

CURRENT AVAILABLE PROPERTIES



THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815
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www.thevollmancompany.com

AGENTS

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(916) 929-2000

PROPERTY SUMMARY APRIL 2017

INDUSTRIAL

RETAIL

OFFICE

LAND

INVESTMENTS

THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE

THE VOLLMAN COMPANY, INC.
Summary of Exclusive Industrial Properties For Lease
APRIL 2017
(916) 929-2000

T = Tenant Incentive
B = Broker Incentive

ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
3650 51 st Avenue Sacramento, CA 95823	A - Rm 2 - 120 sf A - Rm 3 - 471 sf B - 940 sf	M-1 - Light Industrial	A Rm 2-\$150.00 (\$1.25 psf - Gross) A Rm 3-\$500.00 (\$1.06 psf - Gross) B \$940.00 (\$1.00 psf - Gross)	Dennis Vollman Luann Henderson Alex Byrd	100 Ampere, 110/208 volt 3 phase electric service
1312 Ascot Avenue Rio Linda, CA 95673 APN: 215-0230-039	1 Acre - Yard	M-IS-RL	\$2,500/month	Alex Byrd	1 Acre of graveled and fenced Yard Space Property is located in the City of Sacramento Water Available/Electricity-upon Negotiations
3065-3079 Kilgore Rd Rancho Cordova, CA 95670 APN 072-0460-018	2,284± sf - 16,595± sf available 2.58 acres	Office Industrial, Mixed Use	\$0.50psf/month - warehouse/office space (\$0.16psf NNN Charges)	Dennis Vollman Luann Henderson Dan Mincher Alex Byrd	Two Grade Level Roll-ups. Some Raised Computer Floors & Fenced Yard. Suites A,C,D,D-1, E and 3065 - Leased

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Summary of Exclusive Industrial Properties For Sale
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3012 Academy Way Sacramento, CA 95815 APN: 265-0390-013	3,900 sf	C-2	\$678,000	Lu Ann Henderson	7,000 sf Fenced and Secure Yard Central Heating/Air - 5 Roll up Doors Loading Dock / 3 phase power Sacramento City Limits
7925 Butte Avenue Sacramento, CA 95826 APN: 061-052-033	5,200 sf	M-1	\$962,000	Lu Ann Henderson	Located off Power Inn Rd/Sacramento City Limits 3 Roll up doors - 15' clear height 400 amps - 3 phase power 2 separate gated yards
14025 River Road Walnut Grove, CA 95690 APN: 146-0160-008 & 009	4,225 sf 1,000 sf Office 2,225 sf Warehouse 1,000 sf Shop Space	ZOO Industrial Warehouse Use	\$489,500	Dennis Vollman	This is a concrete building and a steel building with a total area of approx. 4,225 sf located on 1.1 acres of land on the east side of the Sacramento River.
6131 Watt Avenue North Highlands, CA 95660 APN: 215-0072-014-0000	5,250 sf	SPA	\$800,000	Alex Byrd	Fully Conditioned / Insulated, Fenced Yard Paved Parking, 2 roll up doors (10' x 12') 400 Amp Service / Small Apt with Shower

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Summary of Exclusive Investments
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ADDRESS/ LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
14176 & 14178 River Road Walnut Grove, CA APN: 142-0240-003-0000 Commercial Properties!	14176 - 13,866 sf 14178 - 9,516 sf	GC - General Commercial	14176 - \$440,000 \$31.73 psf 14178 - \$315,000 \$33.10 psf	Dennis Vollman	14176 currently occupied by Morris Motors USA 14178 currently occupied by Central Market Grocery Store Marina Parking Lot, Restroom and expansion land reserved by Seller
3804 40 th Avenue Sacramento, CA APN: 037-0011-031	14 units - .38 acres	RD-20 - Residential	\$799,000 7.19 % - CAP Rate	Dan Mincher Bill George	Rent Roll and Income/Expense Report Rent Increase Upside Potential Tenants pay SMUD and PG&E

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Summary of Exclusive Land Listings
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
8090 Brady Lane Roseville, CA 95747 APN: 473-010-033	5.1 acres	RS-AG-B-20	\$875,000 IN CONTRACT	Bill George	Good infill subdivision of large lots very close to Foothills Blvd. and Main Ave. just off Baseline Road.
NWC Baseline Rd & Brady Ln Roseville, CA 95747 APN: 473-010-032	5 acres	C1-UP-DC - Commercial	\$1,495,000 IN CONTRACT	Bill George	High traffic corner across from existing mini storage, originally planned for a gas station and mini storage.
Claire Avenue off Dry Creek North Sacramento, CA APN: 215-0260-010,11,12 & 71	24 acres	M-1-S	\$2,500,000 IN CONTRACT	Bill George Jim Morey	Site Improvements - One House, Fenced, Some Utilities. Area slated for Single Family Development.
102 E Natoma Street Folsom, CA 95630 APN: 071-0320-042	4.86 acres	BP-PD	\$1,164,400	Bill George Dan Mincher	Approved Map - 4 Buildings 8,200 sf each , 4 Parcels
Gudel Family Farms Lower Sacramento & Liberty Rd Galt, CA APN: 005-020-02 & 005-030-07	78.78 acres 55 Lots Approved T Map	Residential	\$6,187,500 (\$112,500 per lot)	Bill George Alex Byrd Jim Morey	55 Lots - Approved Tentative Map Located in San Joaquin County Large Lots, Open Space, Gated Community Fee Analysis Attached
Kilgore Rd. and Sun Center Dr. APN 072-0470-020/072-0480-005 BUILD TO SUIT - ONLY	86,379 sf 1.983 acres	MP - Industrial Office / BP	Lease Terms: 7+ years NNN	Dennis Vollman	This corner location is on the eastern entrance to the Prospect Business Park at the Southeast corner of Kilgore Road and Sun Center Drive.
La Mancha Way and Creek Center Sacramento, CA APN: 118-0290-003	40,293 sf	C-1-PU	\$400,000	Bill George Dan Mincher	Great finished Commercial lot great location right across from the DMV. How about an insurance business? Possible Seller Finance!
1526 Merkley Avenue West Sacramento, CA 95691 APN: 067-012-000	.36 acres 15,321 sf	Commercial	\$199,000	Luann Henderson	Great West Sacramento location The parcel has existing curb, gutter and is ready to build on.

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Meadowgate Drive near Franklin Sacramento, CA APN: 049-0270- 005 & 006	.87 acres	C-2	\$495,000.00	Bill George Dan Mincher	Development Land For Trade or For Sale Zoning should allow 2 story development up to approximately 20,000 sq. ft.
Millville Plains Road, Millville, CA 96062 - Shasta County APN: 060-050-001	100.3 acres of Agriculture Land	R-L-T-BA-2 Limited Residential	\$429,000.00	Jim Morey Bill George	Mostly Level 100.3 ac of AG Land Partially Fenced County Rd Frontage/17 minutes from Redding
2725 & 2755 Moore Rd. Lincoln, CA APN 021-283-007 & 009	9.7 ac. - 2755 Moore 10.58 ac. - 2725 Moore	Medium Density Residential	2755 - \$2,900,000 2725 - \$2,995,000 Lender Owned!	Bill George	20± acres of Residential <u>Development Land</u> in the developing area of Lincoln. Planned for 170+ medium density homes.
26312 State Hwy. 16 Esparto, CA APN 049-240-01-1 / 02-1	7.7 acres	Commercial Acreage	\$1,900,000.00 \$5.66 per sq. ft.	Bill George Jim Morey	7.7 acres of undeveloped commercial land on the way to Cache Creek Casino. LENDER OWNED!
Woodland Ave. Esparto, CA APN 049-240-18-1	3.83 acres	Commercial Acreage	\$980,000.00 \$5.87 per sq. ft. MAKE AN OFFER!	Bill George Jim Morey	3.83 acres of undeveloped commercial land on the way to Cache Creek Casino. LENDER OWNED!
Watt Ave (between Q & U St) (7200 block on Watt Avenue) North Highlands, CA 95660 APN: 208-0122- 067	6.11 acres	SPA	\$770,000.00	Bill George Dan Mincher	Ideally suited for retail, office, multi-family or mixed use 28,000 cars per day
Watt Ave. near Elkhorn Blvd. North Highlands, CA APN 208-0142-020,022,030 036	9.24 acres Total 2.31/4.62/2.31 acres	GC, General Commercial / Multi-Family RD	\$1,020,000.00 - 2.31 ac. \$2,050,000.00 - 4.62 ac. \$1,030,000.00 - 2.31 ac	Dennis Vollman Bill George	Very Flexible zoning allowing a wide range of uses from multi-family to strip commercial and light industrial.Redevlopment Area!
West St. & I-5 in Woodland, CA APN 027-430-03-1	9.2± acres	Highway Commercial	\$3,250,000 includes all work product done to date and improvements	Bill George	A highly visible Highway Commercial site at the on/off ramp of West St. & I-5. Motel site, restaurant, retail site, etc. Great Freeway exposure. All Offers will be Considered.

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1663 Wise Road APN 020-167-031 LENDER OWNED	60.40 acres Tentative Map For: 3 - 10 acre parcels 1 - 30 acre parcel	F-B-X Flood Zone X	\$2,490,000.00 LENDER OWNED!	Bill George Jim Morey	4 tentatively mapped parcels with a new paved road. Can be split. One 10 acre parcel with a house.
Younger Creek & Sky Creek Sacramento, CA 95828 APN: 062-0130-036	.67 Acres 29,185 sq. ft.	M-2S	\$160,000 (\$5.43psf)	Dan Mincher	All utilities in street Excellent size for tilt up or metal - Owner/User Industrial Building

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Summary of Exclusive Office Properties For Lease
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2555 3 rd Street Sacramento, CA APN: 009-0237-018	Suite 108: 1,195 sf Suite 215: 1,440 sf Suite 217: 926 sf		\$1.50 psf - Full Service Gross NEW PRICING!	Jim Morey Lu Ann Henderson	Plug and Play - Ready to Go Fully Furnished Office - Seven Executive Property Manager On- Site. Outside Patio
2856 Arden Way Sacramento, CA 95815	Suite 150 - 1,000 sf Suite 200 - 6,280 sf	LC	Suite 150 - \$1,000.00 - FSG Suite 200 - \$6,280.00 - FSG	Dennis Vollman Lu Ann Henderson	Suite 200 is Divisible - \$1.00 psf - FSG Access to I-80 via Arden Way
11294 Coloma Rd Gold River, CA 95670 APN: 069-0031-010	Suite C: 868 sf Suite H: 560 sf	MP-Office	\$1.15 psf / Month - Modified	Dan Mincher	Gold River Center - Nicely Landscaped Over 17,000 cars pass by building Very nice common restrooms
2030 Del Paso Blvd Sacramento, CA 95815	3,700 sf Upstairs Loft	C-2-SP	\$.90psf / Modified Gross	Don Deavens	The space has 5 private offices and is ideal for an Art Gallery or Dance / Fitness Studio.
921 Drever Street West Sacramento, CA APN: 058-015-004	3,120 sf Building 1,560 sf Available	C-3 Office	\$.90 psf	Lu Ann Henderson	Fully updated and remolded Office Building. 5 private offices, full kitchen/ break room. Privately Gated and ADA compliant
5660 Freeport Blvd Sacramento, CA 95822	5,000 sf - Above the Wells Fargo	C2-EA	\$.90 psf/month Full Service Gross	Jim Morey Lu Ann Henderson	High Traffic Counts Second Floor Office Space - Wells Fargo Bldg
800 Sunrise Ave Roseville, CA 95661	Suite F: 1,089 rsf	CC	\$1.10psf/ Modified Gross	Lu Ann Henderson	Reception, Open Area and 5 Private Offices Facing Sunrise Ave - Over 35,000 Cars Per Day

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Summary of Exclusive Office Buildings For Sale
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ADDRESS/ LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
10030 Fair Oaks Blvd Fair Oaks, CA 95628 APN: 244-0231-011	6,322 sq. ft.	SPA	\$750,000 (118.64psf)	Dan Mincher	27 Parking Spaces / High Visibility Prominent Old Fair Oaks Corner 3 full restrooms & 2 showers
3430 Robin Lane #6 Cameron Park, C A95682 APN: 109-440-091	1,426 sq. ft.	CP-DC-PD Land Use is Commercial	\$165,000	Lu Ann Henderson	Charming Two Story Professional Building Well Maintained - Ample Parking 4 Private Office / Large Open Area

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Summary of Exclusive Retail Properties For Lease
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
1028 2 nd Street - Union Hotel Sacramento, CA	15,000 sf Retail & Office		Contact Agent	Don Deavens	Office, Retail, Bar Great location for Dance Studio, Restaurant, Bar, Yoga and Retail Shops
1920 29 th Street Sacramento, CA	Suite A: 3,214 sf	C-2 SP	Suite A - \$6,428	Dennis Vollman Luann Henderson	17 Parking Spaces on Site 400amperes of 110/208 volt, 3 phase power
3732 Auburn Blvd Sacramento, CA 95821	2,375 sf	SC	\$.85 psf - Modified Gross	Dennis Vollman Luann Henderson	Immediate Freeway Access Ample Parking
2346 Florin Road Sacramento, CA 95822 APN: 047-0012-024	8,000 sf Dollar Store	Mixed Use	Contact Agent	Don Deavens	Fully Stocked Dollar Store - Ready to Use Store has been in existence for 4 Years Located in Shopping Center
1017 Front Street Old Sacramento, CA 95814 APN: 006-007-104	3,500 sf Recording Studio	C-3	Contact Agent	Don Deavens	Recording Studio with all the Satellites and Equipment and Sound Proofing Office Area with Conference, Reception etc
1115 Front Street Old Sacramento, CA 95814	24,300 sf 0.21 acres	C-3	Contact Agent	Don Deavens	We have two retail locations available on the street level
5662 Main Ave Orangevale, CA 95662 APN: 235-0042-019	5,000 sf 19,401 - Lot	LC - Limited Commercial	Contact Agent	Don Deavens	5 Retail Spaces Available for Immediate Occupancy from 500 - 2,120 sq. ft. Retail Shopping Center - Needed Services
1000 Melody Lane Roseville, CA	Multiple Suites Available: 1125 sf - 3375 sf	Shopping Center	\$1.20/psf NNN - \$.35psf/mon	Luann Henderson	Excellent location on the corner of Riverside Ave. & Cirby Way. Easy access to I-80

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2626 Rio Linda Blvd Sacramento, CA 95815	1,600 sf	C-2	\$2,000 / Gross	Don Deavens	Fully equipped Restaurant The lease includes all kitchen equipment
1600 Sacramento Avenue West Sacramento, CA 014-054-010	Suite 1 - 766 sf Suite 3 - 766 sf	C-2	\$1.00 psf	Lu Ann Henderson	Small Retail Space / Convenient Parking Close to Ikea Shopping Center & Freeway High Visibility/ Monument Signage
4340 Stockton Blvd Sacramento, CA 95820 APN: 020-0194-036	13,800 sf	SPA Church Facility	Contact Agent	Don Deavens	Large sanctuary, banquet facility, kitchen, conference room, pastor's study, secure parking and a children play center.
5972 Stockton Blvd Sacramento, CA 95824 APN: 026-0244-020	4,800 sf	SPA	Contact Agent	Don Deavens	99 Cent Store Anchor Shopping Center Freestanding building with plenty of parking Behind the newly renovated casino
7420 Sunset Avenue Fair Oaks, CA 95628	2,214 sf	LC	\$2.00 psf / Modified Gross	Alex Byrd Dennis Vollman	Divisible warm shell - General Commercial Retail or Office Space
5444 Watt Avenue North Highlands, CA 95660	Suites: 1,082 sf - 8,014 sf		\$1.25psf / NNN	Dan Mincher	36,000 Cars per day, Corner Location 47 Parking Spaces and Monument Signage
5601 Watt Avenue North Highlands, CA	1,100 sf	SPA - Shopping Center	\$1.50 psf Modified Gross	Dennis Vollman Luann Henderson	Immediate freeway access from Watt Ample parking available on site Excellent window line and curb appeal

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910 2 nd Street Old Sacramento, CA 95814	4,978 sf - Lot 10,000 - Building	C3	\$1,350,000	Don Deavens	The current tenants consist of a restaurant Bar, Gift Shop, Fast Food Café and office
8870 Auburn Folsom Granite Bay, CA APN: 048-132-067-000	9,092 sq. ft.	Commercial	\$1,395,000 Price Reduced!	Don Deavens	This busy Granite Bay retail property is for sale, all four units are leased.
929 Drevers Street West Sacramento, CA 95691 APN: 058-015-011-000	3,971 sf	C-3 Multi-Use	\$551,969.00	Lu Ann Henderson	Fantastic Spot for Upcoming Brewery or Restaurant. Great for Office & Retail Use. Fenced Large Courtyard / Ample Seating
2346 Florin Road Sacramento, CA 95822 APN: 047-0012-024	8,000 sf	Mixed Use	Contact Agent	Don Deavens	Fully Stocked Dollar Store Inventory For Sale as well Located in Shopping Center
5662 Main Ave Orangevale, CA 95662 APN: 235-0042-019	5,000 sf 19,401 - Lot	LC - Limited Commercial	\$599,000 Price Reduced!	Don Deavens	5 Retail Spaces Available for Immediate Occupancy from 500 - 2,120 sq. ft. Retail Shopping Center - Needed Services
3363 Taylor Road Loomis, CA 95650 APN: 043-020-051-000	39,640 sq. ft. .91 acres	GC - General Commercial	\$469,000	Dan Mincher Bill George	Bakers Nursery Currently. Great for general retail use, office use, recreation etc. Fenced, Ample Parking, Good Location
3710 Taylor Road Loomis, CA 95650 APN: 044-102-004-000	13,362 sf	L5 - 9 FR 10 B2	\$875,000 - Owner Financing Price Reduced!	Bill George Alex Byrd	Loomis Star Liquor Building / New Roof Near High Hand Nursery / Plenty of Parking. Cold Storage