

11195 COLOMA ROAD, GOLD RIVER, CA 95670



FOR SALE

Owner User

Auto-Use Property

\$1,625,000 | \$387/SF

The Vollman Company is delighted to introduce 11195 Coloma Rd, a fantastic opportunity for Auto-Use businesses owner's seeking a well-positioned single tenant commercial property in Gold River, CA. The property is situated on Coloma Road, just off the corner of Sunrise Blvd. The property is strategically located and provides ample space and flexibility for all businesses looking to establish, or expand their presence in this thriving area.

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The
VOLLMAN
COMPANY

Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
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www.thevollmancompany.com

FOR SALE: AUTO USE/AUTO REPAIR PROPERTY

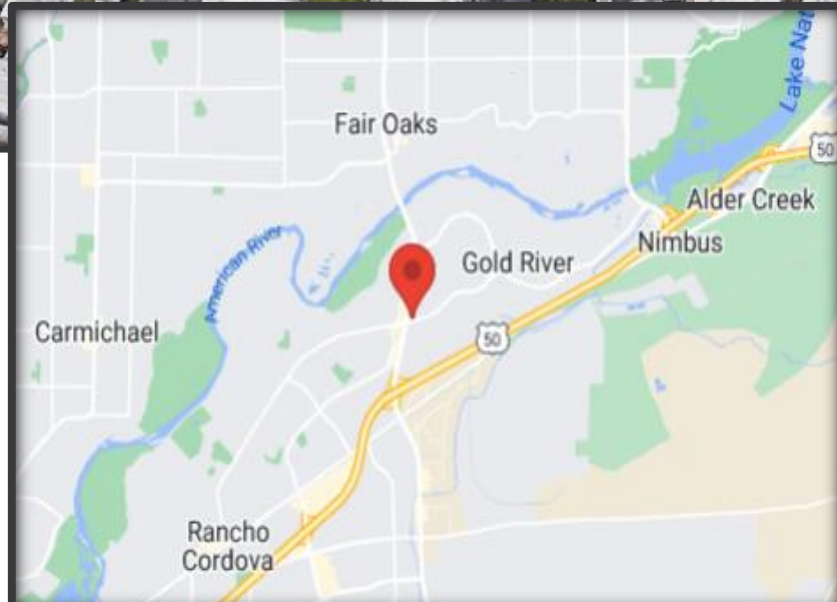
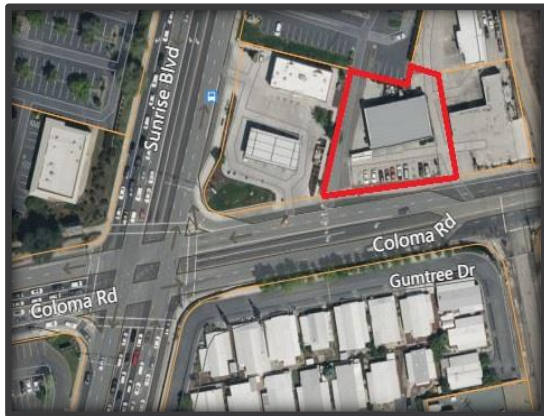
PROPERTY: +/- 4,200 SF AUTO USE BUILDING

+/- 17,860 SF (0.41 ACRES) GC ZONING

SALE PRICE: \$1,625,000



11195 Coloma Rd. benefits from ±29,000 vehicles that pass directly in front of the property and is viewed by a staggering ±151,000 cars daily from Sunrise Blvd.



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PURCHASE DETAILS

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PROPERTY PRICE: \$1,625,000

PRICE/SF: \$386.90

BUILDING SIZE: 4,200 SF

OFFICE: +/- 1,200 SF

- 2 Private Offices
- Front Desk Lobby/Reception Area
- 2 Restrooms
- 500 SF - Parts/Work Area

VEHICLE SERVICE AREA: +/- 3,000 SF

- 3 Double Wide (GL) Roll-Up Doors
- 4 Vehicle Lifts

EXTERIOR:

- 16 Fenced & Gated Parking Spaces
- Additional Parking Alongside Building

Zoned: GC

APN: 056-0330-008

ANNUAL OPERATING EXPENSES:

Property Taxes (Upon Sale)	\$19,500
Property Insurance:	\$4,000
Utilities (Est.)	\$9,325
Landscaping	\$2,400
Maintenance/Recurring (Est.)	\$5,000
EST. ANNUAL EXPENSES	\$40,225



Note: All information contained herein has been given to us by the owner of the property or other sources we deem reliable, or such information has been based upon our estimated values for similar type buildings. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.

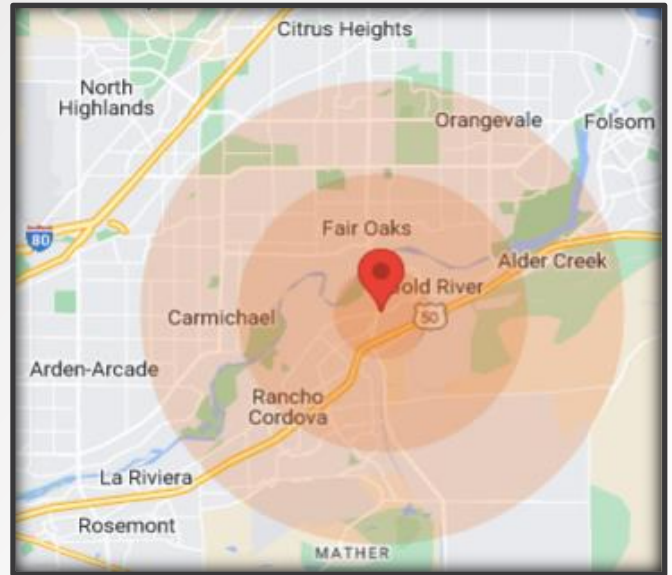
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NEARBY FOOD & RETAIL:

- El Pollo Loco, Carl's Jr, Five Guys, Chipotle, Subway, Baskin-Robbins, Round Table Pizza, Chick-fil-A, McDonald's, In-N-Out Burger, Denny's, Adalberto's
- ARCO/AMPM, Chevron, Shell
- Sportsman's Warehouse, Dollar Tree, Smart & Final, Pet Club



Population	1 Mile	3 Miles	5 Miles
Male	10,352	63,800	161,975
Female	8,391	64,620	168,836
Total Population	18,743	128,420	330,811

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,507	22,054	67,233
Ages 15-24	554	14,130	41,689
Ages 55-64	2,865	16,514	37,796
Ages 65+	3,240	19,011	43,986

Race	1 Mile	3 Miles	5 Miles
White	13,446	83,617	182,198
Black	1,493	10,477	33,570
Am In/AK Nat	85	676	1,489
Hawaiian	7	435	1,477
Hispanic	3,112	36,383	109,931
Multi-Racial	4,208	49,844	156,830

Income	1 Mile	3 Miles	5 Miles
Median	\$36,406	\$45,112	\$43,480
< \$15,000	2,956	9,331	20,254
\$15,000-\$24,999	1,511	7,081	15,928
\$25,000-\$34,999	1,376	6,127	15,754
\$35,000-\$49,999	1,763	7,925	19,530
\$50,000-\$74,999	1,620	10,506	25,133
\$75,000-\$99,999	669	5,350	13,145
\$100,000-\$149,999	844	6,478	14,321
\$150,000-\$199,999	145	1,920	4,294
> \$200,000	201	1,871	3,773

Housing	1 Mile	3 Miles	5 Miles
Total Units	13,433	65,401	149,325
Occupied	11,672	59,401	135,214
Owner Occupied	1,260	23,774	57,984
Renter Occupied	10,412	35,627	77,230
Vacant	1,761	6,000	14,111

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Ian has had a strong background in real estate since his college days. He worked as a Loan Officer and Processor for a Commercial Lender based in Sacramento for seven years, before transitioning to residential lending as a Loan Officer at Provident Funding in 2017. During his tenure at Provident, which lasted a little over five years, Ian successfully completed 1,044 residential purchase and refinance transactions. He attended Jesuit High School in Sacramento before graduating from California State University Fullerton, where he also played and coached rugby. Ian's parents are small business owners here in Sacramento, and his upbringing instilled in him the value of being a man for others. Ian has worked with several notable clients, including Fischer Tile & Marble, Inc., Hazen Landscape, Winkler Thurlow & Forner CPA's, and Suisun Roofing & Supply.



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Dan Mincher, CCIM, Managing Broker, is a results-driven professional in all segments of commercial property brokerage: Sales, Leasing, Investments, consulting, and 1031 exchanges. Dan is a Certified Commercial Investment Member (CCIM) having completed extensive education and experience qualifications, a Toastmasters International competent Toastmaster (CTM), and a member of the Association of Commercial Real Estate (ACRE). Notable clients include Budget Truck Rental, Chase Bank, Reliance Trust Co., Don Quixote's Mexican Grills, Snowline Hospice, and Premier Sports Training. Prior to his involvement in real estate, Dan had a very successful career in the U. S. Coast Guard and holds a Bachelor's degree in Business Management with emphasis on entrepreneurship and real estate from the Georgia State University, graduating Magna Cum Laude. He enjoys playing golf, hiking, anything he can do in or on salt water, and travel with his wife, Jan.

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