

DENTAL OWNER-USER OPPORTUNITY

1942 DEL PASO RD, SACRAMENTO, CA 95834



±5,451 SF BUILDING | DENTAL OFFICE + INCOME-PRODUCING EXECUTIVE SUITES



\$2,316,675 | \$425/SF

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Dental Owner-User Opportunity

1942 Del Paso Road presents a unique opportunity for a dental professional to purchase and occupy a high-quality dental office while benefiting from rental income generated by the executive suites within the building.

The $\pm 5,451$ SF property is divided between Suite 132, an approximately $\pm 2,211$ SF dental office, and Suite 130, approximately $\pm 3,240$ SF of executive suites. Suite 132 was converted and built out as a dental office in early 2020 and provides an established dental environment for an owner-user.

This configuration allows a dentist to operate their practice from Suite 132 while the executive-suite income helps offset building ownership costs. The executive-suite area also provides flexibility for future growth, allowing the dental practice to potentially expand into additional portions of Suite 130 over time as space becomes available.

AVAILABLE FOR SALE
\$2,316,675 | \$425/SF



POTENTIAL DENTAL PRACTICE SALE

Call agent for details.

- Offering Price: \$2,316,675 | \$425/SF
- Total Building Area: **$\pm 5,451$ SF**
- Suite 132 – Dental Office: **$\pm 2,211$ SF**
- Suite 130 – Executive Suites: **$\pm 3,240$ SF**
- Suite 132 dental buildout completed in **early 2020**
- Dental owner-user opportunity with executive-suite rental income
- Potential to expand the dental practice into additional executive-suite space over time
- High-quality dental improvements
- Association Dues: **Approximately \$1,032/month**
- Freestanding professional building
- Year Built: **2007**
- APN: **225-1620-058**
- Zoning: **BP – Business Professional**
- Excellent access to Interstate 5
- Strong North Natomas location near restaurants, retail and services

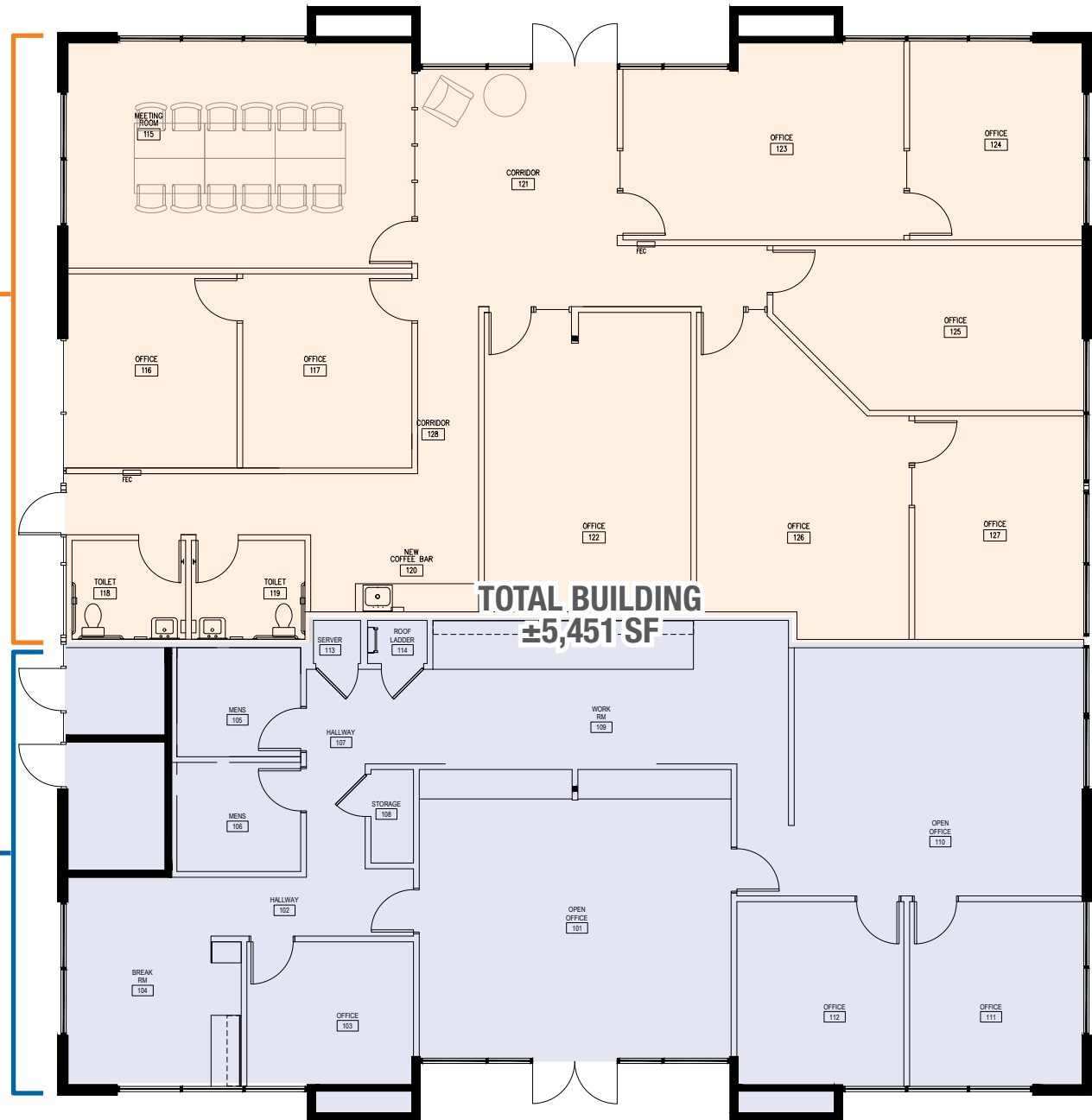
Dental equipment and furniture available for purchase. *Call agent for details.*

FLOOR PLAN

SUITE 130 EXECUTIVE SUITES ±3,240 SF

Executive suites provide rental income today with potential future expansion space for the dental practice.

SUITE 132 DENTAL OFFICE ±2,211 SF



**TOTAL BUILDING
±5,451 SF**

**Floor plan is not to scale.*

SUITE 132 – DENTAL OFFICE

Dental office built out in early 2020. Dental equipment and furniture available for purchase. Call agent for details.



POTENTIAL DENTAL PRACTICE SALE - *Call agent for details.*

SUITE 130 – EXECUTIVE SUITES

FUTURE EXPANSION FLEXIBILITY

Suite 130 provides executive-suite rental income to help offset building ownership costs while preserving the opportunity for the dental practice to expand into additional space in the future.



POTENTIAL OWNER-USER FINANCIAL SCENARIO

1942 DEL PASO ROAD | SACRAMENTO, CA 95834

KEY ASSUMPTIONS

Purchase Price	\$2,316,675	Price / SF	\$425.00
Down Payment	\$231,668	Down Payment %	10.0%
Estimated Loan Amount	\$2,085,008	Interest Rate	6.5%
Annual Debt Service	\$168,937	Amortization	25 Years

ESTIMATED FINANCIAL SCENARIO

FINANCIAL ITEM	ANNUAL	MONTHLY	\$ / SF / MONTH
Executive Suite Rental Income	\$61,723	\$5,144	\$0.94
Estimated Operating Expenses	\$80,246	\$6,687	\$1.23
NOI Before Debt Service	(\$18,523)	(\$1,544)	(\$0.28)
Estimated Debt Service	\$168,937	\$14,078	\$2.58
NET COST OF OWNERSHIP	\$187,460	\$15,622	\$2.87

Net Cost of Ownership reflects estimated annual debt service plus operating expenses, less executive-suite rental income. This scenario does not consider additional potential benefits such as principal reduction, depreciation, appreciation, or other tax/ownership impacts.

*** Financing assumption: 10% down, 6.50% interest, 25-year amortization.**

**** Disclaimer:** These projections reflect one possible perspective of purchase, leasing, and mortgage opportunities that may be available in the market. They do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein. Prospective purchasers must develop their own independent market analysis, projections, and assumptions.

SACRAMENTO REGIONAL LOCATION



NORTH NATOMAS LOCATION & AMENITIES



DEMOGRAPHICS

MARKET OVERVIEW

1942 Del Paso Rd,
Sacramento, CA 95834

3 MILE RADIUS

KEY FACTS

121,178

Population

36

Median Age



Average Household Size

\$135,713

Average Household Income

HOUSING STATS



\$506,100

Median Home Value



41,988

Households



42.94%

% Renter Occupied
Housing Units

COMMUTERS



0.92%

Used Public Transportation



85.79%

Drove Alone to Work

EDUCATION



21.50%

High
School Graduate



21.51%

Some
College



37.37%

Bachelor's
Degree Plus

BUSINESS



33,448

Total Employees

EMPLOYMENT



65.23%

White Collar



34.77%

Blue Collar

SOURCE: 2025 ANYSITES



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