

**1****Combination Portfolio**

Portfolio of 4 properties in Sacramento, CA for sale at \$4,375,000 (\$350.00/SF)

Sale Price: <b>\$4,375,000</b>	Total Size: <b>12,500 SF</b>
Cap Rate: -	Total Land Area: <b>0.45 AC</b>
Sale Status: <b>Active</b>	Days On Market: <b>757</b>
Sale Conditions: -	
Sale Type: <b>Investment OR Owner/User</b>	



Portfolio Properties: **3840-3844 Stockton Blvd (also for sale individually)**  
**3832 Stockton Blvd (not for sale individually)**  
**3824-3828 Stockton Blvd (not for sale individually)**  
**4741 14th Ave (not for sale individually)**

**2 4921 San Francisco Blvd**

Sacramento, CA 95820

Sale Price: <b>\$398,888</b>	RBA: <b>4,348 SF</b>
Price/SF: <b>\$91.74</b>	% Leased: <b>100.0%</b>
Cap Rate: -	Land Area: <b>0.27 AC</b>
Building Type: <b>Class C Office</b>	Year Built: <b>1970</b>
Sale Status: <b>Active</b>	Typ Floor Size: <b>4,348 SF</b>
Days on Market: <b>343</b>	Stories: <b>1</b>
Sale Conditions: -	
Sale Type: <b>Owner/User</b>	

**3 2700 Stockton Blvd - UC Regents Office Plaza**Sacramento, CA 95817  
UC Regents Office Plaza

Sale Price: <b>\$15,000,000</b>	RBA: <b>39,864 SF</b>
Price/SF: <b>\$376.28</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>4.70%</b>	Land Area: <b>1.14 AC</b>
Building Type: <b>Class B Office</b>	Year Built: <b>2005</b>
Sale Status: <b>Active</b>	Typ Floor Size: <b>19,932 SF</b>
Days on Market: <b>798</b>	Stories: <b>2</b>
Sale Conditions: <b>Investment Triple Net</b>	
Sale Type: <b>Investment</b>	

**4 3600-3604 Stockton Blvd**

Sacramento, CA 95820

Sale Price: <b>\$1,500,000</b>	Center Size: <b>3,024 SF</b>
Price/SF: <b>\$496.03</b>	% Leased: <b>38.8%</b>
Cap Rate: -	Land Area: <b>0.11 AC</b>
Center Type: <b>Storefront</b>	Year Built: -
Sale Status: <b>Active</b>	Zoning: <b>C2</b>
Days on Market: <b>1,741</b>	Stories: <b>1</b>
Sale Conditions: -	
Sale Type: <b>Investment</b>	



**5 3749-3751 Stockton Blvd****Sacramento, CA 95820**

Sale Price:	<b>\$795,000</b>	Center Size:	<b>5,000 SF</b>
Price/SF:	<b>\$159.00</b>	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>0.25 AC</b>
Center Type:	<b>Freestanding</b>	Year Built:	<b>1990</b>
Sale Status:	<b>Active</b>	Zoning:	<b>C2</b>
Days on Market:	<b>68</b>	Stories:	<b>1</b>
Sale Conditions:	<b>Building in Shell Condition</b>		
Sale Type:	<b>Investment OR Owner/User</b>		

**6 3840-3844 Stockton Blvd****Sacramento, CA 95820**

Sale Price:	<b>\$662,000</b>	Center Size:	<b>4,000 SF</b>
Price/SF:	<b>\$165.50</b>	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>0.12 AC</b>
Center Type:	<b>Storefront Retail/Residential</b>		
Sale Status:	<b>Active</b>	Year Built:	<b>1922</b>
Days on Market:	<b>1,974</b>	Zoning:	<b>C2</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		

**7 4320 Stockton Blvd****Sacramento, CA 95820**

Sale Price:	<b>\$750,000</b>	RBA:	<b>11,700 SF</b>
Price/SF:	<b>\$64.10</b>	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>0.35 AC</b>
Building Type:	<b>Flex</b>	Year Built:	<b>1988</b>
Sale Status:	<b>Active</b>	Ceiling Height:	-
Days on Market:	<b>93</b>	Drive Ins:	<b>1 tot./12'0"w x 12'0"h</b>
Zoning:	<b>C-2</b>	Loading Docks:	<b>None</b>
Sale Conditions:	-		
Sale Type:	<b>Owner/User</b>		

**8 4990 Stockton Blvd****Sacramento, CA 95820**

Sale Price:	<b>For Sale</b>	RBA:	<b>28,000 SF</b>
Price/SF:	-	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>2.39 AC</b>
Building Type:	<b>Class C Office</b>	Year Built:	<b>1985</b>
Sale Status:	<b>Active</b>	Typ Floor Size:	<b>28,000 SF</b>
Days on Market:	<b>447</b>	Stories:	<b>1</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		



**9 5850 Stockton Blvd**

Sacramento, CA 95824

Sale Price:	<b>\$750,000</b>	RBA:	<b>4,439 SF</b>
Price/SF:	<b>\$168.96</b>	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>0.63 AC</b>
Building Type:	<b>Class C Office</b>	Year Built:	<b>1966</b>
Sale Status:	<b>Active</b>	Typ Floor Size:	<b>4,439 SF</b>
Days on Market:	<b>62</b>	Stories:	<b>1</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		

**10 6590 Stockton Blvd**

Sacramento, CA 95823

Sale Price:	<b>\$1,250,000</b>	RBA:	<b>3,595 SF</b>
Price/SF:	<b>\$347.71</b>	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>0.56 AC</b>
Building Type:	<b>Class C Office</b>	Year Built:	<b>2014</b>
Sale Status:	<b>Active</b>	Typ Floor Size:	<b>3,595 SF</b>
Days on Market:	<b>203</b>	Stories:	<b>1</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		

**11 6760 Stockton Blvd - Stockton Blvd Project, Little Saigon Plaza**

Sacramento, CA 95823  
 Stockton Blvd Project, Little  
 Saigon Plaza

Sale Price:	<b>\$13,000,000</b>	Center Size:	<b>32,400 SF</b>
Price/SF:	<b>\$401.23</b>	% Leased:	<b>0.0%</b>
Cap Rate:	-	Land Area:	<b>13 AC</b>
Center Type:	<b>(Neighborhood Center)</b>	Year Built:	<b>2010</b>
Sale Status:	<b>Active</b>	Zoning:	<b>C-2-R</b>
Days on Market:	<b>461</b>	Stories:	<b>2</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		



Portfolio of 4 properties in Sacramento, CA for sale at \$4,375,000 (\$350.00/SF)

**Portfolio Information**

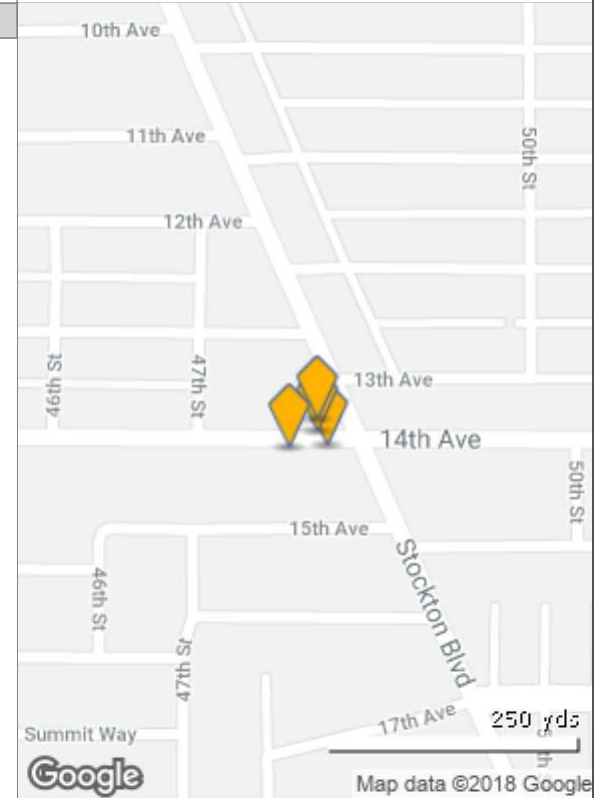
Sale Price: **\$4,375,000**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**

Total Size: **12,500 SF**  
 Total Land Area: **0.45 AC**  
 Days On Market: **757**

**4 Properties in portfolio**  
*Some properties can be sold individually*

**Investment Notes**

4 contiguous parcels containing 3 retail buildings and a parking lot.



## 2 4921 San Francisco Blvd

Sacramento, CA 95820 - South Sacramento Submarket  
4,348 SF Class C Office Building Built in 1970  
Property is for sale at \$398,888 (\$91.74/SF)

### Investment Information

Sale Price: **\$398,888**  
Price/SF: **\$91.74**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Owner/User**  
  
Days On Market: **343**

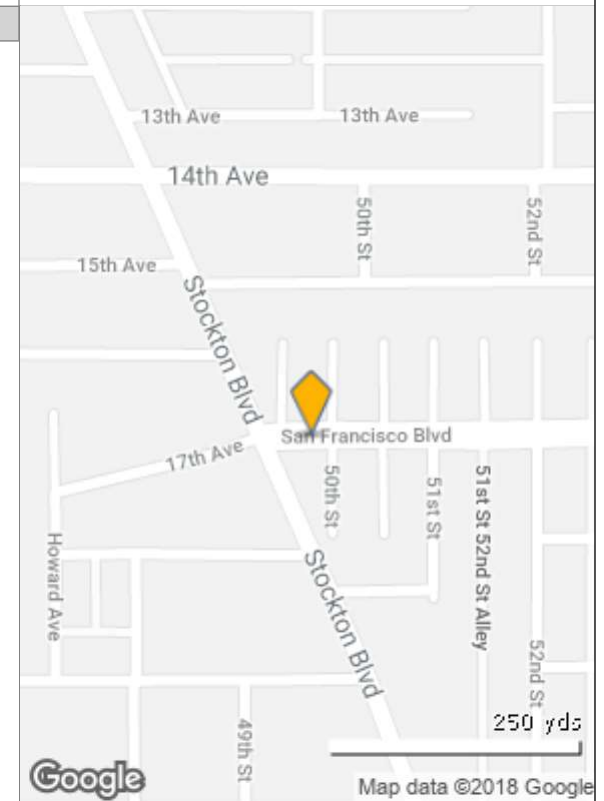


### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1970</b>	RBA: <b>4,348 SF</b>
Class: <b>C</b>	% Leased: <b>100.0%</b>	Stories: <b>1</b>
Total Avail: <b>100 SF</b>	Elevators: -	Land Area: <b>0.27 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor -	Owner Type: -
Typical Floor Size: <b>4,348 SF</b>	Zoning: <b>OB</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.37</b>	Tenancy: <b>Multiple Tenant</b>	

Parcel Number: **021-0023-052**

Parking: **Free Surface Spaces; Ratio of 0.00/1,000 SF**



### 3 2700 Stockton Blvd - UC Regents Office Plaza

Sacramento, CA 95817 - South Sacramento Submarket  
39,864 SF Class B Medical Building Built in 2005  
Property is for sale at \$15,000,000 (\$376.28/SF)

#### Investment Information

Sale Price: **\$15,000,000**  
Price/SF: **\$376.28**  
Cap Rate: **4.70%**

Sale Status: **Active**  
Sale Conditions: **Investment Triple Net**  
Sale Type: **Investment**

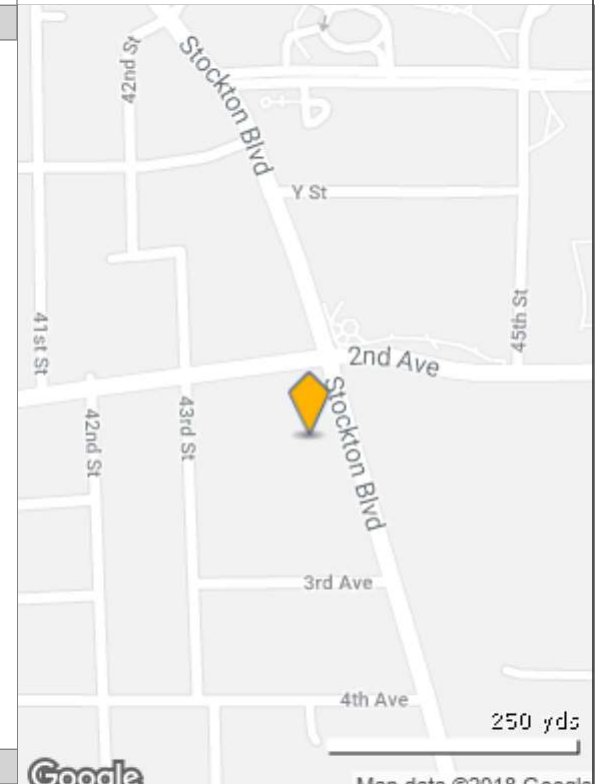
Days On Market: **798**

#### Investment Notes

Stan Johnson Company is pleased to offer to qualified investors this exceptional, fully occupied, single-tenant life sciences property located at 2700 Stockton Blvd in Sacramento, CA.

The property is leased to the University of California Regents, and serves as the Center for Biophotonics Science and Technology, a central hub for this groundbreaking field of life sciences research.

- \$225K (1.5%) Buy-Side Commission Opportunity
- Investment Grade Credit - UC Regents carries an S&P rating of AA (3/2015)
- Demonstrated Commitment - Occupied since 2005, UC Regents recently extended its commitment for another ten years plus options.
- Mission Critical Facility - The CBST is a critically important component of a larger biophotonics research and development effort, involving both public and private-industry stakeholders.



#### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built Jul 2005</b>	RBA: <b>39,864 SF</b>
Class: <b>B</b>	% Leased: <b>100.0%</b>	Stories: <b>2</b>
Total Avail: <b>0 SF</b>	Elevators: <b>-</b>	Land Area: <b>1.14 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>Developer/Owner-</b>
Typical Floor Size: <b>19,932 SF</b>	Zoning: <b>C2</b>	Owner Occupied: <b>NO</b>
Building FAR: <b>0.80</b>	Tenancy: <b>Multiple Tenant</b>	

Parcel Number: **014-0121-001**

Parking: **42 Surface Spaces are available; 96 Covered Tandem Spaces are available; Ratio of 3.48/1,000 SF**

## 4 3600-3604 Stockton Blvd

Sacramento, CA 95820 - South Sacramento Ret Submarket  
3,024 SF Retail Storefront Building  
Property is for sale at \$1,500,000 (\$496.03/SF)

### Investment Information

Sale Price: **\$1,500,000**  
Price/SF: **\$496.03**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment**  
  
Days On Market: **1,741**



### Investment Notes

Free standing building with 2 additional parcels (3 total)  
Busy corner with transportation right at the door.

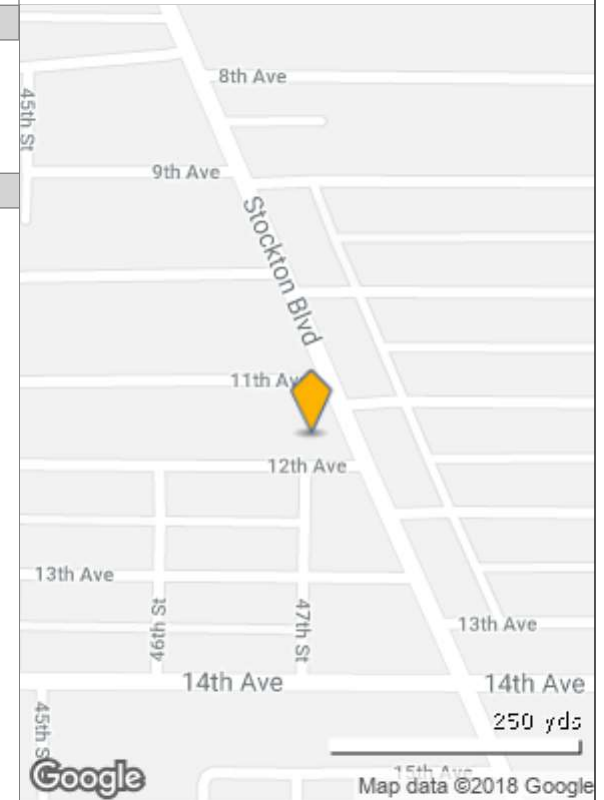
### Center Information

Center Type: <b>Storefront</b>	Center Size: <b>3,024 SF</b>
Bldg Status: <b>Existing</b>	Zoning: <b>C2</b>
% Leased: <b>38.8%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.11 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>1,850 SF</b>	
Bldg Vacant: <b>1,850 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **239 feet on 11th Ave**  
**286 feet on Stockton Blvd**

Amenities: **Bus Line**  
Parcel Number: **014-0252-023**





## 5 3749-3751 Stockton Blvd

Sacramento, CA 95820 - South Sacramento Ret Submarket  
5,000 SF Retail Freestanding Building Built in 1990  
Property is for sale at \$795,000 (\$159.00/SF)

### Investment Information

Sale Price: **\$795,000**  
Price/SF: **\$159.00**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: **Building in Shell Condition**  
Sale Type: **Investment OR Owner/User**  
  
Days On Market: **68**



### Investment Notes

Amazing visibility! Huge 5,000 building for sale on corner lot! Busy street with lots of car and pedestrian traffic. Roll up door to back alley, inside offices, warehouse area, side parking lot. Endless possibilities here.

### Center Information

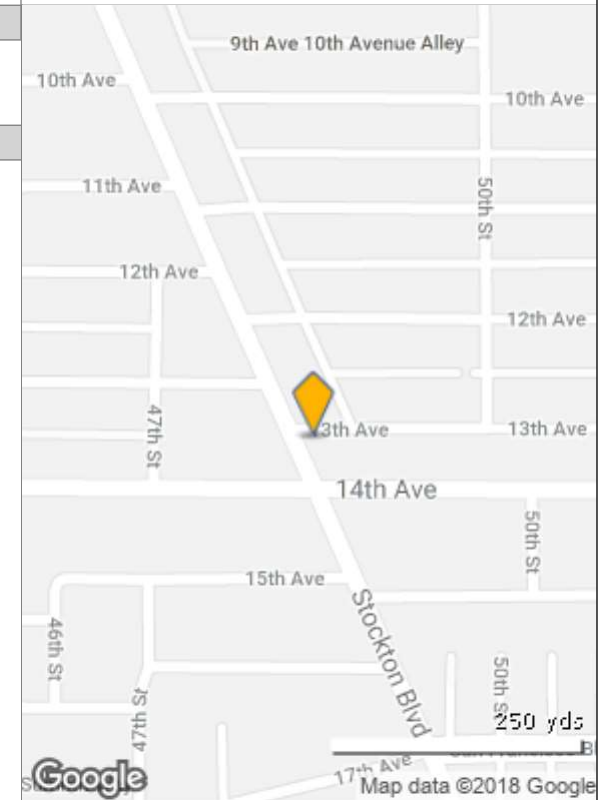
Center Type: <b>Freestanding</b>	Center Size: <b>5,000 SF</b>
Bldg Status: <b>Built 1990</b>	Zoning: <b>C2</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.25 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>5,000 SF</b>	
Bldg Vacant: <b>5,000 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

Loading Docks: **None** Ceiling Height: -

Parking: **8 free Surface Spaces are available; Ratio of 1.60/1,000 SF**

Amenities: **Bus Line**

Parcel Number: **015-0242-023, 015-0242-024**



## 6 3840-3844 Stockton Blvd

Sacramento, CA 95820 - South Sacramento Ret Submarket  
4,000 SF Retail Storefront Retail/Residential Building Built in 1922  
Property is for sale at \$662,000 (\$165.50/SF)

### Investment Information

Sale Price: **\$662,000**  
Price/SF: **\$165.50**  
Cap Rate: -

Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**

Days On Market: **1,974**

Portfolio Info: *This property is also for sale as part of a portfolio*



### Investment Notes

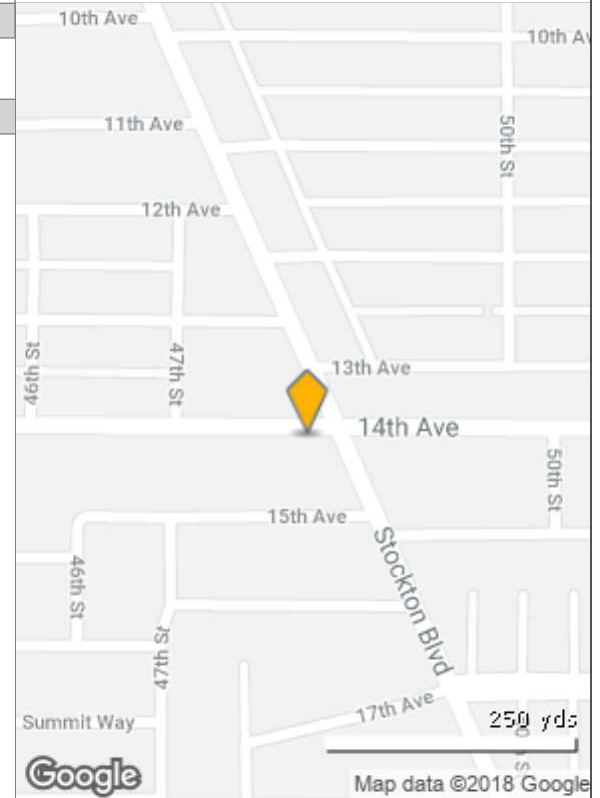
Building is in cold shell condition price \$750,000. Seller will out out for tenant for total sale price \$1,250,000.

### Center Information

Center Type: <b>Storefront Retail/Residential</b>	Center Size: <b>4,000 SF</b>
Bldg Status: <b>Built 1922</b>	Zoning: <b>C2</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.12 AC</b>
Stories: <b>2</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>4,000 SF</b>	
Bldg Vacant: <b>4,000 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **269 feet on Stockton Blvd**  
Parcel Number: **014-0294-008**



# 7 4320 Stockton Blvd

Sacramento, CA 95820 - Power Inn Ind Submarket  
11,700 SF Class C Flex Building Built in 1988  
Property is for sale at \$750,000 (\$64.10/SF)

## Investment Information

Sale Price: **\$750,000**  
Price/SF: **\$64.10**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Owner/User**  
  
Days On Market: **93**

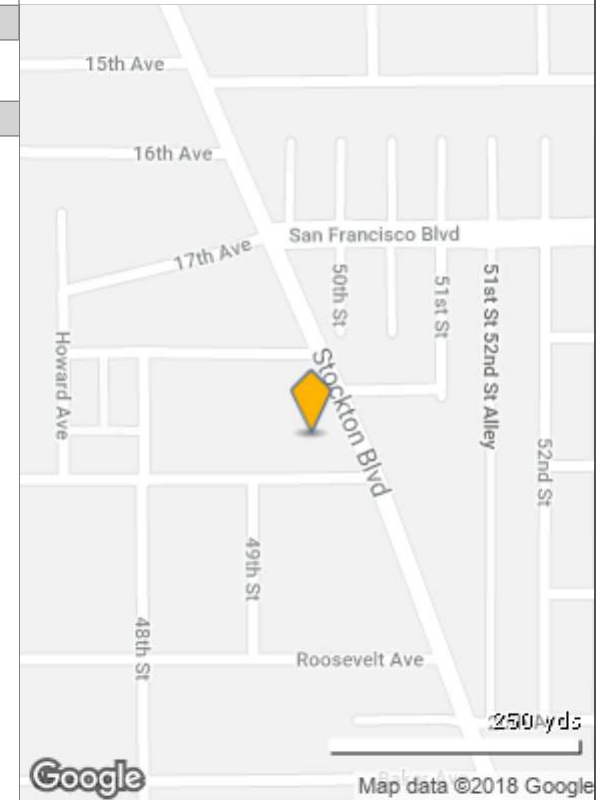


## Investment Notes

Will be delivered vacant.

## Building Information

Bldg Type: <b>Flex</b>	Stories: <b>2</b>	RBA: <b>11,700 SF</b>
Bldg Status: <b>Built 1988</b>	Building: <b>0.77</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	CAM: -	Zoning: <b>C-2</b>
Bldg Vacant: <b>11,700 SF</b>	Land Area: <b>0.35 AC</b>	Owner Type: <b>No</b>
Warehouse Avail: <b>11,700 SF</b>	Smallest Space: <b>11,700 SF</b>	Owner Occupied: <b>No</b>
Office Avail: <b>0 SF</b>		Tenancy: <b>Multiple Tenant</b>
Max Contig: <b>11,700 SF</b>		Lot Dimensions: -
Ceiling Height: -	Crane: -	Cross Docks: -
Column Spacing: -	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>1 tot./12'0"w x 12'0"h</b>	Sprinklers: -
Rail Spots: -	Rail Line: -	
Parcel Number: <b>020-0194-027</b>		
Parking: <b>Ratio of 2.51/1,000 SF</b>		



## 8 4990 Stockton Blvd

Sacramento, CA 95820 - South Sacramento Submarket  
28,000 SF Class C Office Building Built in 1985  
Property is for sale at an undisclosed price

### Investment Information

Sale Price: **For Sale**  
Price/SF: -  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**  
  
Days On Market: **447**

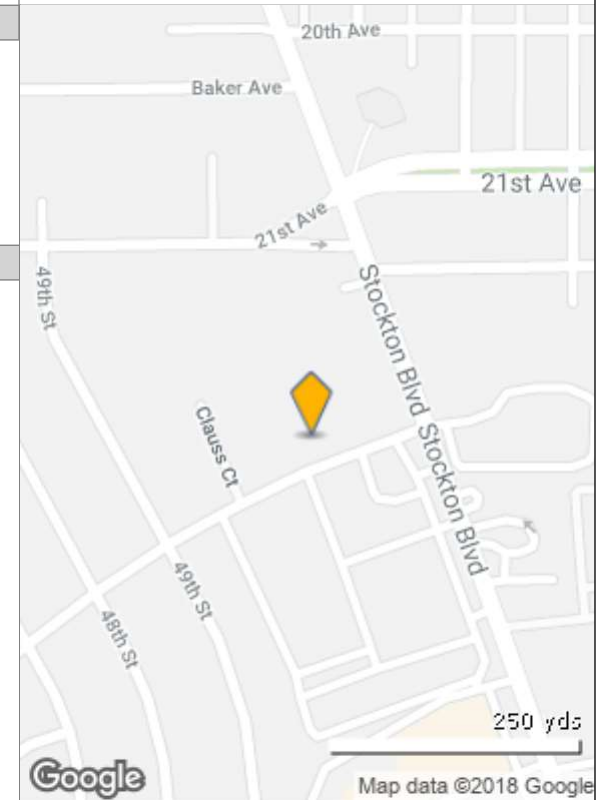
### Investment Notes

Above Standard Parking (4.4 per 1,000 SF)  
Covered, Lunch Area  
Secured Exterior Storage Area  
Approximately One Mile from UC Davis Medical Center  
Centrally Located in Sacramento  
Extremely Flexible C-2 Zoning (General Commercial)  
High Visibility on Stockton Blvd at a Signalized Intersection

### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1985</b>	RBA: <b>28,000 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>28,000 SF</b>	Elevators: <b>-</b>	Land Area: <b>2.39 AC</b>
Bldg Vacant: <b>28,000 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>Individual</b>
Typical Floor Size: <b>28,000 SF</b>	Zoning: <b>C-2-SP</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.27</b>	Tenancy: <b>Single Tenant</b>	

Parcel Number: **022-0280-003**  
Parking: **Ratio of 4.00/1,000 SF**



## 9 5850 Stockton Blvd

Sacramento, CA 95824 - South Sacramento Submarket  
4,439 SF Class C Office Live/Work Unit Building Renovated in 1998 Built in 1966  
Property is for sale at \$750,000 (\$168.96/SF)

### Investment Information

Sale Price: **\$750,000**  
Price/SF: **\$168.96**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**  
  
Days On Market: **62**



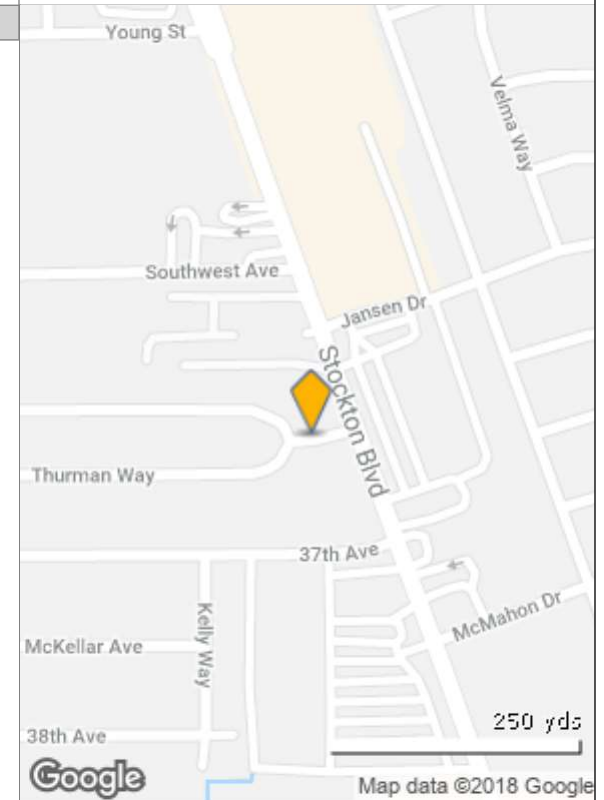
### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1966, Renov 1998</b>	RBA: <b>4,439 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>4,439 SF</b>	Elevators: <b>-</b>	Land Area: <b>0.63 AC</b>
Bldg Vacant: <b>4,439 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>-</b>
Typical Floor Size: <b>4,439 SF</b>	Zoning: <b>LC</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.16</b>	Tenancy: <b>Multiple Tenant</b>	

Parcel Number: **026-0181-008**

Parking: **18 free Surface Spaces are available; Ratio of 4.05/1,000 SF**

Amenities: **Signage**



# 10 6590 Stockton Blvd

Sacramento, CA 95823 - South Sacramento Submarket  
3,595 SF Class C Medical Building Built in 2014  
Property is for sale at \$1,250,000 (\$347.71/SF)

## Investment Information

Sale Price: **\$1,250,000**  
Price/SF: **\$347.71**  
Cap Rate: -

Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**

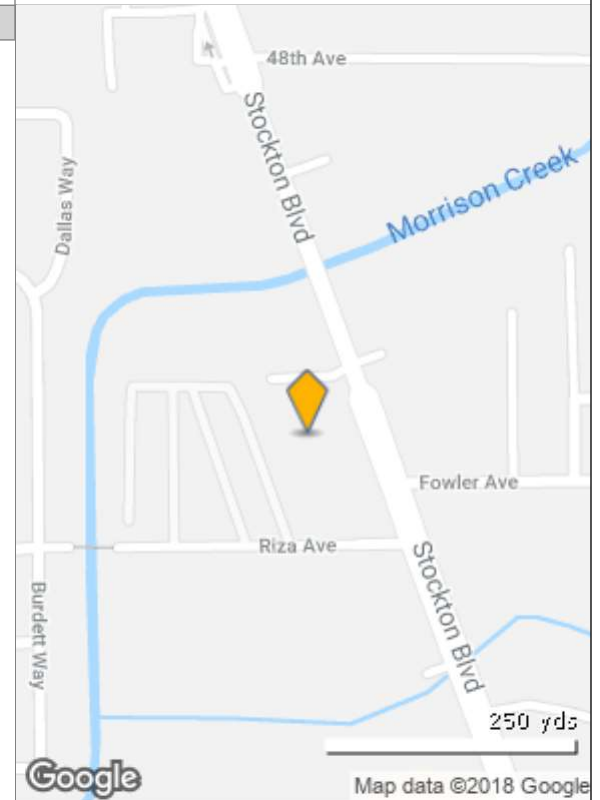
Days On Market: **203**



## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 2014</b>	RBA: <b>3,595 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>3,595 SF</b>	Elevators: -	Land Area: <b>0.56 AC</b>
Bldg Vacant: <b>3,595 SF</b>	Core Factor: -	Owner Type: -
Typical Floor Size: <b>3,595 SF</b>	Zoning: <b>C-2-SP</b>	Owner Occupied: -
Building FAR: <b>0.15</b>	Tenancy: -	

Parcel Number: **039-0171-034**



# 11 6760 Stockton Blvd - Stockton Blvd Project, Little Saigon Plaza

Sacramento, CA 95823 - South Sacramento Ret Submarket  
 32,400 SF Retail (Neighborhood Center) Building Built in 2010  
 Property is for sale at \$13,000,000 (\$401.23/SF)



## Investment Information

Sale Price: **\$13,000,000**  
 Price/SF: **\$401.23**  
 Cap Rate: -

Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**

Days On Market: **461**

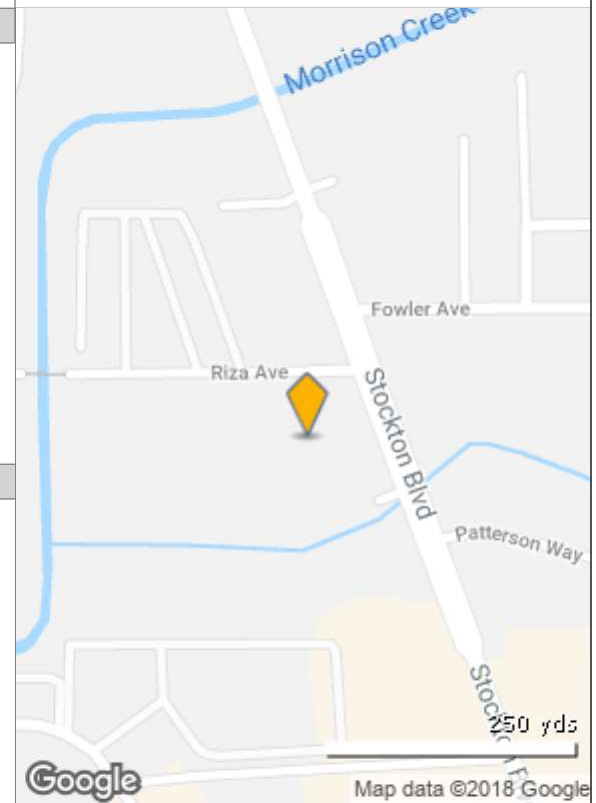
## Investment Notes

The Stockton Boulevard Project is a rare opportunity to purchase a large, newly constructed campus for retail, office, medical, educational-training and/or corporate uses. Spectacular, distinctive architectural elements are part of this modern development project originally designed by RMW Architects. The Project includes existing improvements of ±67,000 square feet of buildings in warm shell condition (HVAC units on the roof) with huge parking capacity on 4.5 Acres. Within the ±67,000 square feet there is a fully improved restaurant space with full commercial kitchen and dining areas, which have never been occupied.

All the buildings are mapped as condos.

Additionally, there are 8.5 Acres of land which has been improved with utilities and parking lots with pads for an additional ±100,000 square feet of buildings.

The Stockton Boulevard Project is located on a signalized hard corner at Stockton Boulevard and Riza Avenue. The Property has hundreds of feet of frontage along Stockton Boulevard and Riza Avenue with multiple access points around the property. The Project was originally built in 2006 as a retail shopping center and has never been occupied.



## Center Information

Center Type: <b>(Neighborhood Center)</b>	Center Size: <b>32,400 SF</b>
Bldg Status: <b>Built 2010</b>	Zoning: <b>C-2-R</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>13 AC</b>
Stories: <b>2</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>32,400 SF</b>	
Bldg Vacant: <b>32,400 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	
Loading Docks: <b>None</b>	Ceiling Height: -

Street Frontage: **411 feet on Stockton Blvd**  
**362 feet on Riza Ave**

Parking: **50 free Surface Spaces are available; Ratio of 1.54/1,000 SF**

Parcel Number: **039-0201-012**