



FOR SALE

2214 El Camino Avenue | Sacramento, CA 95821

2214 El Camino Avenue

Exclusively
Listed By:



1 PROPERTY OVERVIEW

2 PROPERTY COMPARABLES

3 INVESTMENT SUMMARY

4 TENANT OVERVIEW

5 MARKET OVERVIEW

CHRIS BERTZ

Associate

(310) 492-8418

cbertz@charlesdunn.com

Lic. #01941007

ABBI SAPERSTEIN

Associate

(424) 653-1805

asaperstein@charlesdunn.com

Lic. #01947936

CHARLES DUNN COMPANY

1925 Century Park East

Suite 2350

Los Angeles, CA 90067

Lic. #01201641

www.charlesdunn.com

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Charles Dunn





PROPERTY OVERVIEW

Property Description

2214 El Camino Avenue
Sacramento, CA 95821

Property Description

Charles Dunn Company is pleased to present an Exclusive Investment Offering for a Retail building located at 2214 El Camino Avenue, Sacramento, CA 95821 ("Property"). The Property is currently leased to Rite Aid ("Tenant").



PROPERTY ADDRESS	2214 El Camino Avenue, Sacramento, CA 95821	PARKING	Surface
APN	278-0020-007	OPTION TERMS	10 Five year options (Commencing May 31, 2015)
YEAR BUILT	1972	ANNUAL NET OPERATING INCOME	\$76,500
BUILDING SF	22,152 SF	MONTHLY RENT	\$6,375 NNN
LOT SF	76,666 SF	RENT PSF	\$0.29/PSF/NNN
ZONING	SC		

Aerial Map

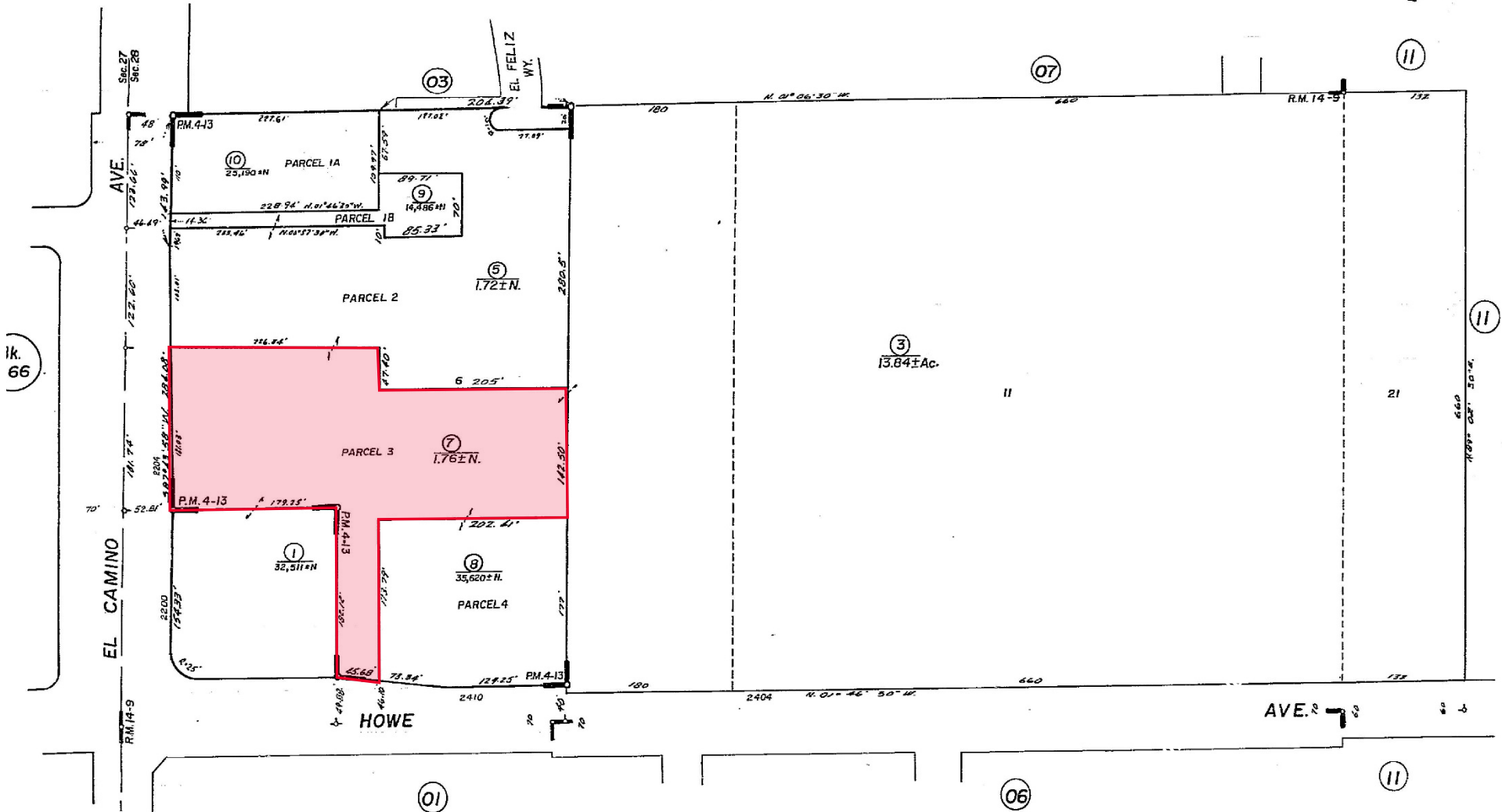
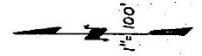
2214 El Camino Avenue
Sacramento, CA 95821



POR. SEC. 28, RANCHO DEL PASO

Tax Area Code

278-02

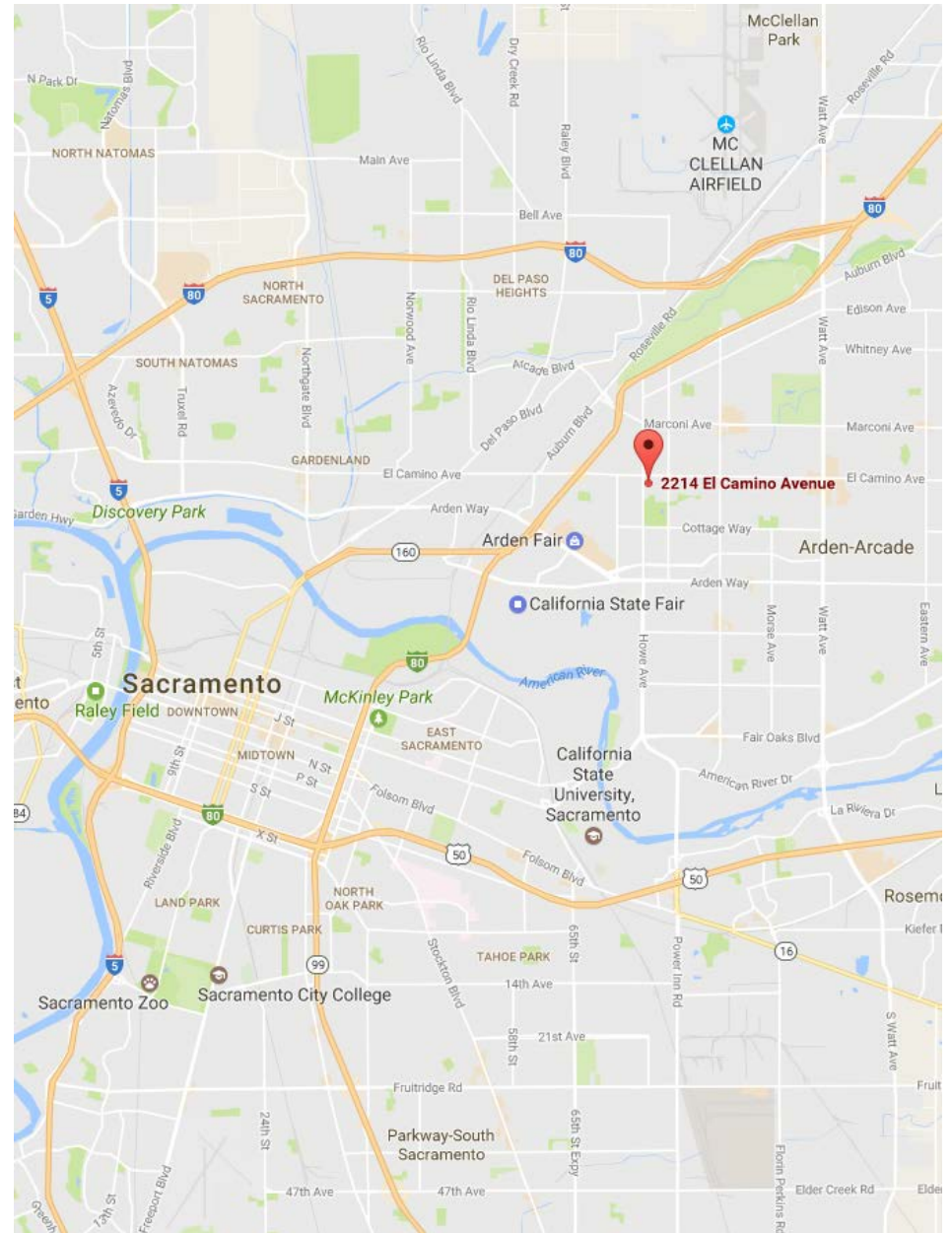
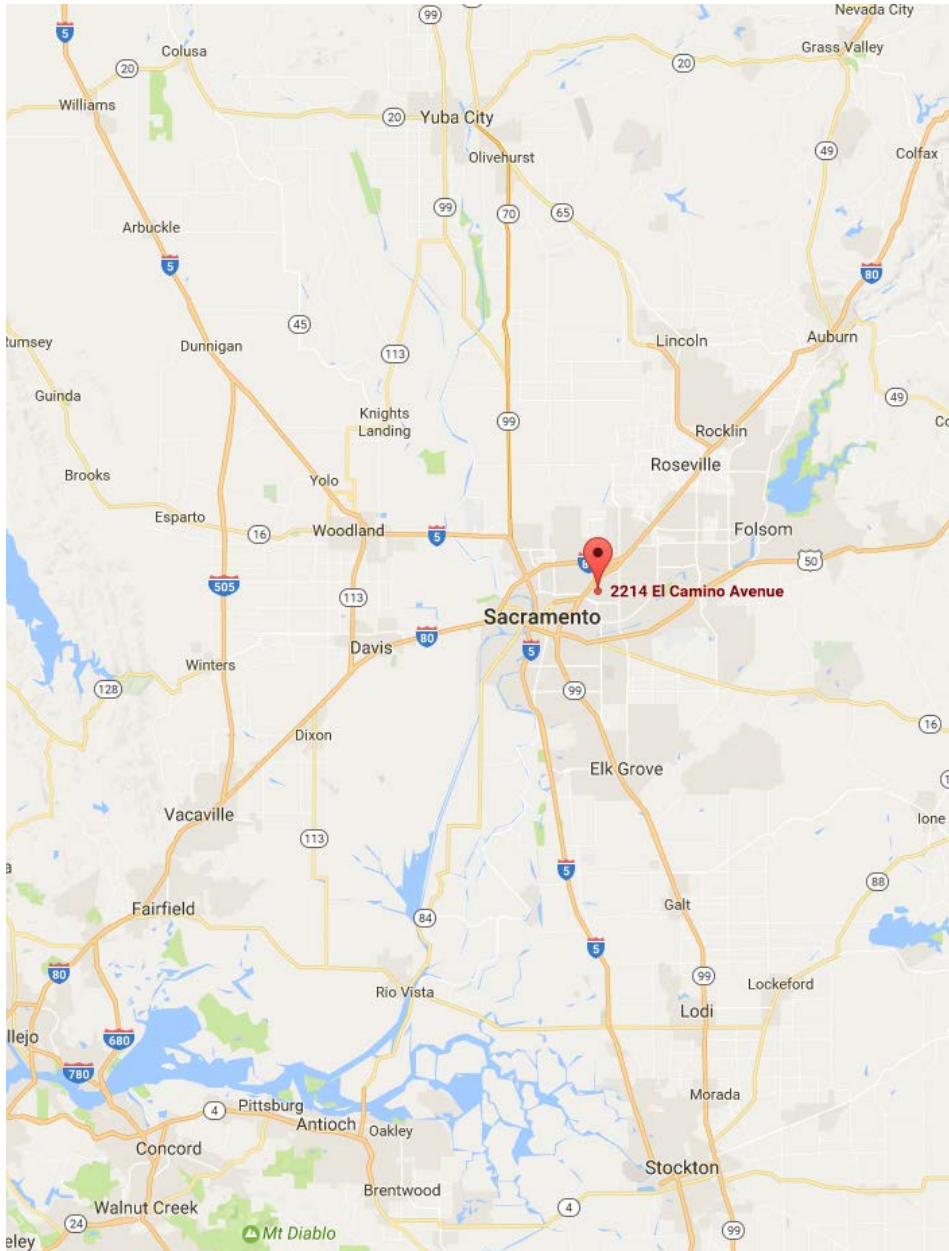


Assessor's Map Bk.278-Pg.02
County of Sacramento, Calif.

Por. Sec. 28, Rancho Del Paso Sub. Sec. 28, P.M. Bk. 14, Pg. 9. NOTE: Assessor's Block Number Stamp is Elliptical

Location Map

2214 El Camino Avenue
Sacramento, CA 95821



Surrounding Tenants

2214 El Camino Avenue
Sacramento, CA 95821



Property Images

2214 El Camino Avenue
Sacramento, CA 95821



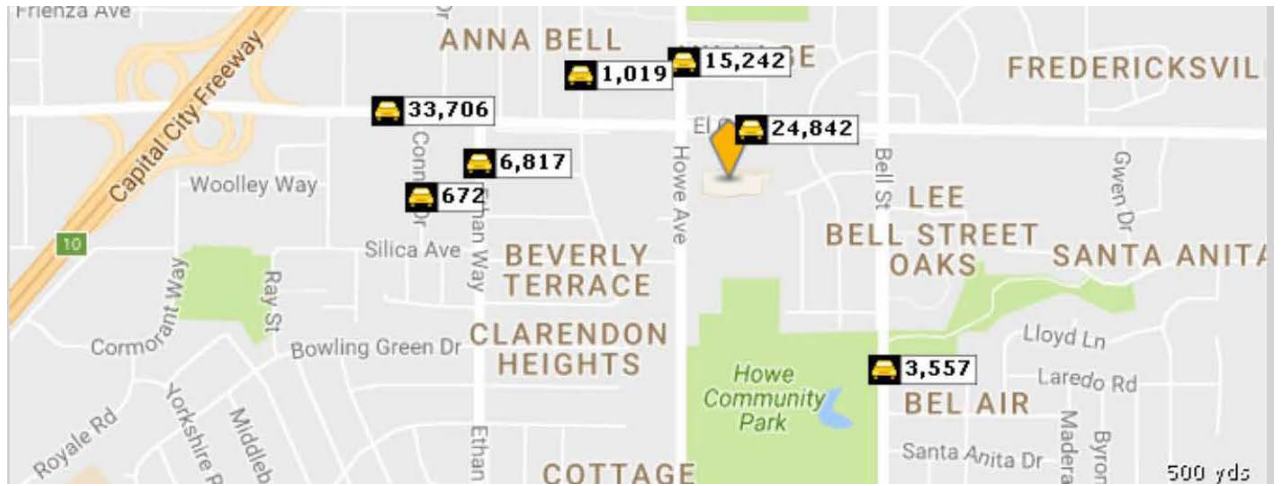
Property Images

2214 El Camino Avenue
Sacramento, CA 95821



Traffic Counts

2214 El Camino Avenue
Sacramento, CA 95821



Street	Cross Street	Cross Street Distance	Count Year	Average Daily Volume	Volume Type	Miles from Subject Property
El Camino Avenue	Moretti Way	0.02 E	2015	24,842	MPSI	.07
Howe Avenue	Franco Lane	0.02 S	2015	16,709	MPSI	.16
Howe Avenue	Franco Lane	0.02 S	2013	15,242	ADT	.16
Darwin Street	El Camino Avenue	0.06 S	2015	1,019	MPSI	.23
Bell Street	Laredo Road	0.01 S	2012	3,557	AADT	.30
Ethan Way	Robert Way	0.01 S	2015	6,817	MPSI	.31
Tallac Street	Howe Avenue	0.06 NW	2015	709	MPSI	.34
Connie Drive	Silica Avenue	0.07 S	2015	672	MPSI	.38
El Camino Avenue	Connie Drive	0.04 E	2015	33,706	MPSI	.43
Cottage Way	Howe Avenue	0.02 W	2012	4,637	AADT	.43



INVESTMENT SUMMARY

Investment Summary

2214 El Camino Avenue
Sacramento, CA 95821

Offering Price	\$1,635,000
Net Operating Income	\$76,500
CAP Rate	4.67%
Price Per Square Foot	\$74
Term	3 years remaining
Options Remaining	9 Five-year options

Land Size	76,666 square feet
Building Size	22,152 square feet
Tenancy	100% occupied
Rental Increases	No rental increases
Ownership Rights	Fee Simple Interest





TENANT OVERVIEW

Tenant Overview

2214 El Camino Avenue
Sacramento, CA 95821

Tenant: Rite Aid

Headquarters: Pennsylvania

Number of Locations: 4,553

Traded As: NYSE:RAD

Rite Aid Corporation is an American drugstore chain in the United States and a Fortune 500 company headquartered in East Pennsboro Township, Cumberland County, Pennsylvania, near Camp Hill. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S.

Rite Aid began in 1962 as a single store opened in Scranton, Pennsylvania called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. Today, Rite Aid is publicly traded on the New York Stock Exchange under the ticker RAD.





MARKET OVERVIEW

MARKET OVERVIEW: Sacramento

Location Overview

Sacramento is the capital city of the state of California and the seat of Sacramento County government. Stretching across 99 miles, Sacramento is located in the northern part of California's Central Valley, at the confluence of the Sacramento and American rivers.

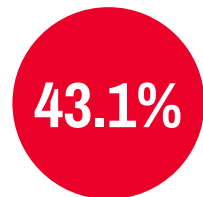
Sacramento is the sixth largest city in California, based on its estimated 2015 population of 488,983. Its metropolitan area is the fourth largest in California after the Greater Los Angeles Area, the San Francisco Bay Area, and the San Diego Metropolitan Area, and is the 27th largest in the nation. It is the center of the metropolitan area from which much of the region's capital flows through.

Greater Sacramento is a census-designated region that consists of the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. The combined statistical area population is approximately 2,482,000 persons, per 2013 estimates from the United States Census Bureau. Between 2000 and 2014, according to state census records, the population increased by 20.2 percent. The median age is currently 33.8.

Residents of the Sacramento Metropolitan area largely enjoy a pleasant quality of life. The median home value exceeds \$200,000. They are also well-educated, with nearly 40% of the population boasting undergraduate or graduate education. The University of California, Davis, located in Yolo County, is currently ranked #1 for agriculture, forestry, and veterinary studies by several prominent higher education organizations. The region leads California in green economy and ranks within the top three metropolitan areas in the United States for green jobs.



Ethnic Composition



White



Other Race



Asian



Black or African American

Population (2016)

496,248

Population Change

22.0% (2000 to 2016)

Area

99 square miles

Median Income (2016)

\$51,005

Median Age (2016)

34.1

Education (25 years and over)

No High School Diploma17.2%
High School Graduate.....20.9%
Some College.....24.2%
College Degree+37.7%

MARKET OVERVIEW: Sacramento

Economy & Transportation

ECONOMY

The regional economy and employment base continues its long-term transition from a state government concentration to diverse economic base including health care, high-tech and software development companies, biotechnologies and medical research laboratories, food processors and medical equipment manufacturers. As of June 2014, unemployment for the Sacramento metropolitan area and Sacramento County was 6.9% and 7.1%, respectively, compared to 8.4% and 8.7%, respectively, as of June 30, 2013, according to City of Sacramento latest Comprehensive Annual Financial Report.

PRINCIPAL EMPLOYERS

Company	Number of Employees
State of California	72,220
Sacramento County	10,700
U.S. Government	9,906
UC Davis Health System	9,905
Sutter Health Sacramento Sierra Region	7,352
Dignity Health	6,212
Intel Corporation	6,000
Kaiser Permanente	5,421
Elk Grove Unified School District	5,410
Sacramento City Unified School District	4,200

Source: City of Sacramento CAFR, Fiscal year ended June 30, 2014

TRANSPORTATION

Sacramento International Airport (SMF) is located 12 miles from downtown Sacramento. SMF has been named one of the top four airports in North America for customer satisfaction three years in a row by Airports Council International (ACI) since 2012. The awards are based on passenger surveys, and are the only global surveys measuring passengers' satisfaction while still at the gate. The State Department of Transportation will extend The Sacramento Regional Transit District (RT) Green Line from downtown Sacramento to the airport, targeting 2020 construction year.

Sacramento Regional Transit District (RT) offers approximately 69 fixed routes, a general public dial-a-ride service, and 42.9 miles of light rail that covers a 418 square mile service area. RT serves 53 light rail stations, 32 bus and light rail transfer centers, 23 park-and-ride lots and 3,100 bus stops throughout Sacramento County. The entire bus and rail system and door-to-door transportation service are accessible to the disabled community. RT's Community Bus program provides smaller circulator "Neighborhood Ride" buses to seven neighborhoods in Sacramento County.



MARKET OVERVIEW: Sacramento

Notable Locations

California State Capitol, home to the government of California, houses the bicameral state legislature and the office of the governor. Served as both a public museum and the state's working seat of government, the building offers free guided school and group tours. Under the jurisdiction of the California Highway Patrol (CHP), the State Capitol museum requires visitors to be subjected to security-control measures and checks to protect state officials, employees and visitors. Events on the Capitol grounds, such as weddings, large gatherings, rallies and special events, require a permit from CHP. Admission to the museum, including the basement theater, is free.



Old Sacramento is a unique 28-acre National Historic Landmark District and State Historic Park that is located along the east bank of the Sacramento River. Easily accessible from Interstate 5, it is walking distance from the California State Capitol, the Crocker Art Museum and the American River Parkway. Old Sacramento is a shopping and entertainment district, featuring restaurants, bars, cafes, locally-owned small shops, river boats and horse drawn carriages. This national landmark boasts 53 historic buildings and 5 million annual visitors.

Tower Bridge is a vertical lift bridge across the Sacramento River, linking Sacramento and West Sacramento. The bridge was added to the National Register of Historic Places in 1982. This pedestrian, bicycle and vehicular traffic bridge is one of the most iconic features in Sacramento. Opened in 1935, Tower Bridge is maintained by California Department of Transportation (Caltrans) as part of State Route 275.

Arden Fair Mall, the largest shopping mall in Sacramento, is a two-level regional shopping mall located on Arden Way in Sacramento. Anchored by Nordstrom, Macy's, JCPenney and Sears, Arden Fair is Sacramento's premier shopping destination. The shopping center has over 165 specialty stores, encompassing over 1,100,000 square feet of retail space. Visitor reward cards are available for out-of-town visitors and active AAA members.



Property Demographic Report

2214 El Camino Avenue
Sacramento, CA 95821

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Population Trend			
2000 Total Population	20,523	126,959	328,558
2010 Total Population	19,898	125,197	326,240
2015 Total Population	20,907	130,696	342,884
2020 Total Population	21,671	135,393	355,630
Population Change 2000 to 2010	-3.0%	-1.4%	-7%
Population Change 2000 to 2015	1.9%	2.9%	4.4%
Population Change 2010 to 2020	8.9%	8.1%	9.0%
Population Change 2015 to 2020	3.7%	3.6%	3.7%
2015 Race and Ethnicity			
White alone	54.6%	57.8%	61.4%
Black or African American alone	12.8%	11.5%	10.4%
Asian alone	6.2%	9.0%	8.4%
Other Race	26.5%	21.7%	19.8%
Hispanic or Latino			
Hispanic	35.8%	26.5%	24.2%
Not Hispanic	64.2%	73.5%	75.8%
2015 Age			
Median Age	33.5	34.9	35.6
19 and Under	26.2%	25.4%	23.7%
20 to 29	17.9%	17.2%	17.9%
30 to 39	14.7%	13.4%	13.6%
40 to 49	12.1%	12.1%	12.0%
50 to 64	17.4%	18.6%	19.0%
65 and Over	11.8%	13.4%	13.7%
2015 Occupation			
Civilian employed population 16 years and over	7,769	52,138	147,743
White collar	52.8%	61.5%	66.3%
Blue collar	47.3%	38.5%	33.7%
2015 Educational Attainment			
Population 25 years and over	13,574	86,193	231,072
No High School Diploma	20.7%	17.3%	14.1%
High school graduate, GED, or alternative	23.8%	21.8%	20.2%
College No Degree	30.7%	26.6%	26.7%
College or Advanced Degree	24.8%	34.2%	39.0%
2015 Marital Status			
Population 15 years and over	16,579	105,097	281,897
Married	39.3%	41.1%	40.9%
Not Married	60.7%	58.9%	59.1%

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Household Trend			
2000 Households	8,508	52,647	137,830
2010 Households	8,036	50,522	134,740
2015 Households	8,104	50,911	136,474
2020 Households	8,206	51,567	138,392
Household Change 2000 to 2010	-5.5%	-4.0%	-2.2%
Household Change 2000 to 2015	-4.7%	-3.3%	-1.0%
Household Change 2010 to 2020	2.1%	2.1%	2.7%
Household Change 2015 to 2020	1.3%	1.3%	1.4%
2015 Household Size			
Average Household Size	2.6	2.5	2.5
Household Income Trend			
2000 Median Income	\$28,626	\$34,562	\$37,386
2010 Median Income	\$31,696	\$39,735	\$45,897
2015 Median Income	\$31,202	\$38,772	\$44,277
2020 Median Income	\$29,640	\$37,443	\$42,737
Median Income Change 2000 to 2010	10.7%	15.0%	22.8%
Median Income Change 2000 to 2015	9.0%	12.2%	18.4%
Median Income Change 2010 to 2020	-6.5%	-5.8%	-6.9%
Median Income Change 2015 to 2020	-5.0%	-3.4%	-3.5%
2015 Household Income			
up to \$24,999	41.7%	33.3%	29.5%
\$25,000 to \$49,999	28.2%	26.9%	25.6%
\$50,000 to \$74,999	14.4%	15.6%	16.7%
\$75,000 to \$124,999	10.4%	14.3%	16.9%
\$125,000 to \$199,999	3.9%	6.6%	7.7%
\$200,000 or more	1.4%	3.4%	3.7%
2015 Home Value			
Median Home Value	\$168,342	\$230,017	\$239,703
Average Home Value	\$203,241	\$310,758	\$316,033
2015 Occupancy			
Households	8,104	50,911	136,474
Owner Occupied	32.1%	42.2%	45.0%
Renter Occupied	67.9%	57.8%	55.0%

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CONTACT

CHRIS BERTZ

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Direct (310) 492-8418

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