



7840 Madison Ave, Fair Oaks, CA 95628

# SUNRISE PROFESSIONAL CENTRE

SUITE 160

**FOR SALE**

**Fully Leased,  
Government-  
Backed Investment**



**The Osborne Group**

3005 Douglas Blvd, Suite 200

Roseville, CA 95661

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## THE OFFERING:

Investment opportunity to purchase an office condominium occupied by the California Department of Rehabilitation. The purchase offers a unique opportunity to own a small, leased investment to a secure, government-backed agency. The California Department of Rehabilitation offers Californians with Disabilities opportunities for employment and independent living. The tenant is a long-time tenant and has occupied the property since 2005.

Rare investment opportunity with government guaranteed tenant with long-term lease, stabilized income and rent increases.

**Price:** \$798,300  
(\$150/SF)

**CAP Rate:** 7.4%

**NOI:** \$59,991.50

**Annual Income:** \$104,869

**Annual Expenses:**

**Association:** \$34,398.00

**Property Taxes:** \$10,059

**Insurance:** \$1,277.00

**Total Expenses:** \$45,733

**NOI:** \$59,136



## PROPERTY HIGHLIGHTS:

- Three building, multi-tenant office project totaling 81,857 SF
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts (43,680 cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

**Address:** 7840 Madison Ave,  
Suite 160, Fair Oaks, CA

**Condo Square Footage:** ± 5,322 SF

**County:** Sacramento

**Occupancy:** One Tenant (100%)

**Lease Type:** Full-Service

**Lease Expiration Date:** 5/31/2027



**DOR** DEPARTMENT of  
REHABILITATION  
Employment, Independence & Equality



**TENANT**

The California Department of Rehabilitation (DOR) works in partnership with consumers and other stakeholders to provide services and advocacy resulting in employment, independent living, and equality for individuals with disabilities. DOR administers the largest vocational rehabilitation and independent living programs in the country. Vocational rehabilitation services are designed to help job seekers with disabilities obtain competitive employment in integrated work settings. Independent living services may include peer support, skill development, systems advocacy, referrals, assistive technology services, transition services, housing assistance, and personal assistance services.

**RENT ROLL**

SUITE	TENANT	SQ. FT.	LEASE FROM	LEASE TO	MONTHLY BASE RENT	MONTHLY BASE RENT PSF	TOTAL ANNUAL RENT
7840-160	Department of Rehabilitation	5,322	9/8/2017	5/31/2027	\$8,739.08	\$1.64	\$104,869

\* Department of Rehabilitation has an ongoing option to terminate beginning May 31, 2023.



Greenback Lane

Marketplace at Birdcage

Sunrise Mall

Macy's, JCPenny's, Red Robin, Famous Footwear, Bath and Body Works, Hot Topic, See's Candies, Tilly's, Vans, Zumiez, Torrid, Taco Bell



Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Walgreens, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Sunrise Blvd

Rite Aid, Smart and Final Extra!, Olive Garden, JOANN Fabric and Crafts, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Nation's Giant Hamburgers, Dos Coyotes, McDonalds, Little Caesars Pizza, Sourdough & Co.



Sunrise Village Shopping Center

Madison Ave

Sunrise Professional Centre

Quail Pointe Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



# MARKET OVERVIEW

3 Mile Radius

Sunrise Professional Centre:  
7840 Madison Ave

## KEY FACTS

POPULATION	<b>136,536</b>	AVERAGE HOUSEHOLD SIZE	<b>2.6</b>
MEDIAN AGE	<b>40</b>	MEDIAN HOUSEHOLD INCOME	<b>\$72,918</b>

## EDUCATION

<b>20.17%</b>	<b>30.26%</b>	<b>28.79%</b>
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

## HOUSING STATISTICS

<b>\$360,061</b>	<b>51,706</b>	<b>39.01%</b>
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

## BUSINESS

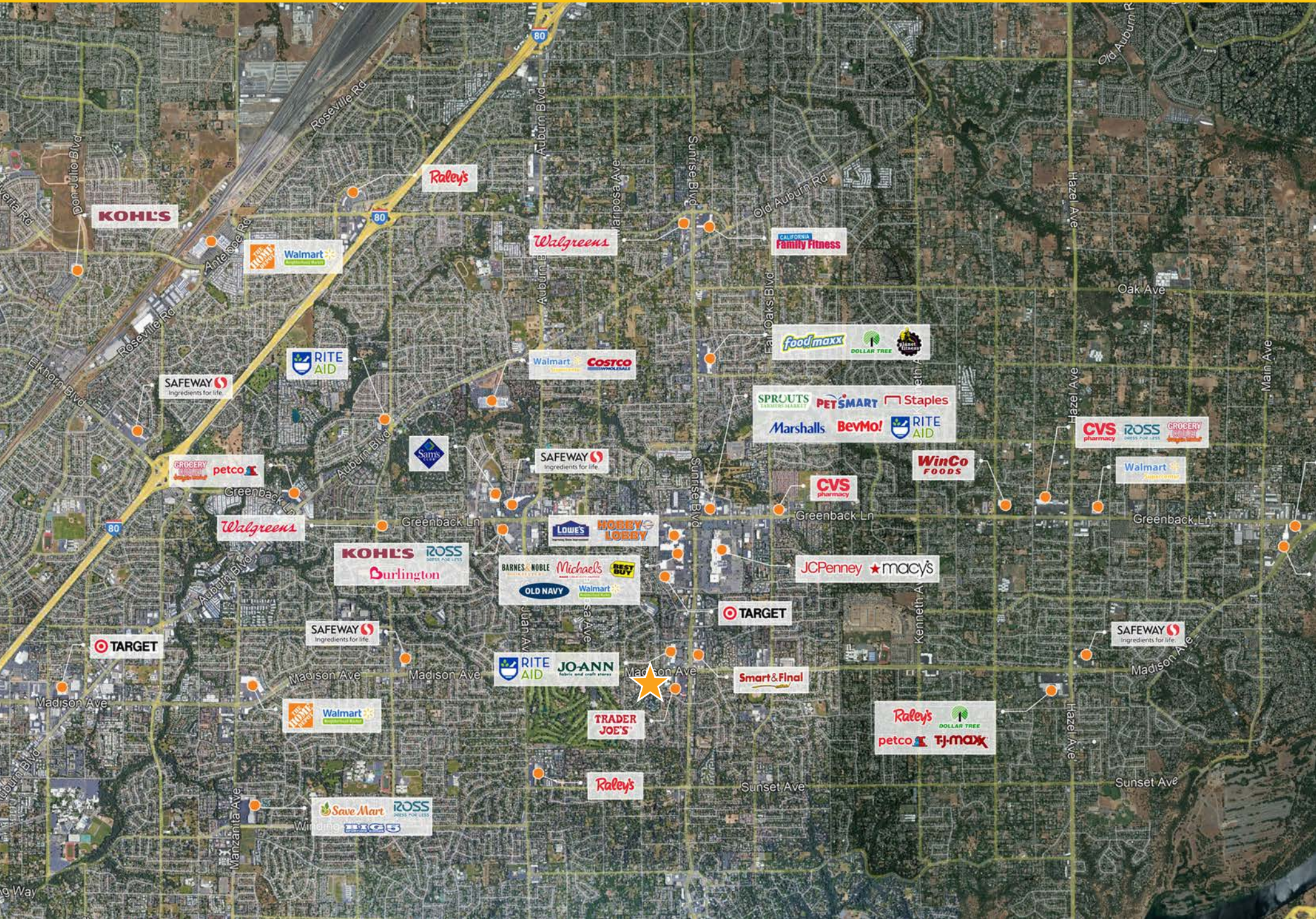
<b>65,883</b>
TOTAL EMPLOYEES

## COMMUTERS

<b>0.72%</b>	<b>81.38%</b>
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

## EMPLOYMENT

<b>64.43%</b>	<b>35.57%</b>
WHITE COLLAR	BLUE COLLAR







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