

**5101 LAWRENCE DRIVE  
SACRAMENTO, CA**

**9,667 SF OFFICE/TECH/RETAIL  
BUILDING FOR SALE OR LEASE**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Conditional Use Permit for church with 170 seats
- Attractive multi-purpose building
- 47 parking spaces (4.8:1,000 SF)
- Large fenced rear parking area
- C2 Zoning, City of Sacramento
- 600 amp, 110/208 volt, 3-phase power
- 16' clear height ceiling

**PROPERTY DETAILS:**

Well located building off Stockton Blvd with good access to Fruitridge Rd. Close access to Hwy 50 & Hwy 99. Surrounded by a good mix of residential, retail and industrial properties.

Ideal for Church use with a open assembly area, classrooms and high occupancy restrooms.

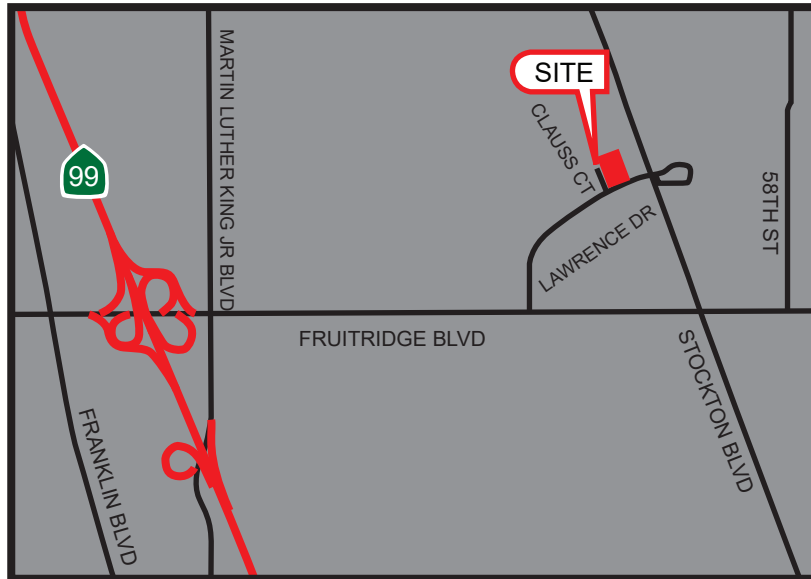
**LEASE RATE:**

\$9,184.00, NNN (\$0.95 PSF)

NNN are approximately \$0.23 PSF  
Available with 45 days notice.

**PURCHASE PRICE:**

\$1,595,000.00 (\$165.00 PSF)



**Race Merritt**

DRE: #01700659

race@ethanconradprop.com

**Ethan Conrad**

DRE: #01298662

ethan@ethanconradprop.com

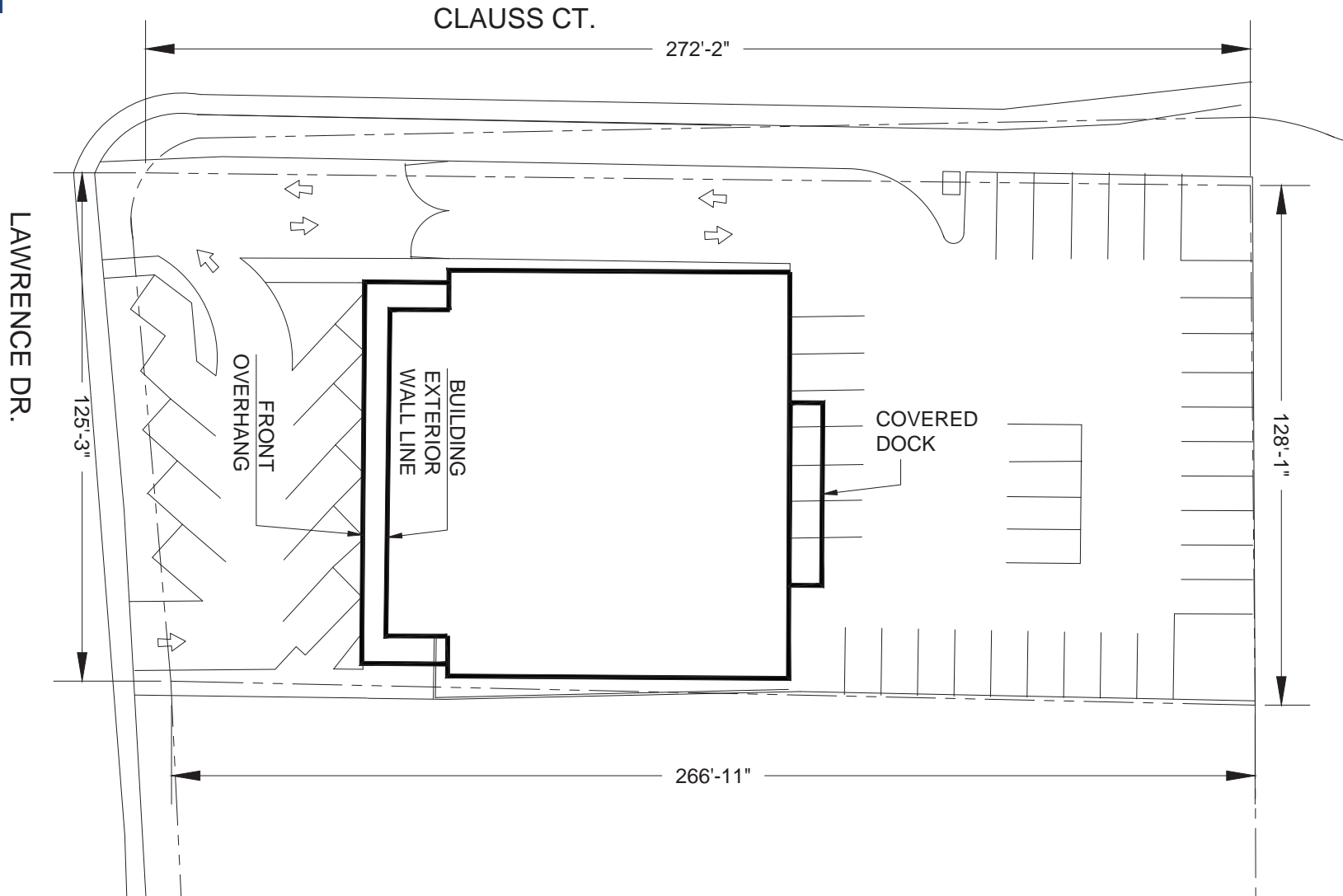
**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



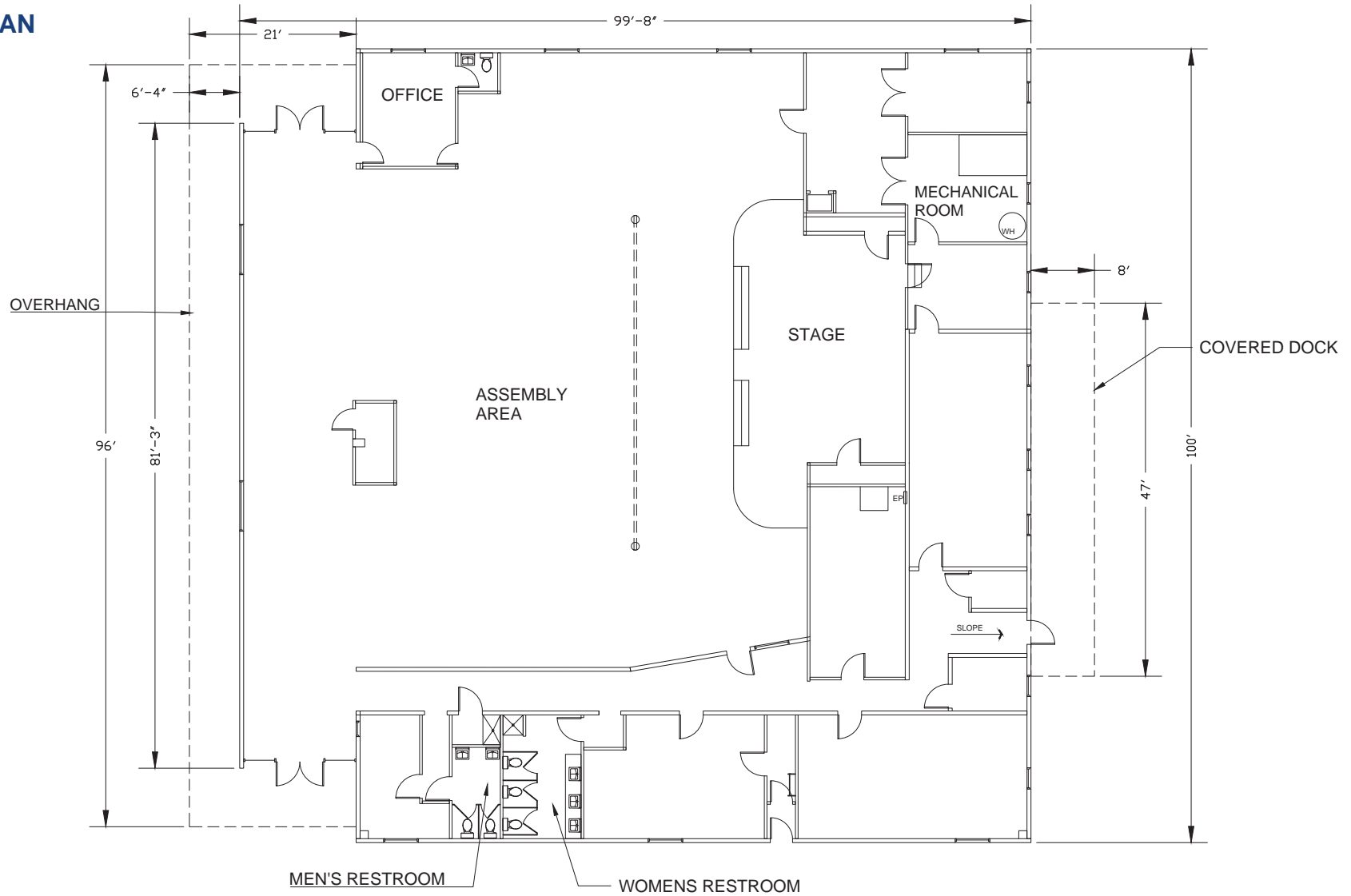
**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FLOOR PLAN**



**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

FOR SALE  
OR LEASE

5101 LAWRENCE DRIVE  
SACRAMENTO, CA



**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.