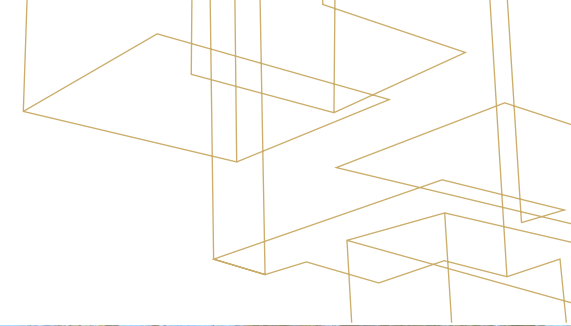
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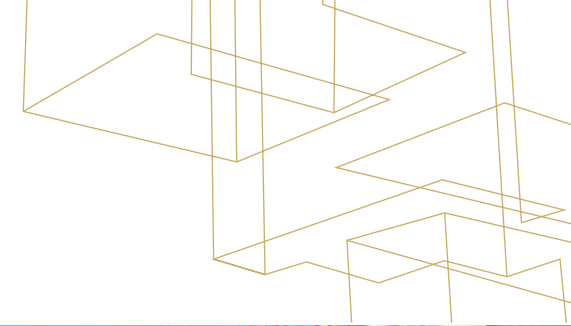
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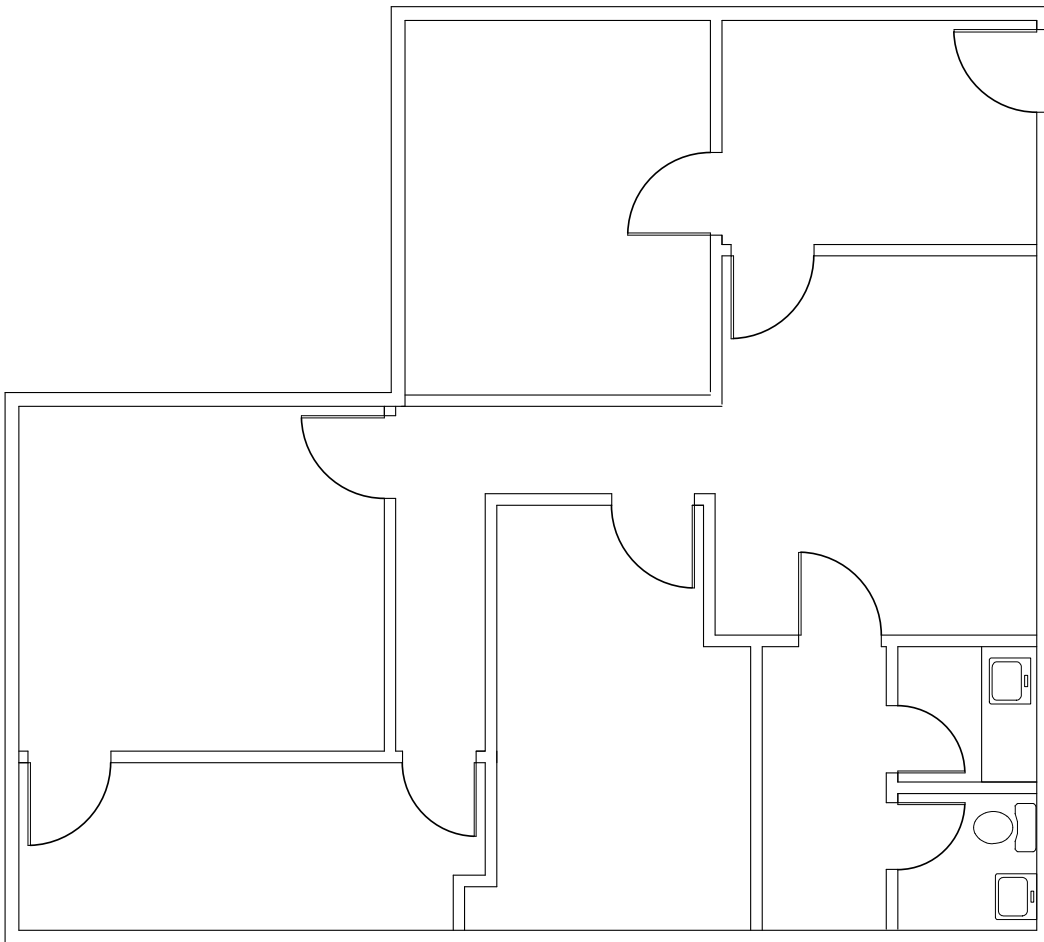
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## Building B - Unit B-208



### AVAILABLE FOR SALE

Unit	SF	Price	Build-Out
B-208	1,096	\$328,800	Office

**JOSH KUCHUGURNY**  
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**KEVIN SHEEHAN**  
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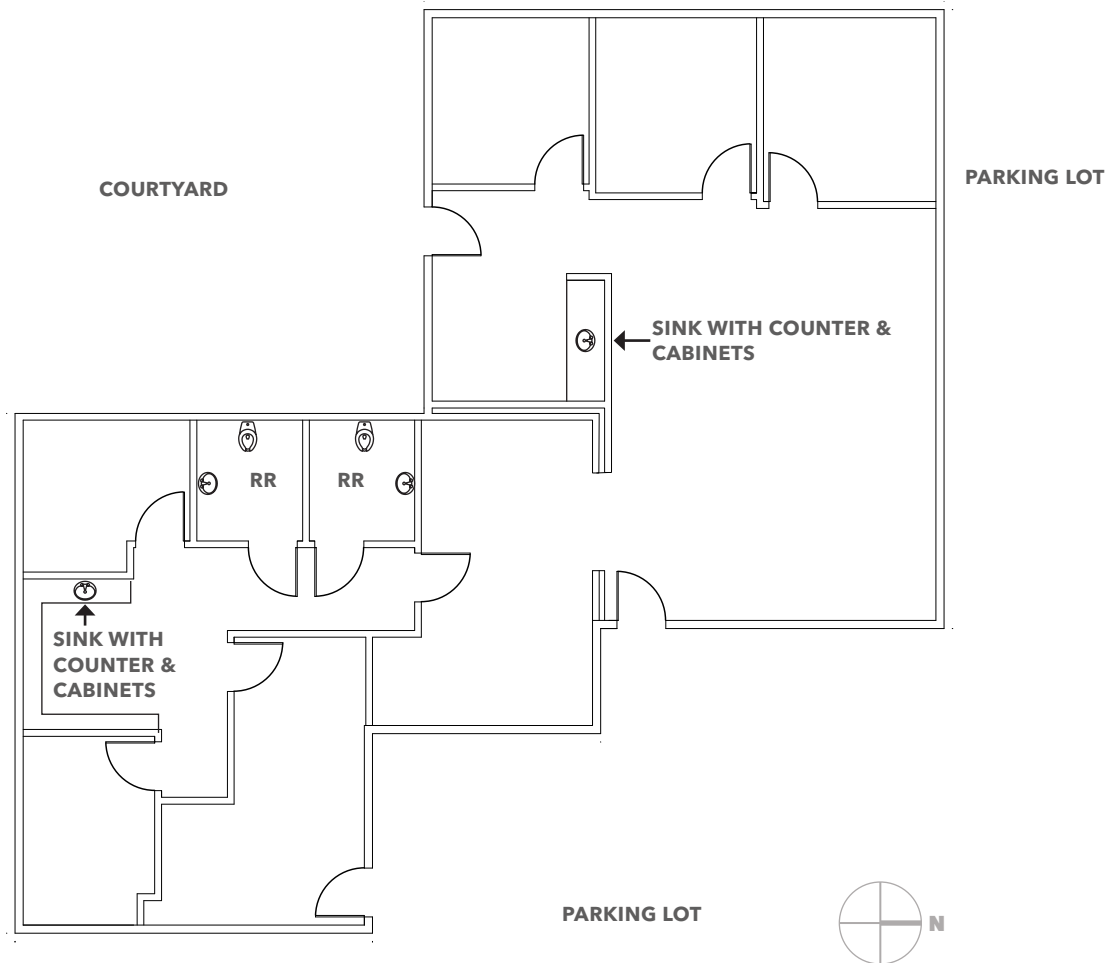


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## Building C - Unit C-100



### AVAILABLE FOR SALE

Unit	SF	Price	Build-Out
C-100	2,045	\$715,750	Office

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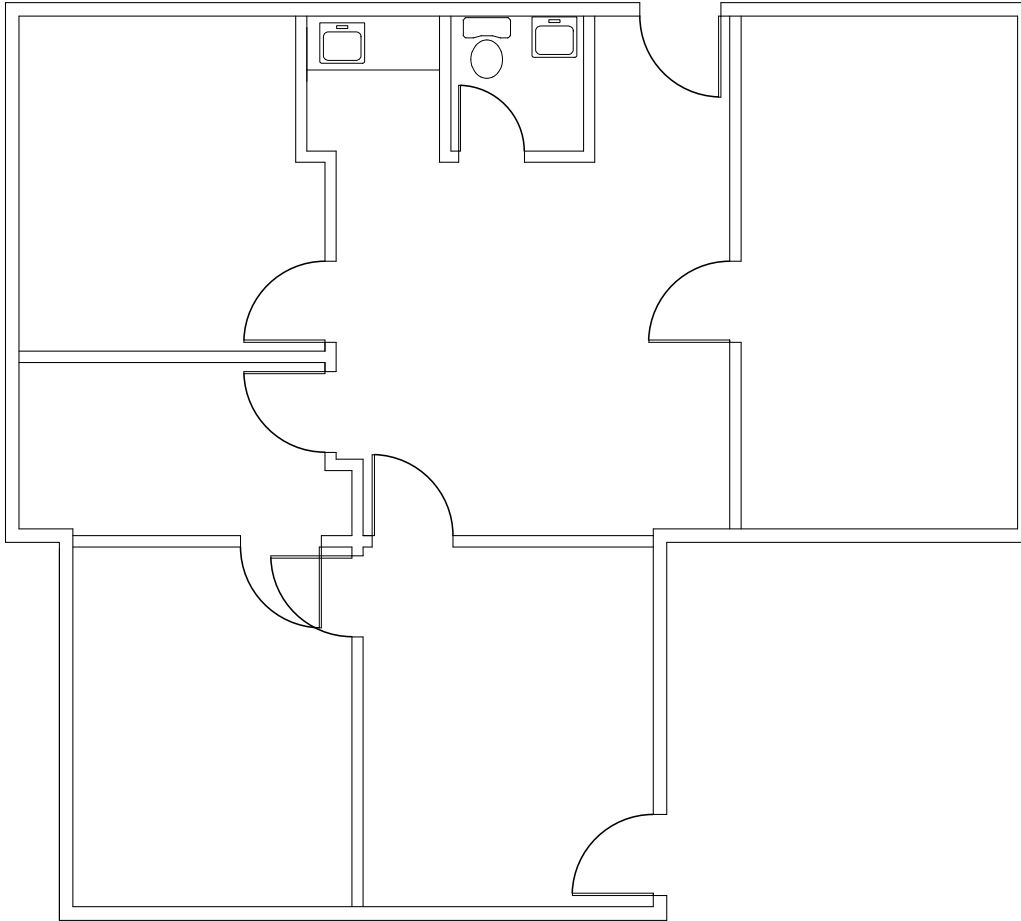


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## Building C - Unit C-202



### AVAILABLE FOR SALE

Unit	SF	Price	Build-Out
C-202	1,077	\$323,100	Office

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## Lease vs. Buy Analysis Unit C-100

### LOAN INFORMATION

Property Description	720 Sunrise Ave Unit C-100 Roseville, CA 95661
Square Footage	±2,030 SF
Loan Amount	\$639,450
Interest Rate (estimate)	4.75%
Term Due in Years	25
Monthly Payment	\$3,646

### PROJECTED PROPERTY VALUE AND OWNER'S EQUITY

Time Period	Property Value	Loan Balance	Equity
Year 5	\$746,743	\$564,142	\$182,601
Year 10	\$784,834	\$468,690	\$316,144
Year 15	\$824,868	\$347,706	\$477,162
Year 20	\$866,945	\$194,361	\$672,584
Year 25	\$911,168	\$0	\$911,168

### OWN

Project Cost		\$710,500
<b>Start-up costs</b>		
Cash down payment of 10.00%		\$71,050
<b>Monthly Cost (est.)</b>		
	<b>Per SF</b>	<b>Amount</b>
Mortgage payment	\$1.80	\$3,646
Owner's Association Dues	\$0.43	\$876
Utilities/Janitorial	\$0.25	\$507
Property Taxes	\$0.35	\$719
Insurance	\$0.07	\$150
Total Monthly Costs	\$2.91	\$5,898
<b>Monthly Ownership Benefits</b>		
Monthly Depreciation estimate		\$1,215
<b>Tenant Rental Income</b>		\$0
Monthly appreciation: (1.00% annualized)		\$592
<b>Total Ownership Benefits</b>		<b>\$1,807</b>
<b>Total Effective Monthly Cost</b>		<b>\$4,091</b>

### LEASE

MG Rent per square foot per month		\$1.95
Rent Per Month		\$3,959
<b>Start-up Costs</b>		
Prepaid Rent and Security Deposit (Equal to 2 months rent)		\$7,917
<b>Monthly Costs (est.)</b>		
	<b>Per SF</b>	<b>Amount</b>
Rent payment (Modified Gross)	\$1.95	\$3,959
Utilities/Janitorial	\$0.25	\$519
Renters Insurance	\$0.07	\$150
Total Monthly Costs	\$2.27	\$4,628
<b>Monthly Ownership Benefits</b>		
Monthly depreciation estimate		\$0
Tenant income		\$0
Monthly appreciation estimate		\$0
<b>Total Ownership Benefits</b>		<b>\$0</b>
<b>Total Effective Monthly Cost</b>		<b>\$4,628</b>

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**SUBJECT  
PROPERTY**

Excellent visibility  
from Sunrise Ave,  
while offering quick  
access to I-80 and  
Douglas Blvd



## CONDOS FOR SALE

# 720 Sunrise Avenue

OFFICE, MEDICAL & COMMERCIAL BUILDINGS | ROSEVILLE, CA

## Market Overview

### SACRAMENTO REGIONAL ECONOMY

California's sixth-most populous metro, momentum in job growth has continued in the Golden State's capital. Outsized recessionary losses and subsequent subpar job growth left this market behind in the recovery, but employment gains have outpaced the national average since 2012. Job growth continues to come in above the U.S. norm and has averaged about 3% since 2012.

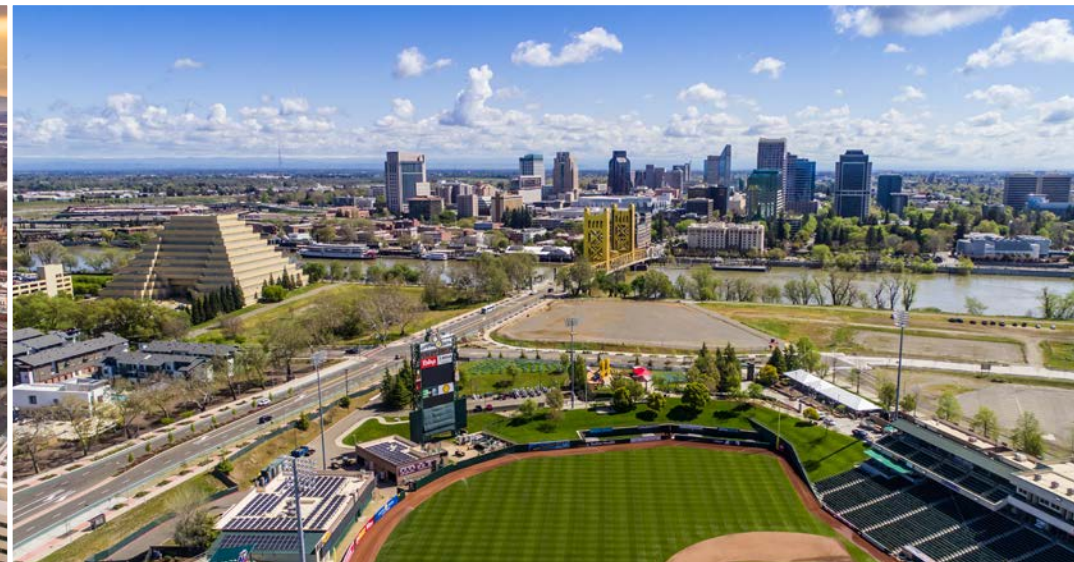
Education and health services, as well as Leisure and Hospitality, have been among the strongest growth sectors this cycle. The Education and Health Services sector has been the largest contributor to job growth since the bottom of the downturn, and again led the way in 2021. Total employment in this sector is about 20% above its prerecession peak. Within the Professional and Business Services sector, administrative and support jobs have benefited, due to the metro's low business costs attract firms with back-office operations.

Modest gains are expected in the long-stagnant state and local Government sector, which is by far the largest component of the metro's workforce. Government employment constitutes 25% of all jobs in the metro, the highest share of Government employment in the country, topping even Washington, D.C. in public sector employment.

Sacramento's relative affordability remains one of its biggest draws. Household growth has continued to surpass the rate of single-family and apartment deliveries, and forecasts show that population growth over the next five years will continue to outpace the national average. In recent years, Bay Area residents, as well as people in Los Angeles and San Diego, have shown interest in Sacramento to escape exorbitant housing costs. Bay Area residents continue to conduct

the largest share of Sacramento online apartment searches outside of metro residents.

Tech employment does exist in Sacramento, as Apple, Intel, Micron Technology, and Hewlett Packard Enterprises each have operations here. Tech startups have a presence as well, including some who relocated from the Bay Area. Silicon Valley is only about 100 miles away and operates in an entirely different world for attracting high-income, usually tech-oriented employment. Rents in Sacramento are less than half of San Francisco's and tech tenants have begun to relocate here because the Bay Area's venture capital firms, engineering schools, and entrenched culture offer better incentives.



Roseville is the largest city in Placer County in the Sacramento metropolitan area.

Located about 20 miles northeast of Sacramento, Roseville is the retail center of California's Central Valley. The city features world-class restaurants, a quaint Historic Old Town and re-energized downtown offering great entertainment, and restaurant choices. The warm and predictable climate allows for year round use of the more than 30 miles of bike trails and more than 80 parks.

Roseville is a vibrant community that is continually recognized as one of the top twenty safest places in the country and is known as the retail hub of the Sacramento region.

The residents and workforce enjoy big city amenities with a small town feel, strong quality of life, great schools, affordable housing, and over 80 parks and recreational activities for all ages.

These attributes have also been the key to success for Roseville businesses as it enables them to attract and retain the most talented employees. In addition, Roseville has consistently been ranked by the Kosemont Rose Institute as one of the least expensive cities to operate a business, as Roseville is a full service city with its own municipal electric, water, wastewater and solid waste services.

With access to an educated workforce, a low cost of living, and pro-business environment, Roseville is a great place to live, work and do business.

# ABOUT ROSEVILLE

141,116

POPULATION

\$551,623

MEDIAN HOME PRICE

\$103,534

MEDIAN HOUSEHOLD INCOME



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# KIDDER MATHEWS OVERVIEW



We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 900 local market specialists and top-producing professionals—serving out of 21 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

## WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.

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Mathews**

## COMMERCIAL BROKERAGE

**\$10.9B** ANNUAL TRANSACTION VOLUME

**460+** NO. OF BROKERS

## VALUATION ADVISORY

**2,600+** ASSIGNMENTS ANNUALLY

**51** TOTAL NO. OF APPRAISERS

## ASSET SERVICES

**62M+** SF UNDER MANAGEMENT

### AWARD-WINNING SERVICES

INC. 5000 Fastest Growing Private Companies	6x
Sacramento Business Journal Largest CRE Firms	7x
Commercial Property Executive Top Brokerage Firms	15x
Bay Area News Group Top Work Places	9x



**EXCLUSIVELY  
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