

**8109 FRUITRIDGE RD
SACRAMENTO, CA**

FOR SALE: 12,236 SF OFFICE/RESTAURANT BUILDING
FOR LEASE: 6,567 SF OFFICE SPACE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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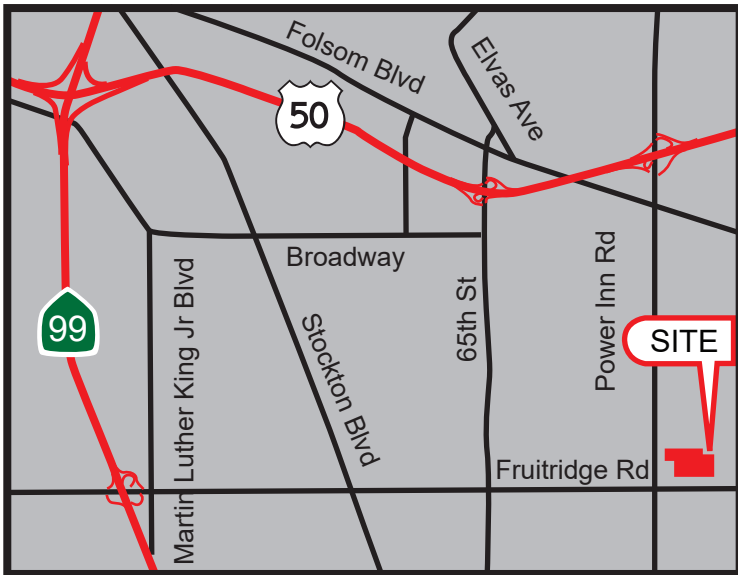
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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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FEATURES:

- Great visibility, Located at the signalized intersection of Fruitridge Rd & Power Inn Rd
- La Bou restaurant and commercial kitchen suite is available if tenant or buyer occupies more than 50% of the building
- Outside dining patio
- Strong traffic counts
- 6,567 SF of Office space on 2 floors
- Current tenants rent: La Bou - \$7,115.00 per month & Commercial Kitchen \$4,421.00 per month



PROPERTY DETAILS:

Standalone building with 2nd gen restaurant space in close proximity to many business and food services. Located at the intersection of Fruitridge Rd and Power Inn Rd with strong daily traffic.

| DEMOGRAPHICS | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------------|----------------------|---------------------|---------------|
| 2018 Avg Population: | 11,781 | 128,173 | 378,995 |
| 2018 Avg. HH Income: | \$58,800 | \$60,465 | \$71,061 |
| Daily Traffic Count: | Fruitridge Rd 15,371 | Power Inn Rd 28,145 | |

LEASE RATES:

Office Suite:
 -6,567 SF: \$ 7,224.00 (\$1.10 PSF, NNN)
 Entire Building:
 -12,236 SF: \$18,966.00 (\$1.55 PSF, NNN)

NNN costs are approximately \$0.28 PSF

PURCHASE PRICE:
 \$2,924,000.00 (\$239.00 PSF)

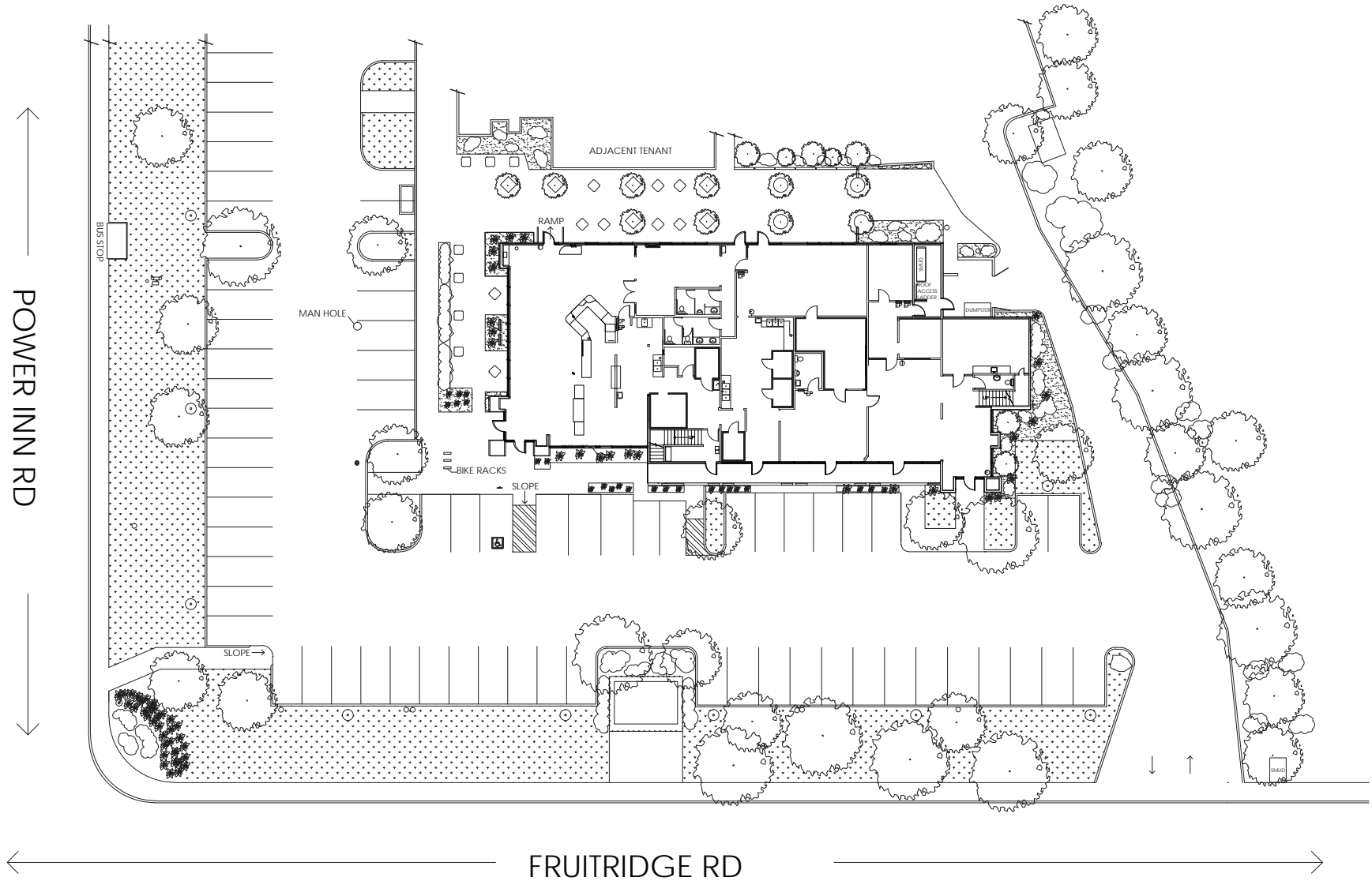
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SITE PLAN



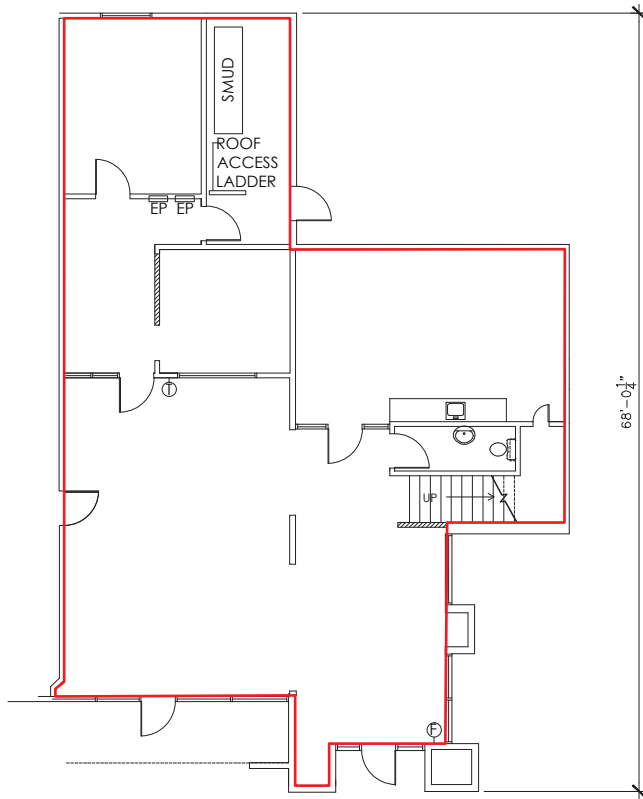
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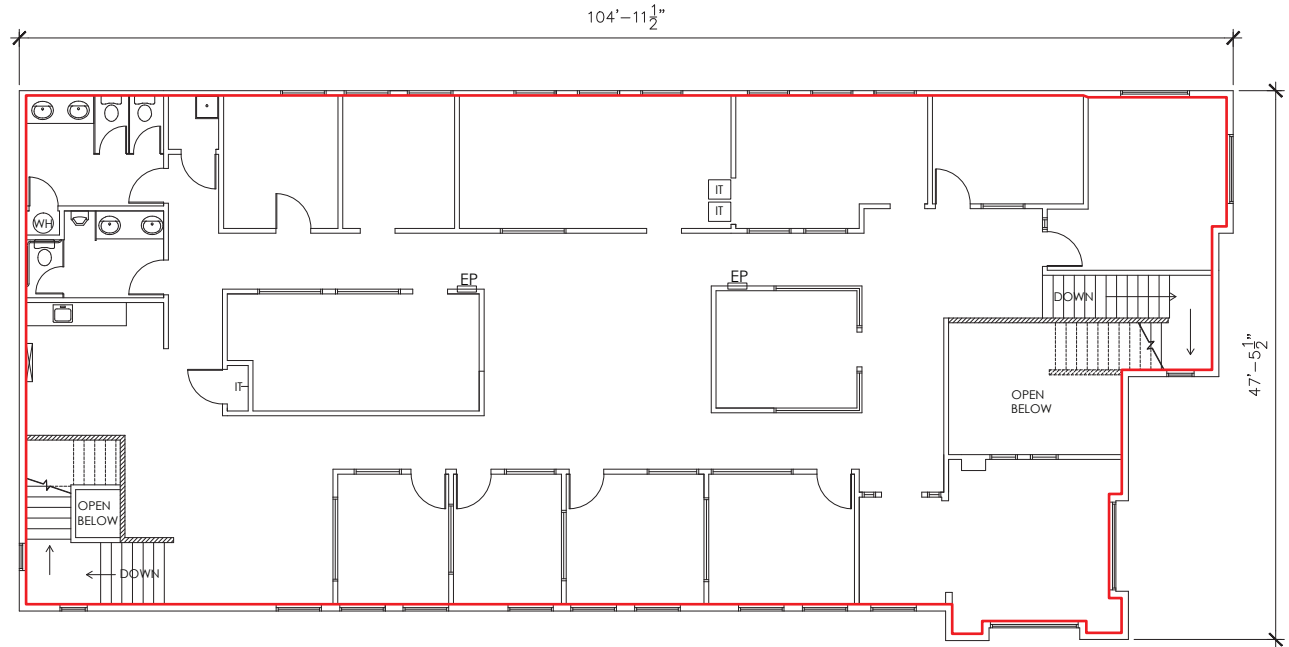
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**OFFICE SUITES
1ST & 2ND FLOORS - 6,567 SF**



**1ST FLOOR
OFFICE - 1,964 SF**



**2ND FLOOR
OFFICE - 4,603 SF**

| SF | Space | Lease Rates | Monthly Rent |
|-------|--------|-------------|--------------|
| 6,567 | Office | \$1.10 PSF | \$ 7,224.00 |

NNN costs are approximately \$0.28 PSF.

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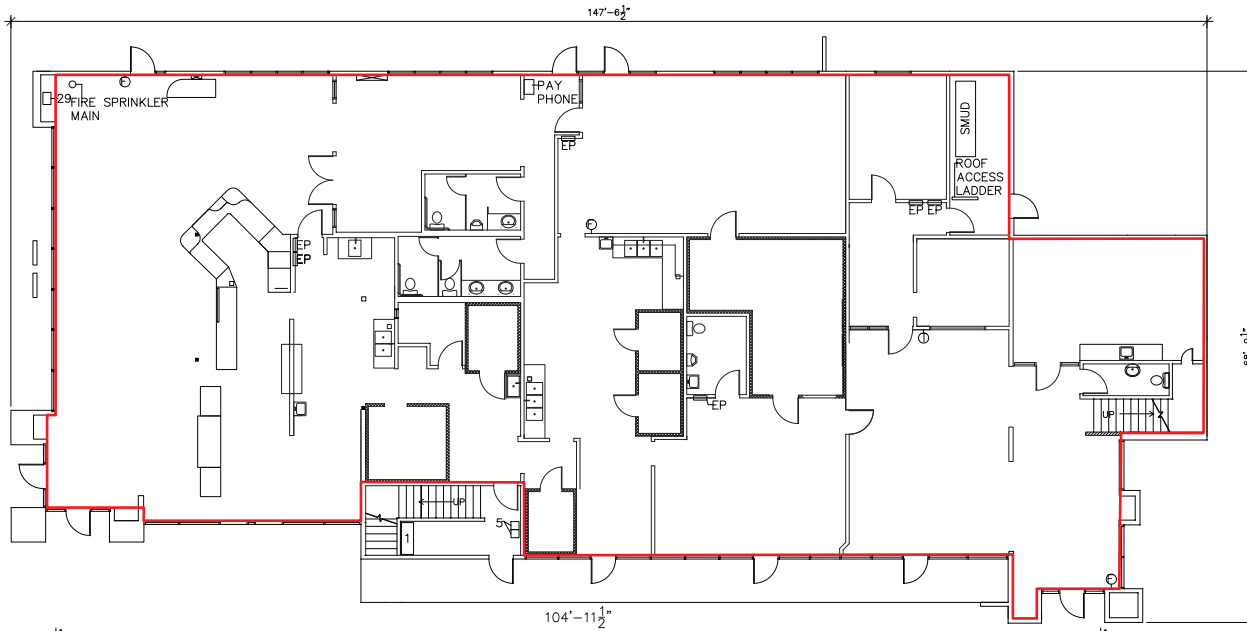
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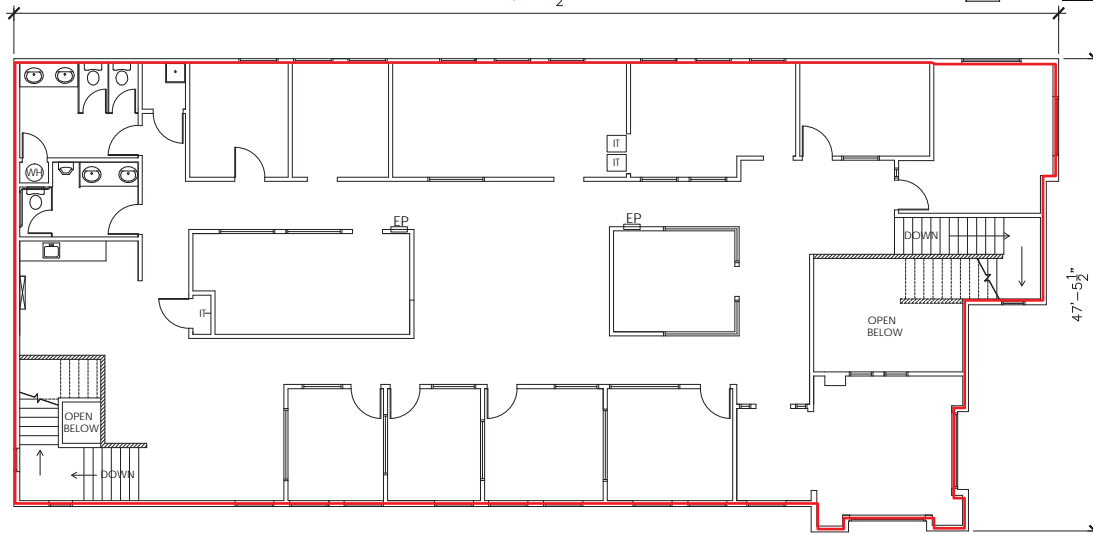


1ST FLOOR

| SF | Space | Lease Rates | Monthly Rent |
|--------|-----------------|-------------|--------------|
| 12,236 | Entire Building | \$1.55 PSF | \$18,966.00 |

NNN costs are approximately \$0.28 PSF.

PURCHASE PRICE:
\$2,924,000.00 (\$239.00 PSF)



2ND FLOOR

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