

OFFERING MEMORANDUM

875 UNIVERSITY AVENUE

*±2,425 SF Office/Medical Condominium
Owner/User Opportunity*

SACRAMENTO, CA

km Kidder
Mathews

OWNER/USER OPPORTUNITY



KIDDER MATHEWS



FOR SALE ■ 875 UNIVERSITY AVENUE 2

RARE CAMPUS COMMONS OWNER/USER OPPORTUNITY

875 University Avenue is a ±2,425 square foot Class A office condominium that is located along University Ave in the affluent and highly desired submarket of Campus Commons.

As part of the Executive Guild office park, this Office/Medical condominium has great curb appeal with its immaculate landscaping, unique water features, and generous parking.

The subject condo is perfect for an Owner/User to step in and begin operations right away. Buyers could be eligible for up to 90% LTV SBA financing*.

875 University Ave offered for sale at \$975,000. Priced below replacement value, this opportunity an Owner/User to buy a smaller high-end office/medical condo within a professional complex that is meticulously taken care by its owner's association and property management.

*Please verify with an SBA Lender on qualifications/requirements.

TYLER BOYD

916.751.3625 | tyler.boyd@kidder.com

LIC N° 01927167

KEVIN SHEEHAN

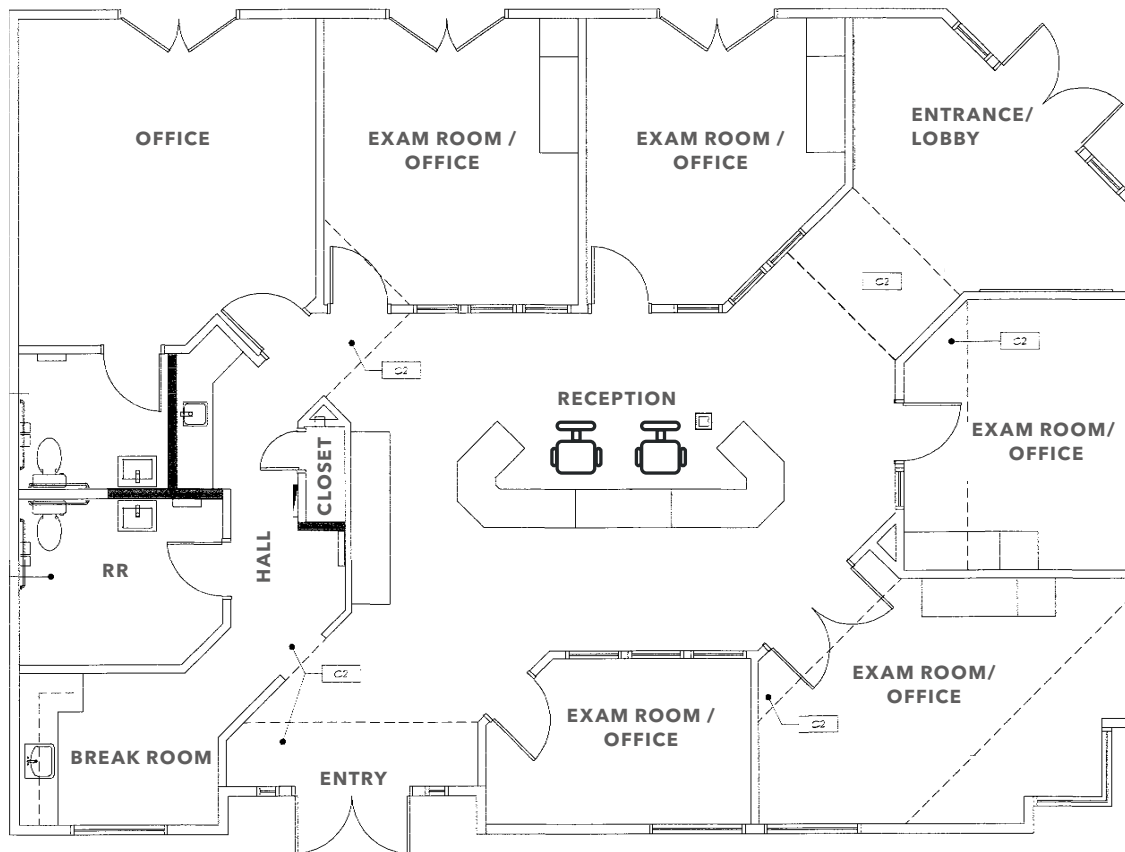
916.751.3601 | kevin.sheehan@kidder.com

LIC N° 00936093



ADDRESS	875 University Avenue, Sacramento, CA 95825
SUBMARKET	Campus Commons
CONDO SF	±2,425 SF
PARKING RATIO	4.0/1,000 SF
YEAR BUILT	1984
CONDO APN	295-0030-020-0014
ASKING PRICE	\$975,000

FLOOR PLAN



±2,425 SF

CONDO SF

\$975,000

ASKING PRICE

OWNER/USER OPPORTUNITY

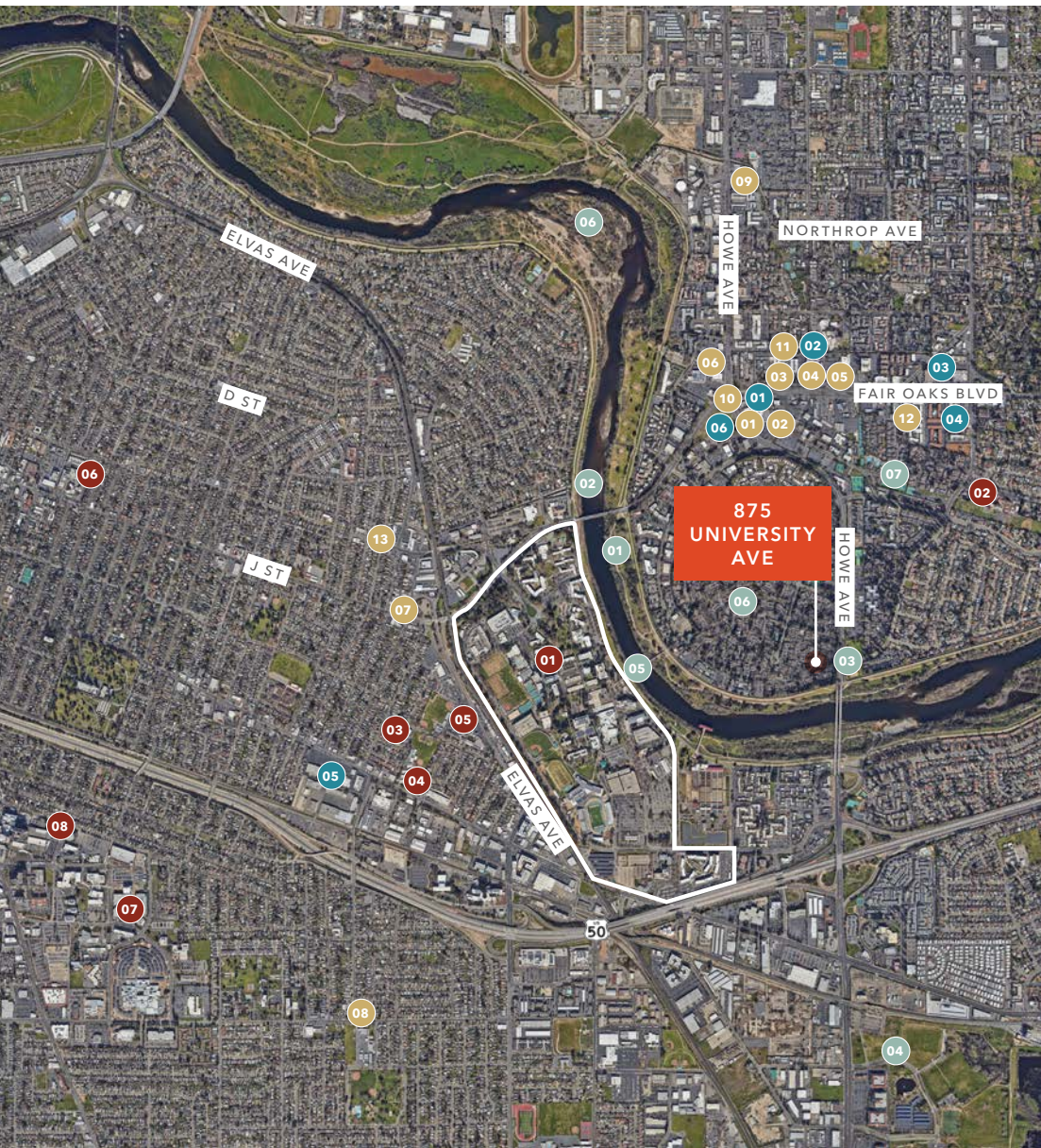
875 UNIVERSITY AVE

LOCATED NEAR
SACRAMENTO STATE
UNIVERSITY AND
WALKING BRIDGES

American River

UNIVERSITY AVE

FAIR OAKS BLVD



WHERE YOU WANT TO BE

RESTAURANTS & BARS

- 01 Zocalo University Village
- 02 Buckhorn BBQ & Grill
- 03 Ruth's Chris Steak House
- 04 Wildwood Kitchen & Bar
- 05 Piatti
- 06 Twin Peaks
- 07 Mimosa House
- 08 Bacon & Butter
- 09 Cracker Barrel
- 10 Bennett's
- 11 Café Bernardo
- 12 Zinfandel Grill
- 13 Selland's

RECREATION & PARKS

- 01 American River Trail
- 02 American River
- 03 University Park
- 04 Granite Regional Park
- 05 Guy West Walking Bridge
- 06 Glenn Hall Park
- 07 Rio Del Oro Sports Club

RETAIL CENTERS

- 01 The UV
- 02 Pavillions Shopping Center
- 03 Loemann's Plaza
- 04 Lyon Village Shopping Center
- 05 Camelia Center
- 06 The Boulevard

SCHOOLS/HOSPITALS

- 01 CA State University Sacramento
- 02 Sacramento County Day School
- 03 St Mary Parish School
- 04 Phoebe A. Heart Elementary School
- 05 St Francis High School
- 06 Mercy General Hospital (39th & J St)
- 07 UC Davis Hospital
- 08 Shriner's Children's Hospital

CAMPUS COMMONS/ EAST SACRAMENTO DEMOGRAPHICS

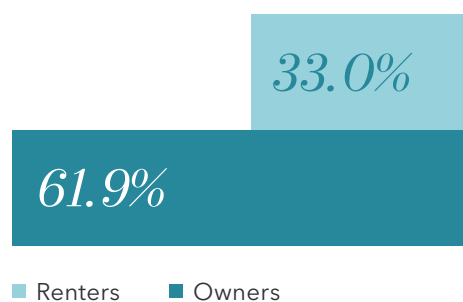
18,980
POPULATION

2.13
AVG HH SIZE

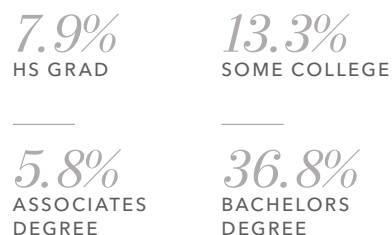
\$162,312
AVG HH INCOME

37.2
MEDIAN AGE

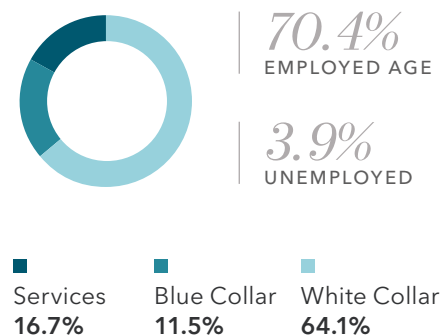
HOME OWNERSHIP



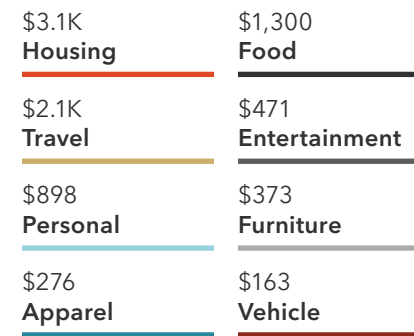
EDUCATION



EMPLOYMENT



HOUSEHOLD SPENDING

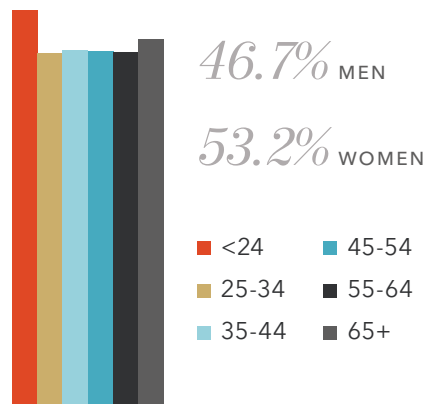


RACE & ETHNICITY

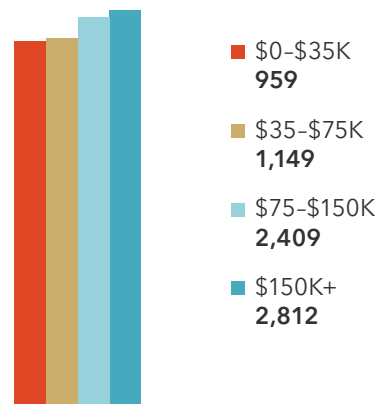


Source: ESRI

GENDER & AGE



INCOME BY HOUSEHOLD



HIGHLY- ACCESSIBLE LOCATION

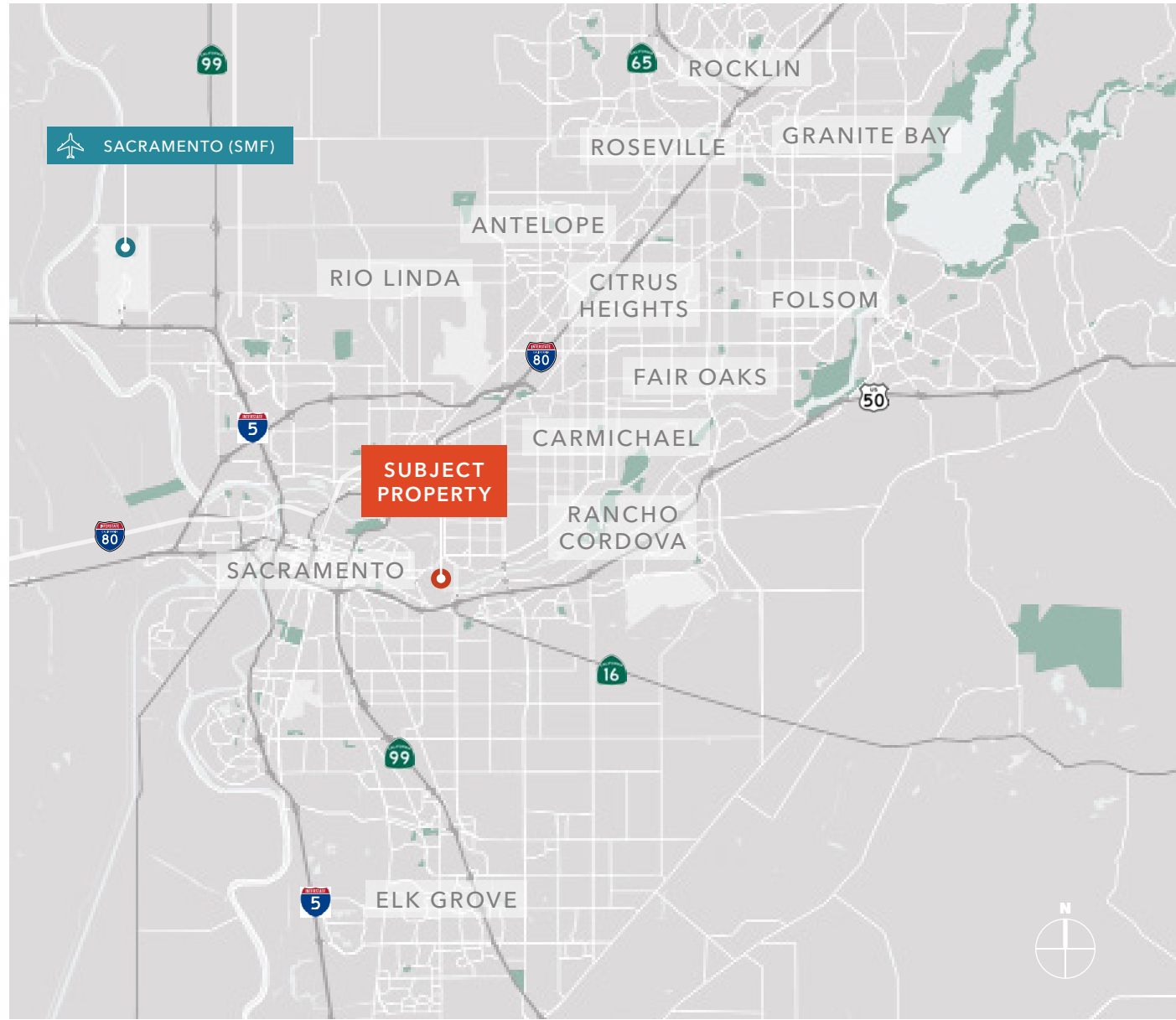
Close proximity to some of the region's finest shopping and eating establishments

Optimal location which provides easy access to downtown and Highways 50 & 80

Immediate access to the American River bike trail

5 MIN
HIGHWAY 50

10 MIN
BUSINESS 80



THE EDGE IN YOUR MARKET

We know the West Coast. In fact, we're its largest independent commercial real estate firm.

For over 50 years, our clients have gotten the best of both worlds – independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

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, asset services, consulting, project and construction management, and debt and equity finance services for all property types.



Commercial Brokerage

\$12B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

Asset Services

53M SF

MANAGEMENT PORTFOLIO SIZE

771+

ASSETS UNDER MANAGEMENT

Valuation Advisory

2,600

ASSIGNMENTS ANNUALLY

46/23

TOTAL NO. OF APPRAISERS/MAI'S

AWARD-WINNING SERVICES

Inc 5000 Fastest Growing	6X
Times Ranked as a Largest CRE Firm	170X
Awards for best places to work	85X
National Awards CRE Marketing	7X



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Exclusively Listed by

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