



**TURTON**  
COMMERCIAL REAL ESTATE

# CARMICHAEL COMMERCE CENTER

5802-5840 ROBERTSON AVE, CARMICHAEL, CA 95608

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TROPHY, 19 UNIT, BOUTIQUE, MID-CENTURY INDUSTRIAL CONCRETE TILT-UP FLEX OWNER/USER, OR INVESTMENT FOR SALE

5802-5840 ROBERTSON AVE



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# THE OPPORTUNITY

± 32,760 SF	± 1.82 ACRES	\$4.75M PURCHASE PRICE	\$145 PER SF	100% LEASED (MTM/SHORT TERM)
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## INVESTMENT AND/OR OWNER-USER OPPORTUNITY IN THE CARMICHAEL COMMERCE CENTER

Carmichael Commerce Center is an exceptional 32,760 square foot industrial/flex property situated on 1.82 acres in the vibrant Carmichael, CA submarket. The property has been incredibly well maintained and updated over the last 20 years by the current ownership, with nearly all of the major upgrades/capital expenses addressed with no known deferred maintenance issues in the near term. **Strategically located at 5802 Robertson Avenue, this versatile property offers an excellent opportunity for both investors and/or owner-users.**

### FOR THE INVESTORS:

- **Flexible Space:** Ideal for a wide range of industrial and office uses.
- **Strong Investment Potential:** With restructuring leases to NNN (which are all currently modified gross) and increasing rents to market rates, this property can generate a substantial 7.45% return starting in year 2.
- **Short-Term Leases:** Benefit from the flexibility of short-term leases. All leases are currently month-to-month allowing a new owner to increase the currently well below market rents, restructure them to NNN and drive the yield to 7.45% in year 2.
- **Rent Growth Potential:** All leases are below market, allowing for significant rent growth with a mark-to-market leasing strategy.

### FOR OWNER/USERS:

- **Existing Income:** The property is currently 100% leased (all short term leases under 12 months), providing an owner/user with income post acquisition.
- **Significant Savings:** Owning this property can save you nearly \$3.3 million over 10 years compared to leasing, when factoring in rent, NNN expenses, principal pay down, depreciation and appreciation.
- **Tax Advantages:** Enjoy the benefits of depreciation, principal paydown, and potential property appreciation.
- **Control and Flexibility:** Have full control over your place of business and the ability to customize it to your specific needs.
- **Long-Term Stability:** Secure your business operations in a stable and growing market.
- **Community Engagement:** Become a valued member of the Carmichael business community and contribute to local economic development.



Lastly, there is a unique opportunity to condominium-ize the suites and sell individual warehouse/flex condos, which at \$250 per square foot, would generate a total resale price of \$8,190,000 less the cost of placing a condo map on the property.

*Don't miss this rare opportunity to acquire a prime industrial/flex property in Carmichael. Contact us today to schedule a tour and learn more about how this property can fit your investment goals.*

# PROPERTY DETAILS

**APN:** 272-0121-053  
**Zoning:** LC SPA (Main Street District)  
**Price:** \$4,750,000  
**Price Per SF:** \$145  
**Units:** Nineteen (19)  
**Year Built:** 1974  
**Year Remodeled:** Various/Ongoing  
**Total SF:** ± 32,760  
**Stories:** Two (2)  
**Parking Stalls:** ± 84  
**Total Site Size:** ± 79,279 SF / 1.82 acres  
**Occupancy:** 100%, All short term leases, all expiring in under 12 months

**Options to Renew:** None  
**Opportunity Zone:** No

**UTILITIES:**  
**Electricity:** SMUD  
**Gas:** PG&E  
**Water/Sewer/Trash/Storm:** Carmichael Water District

**SEISMIC/FLOOD:**  
**Fault Zone:** N/A (Source: CalOES)  
**Flood Zone:** Zone X (FEMA MAP 06067C0202H)

Section One: The Property

5802-5840 ROBERTSON AVE

## PROPERTY UPGRADES:

FRONT LANDSCAPING REPLACED (2023)  
NEW MONUMENT SIGN INSTALLED (2022)  
NEW FRONT SIDEWALK, CURB, GUTTER AND ENTRY WAY (2022)  
NEW HVAC THROUGHOUT THE PROJECT (2008 - 2022)  
NEW ROOF (2018 - 2024)  
COMPLETE EXTERIOR REDESIGN WITH REPAINT, NEW ROLL UP DOORS AND COMMON AREA RESTROOMS (2017)  
NEW EXTERIOR LIGHTING (2010)



# ECONOMICS

## INVESTMENT PRO FORMA:

### CURRENT INCOME/EXPENSE

#### 2024 - 2025 Investment Pro Forma

ITEM	TOTAL	PER SF PER YEAR	PER SF PER MONTH
Gross Scheduled Revenue	\$273,147.76	\$8.34	\$0.69
Operating Expenses	\$71,172	\$2.17	\$0.18
Pro Forma Real Estate Tax	\$60,752.50	\$1.85	\$0.15
Pro Forma Insurance	\$14,885.00	\$0.45	\$0.04
Net Operating Income	\$126,338.26	\$3.86	\$0.32

Notes:

- 1) All existing leases are either MTM or under 12 months remaining with no options.
- 2) All existing leases are on modified gross structure.
- 3) Pro Forma Real Estate Tax based on \$4,750,000 purchase price at current mill rate.
- 4) Rent roll available upon request.

### PRO FORMA YEAR 2

#### 2025-2026 Investment Pro Forma

ITEM	TOTAL	PER SF PER YEAR	PER SF PER MONTH
Gross Scheduled Revenue	\$353,808.00	\$10.80	\$0.90
Operating Expenses	\$0.00	\$0.00	\$0.00
Pro Forma Real Estate Tax	\$0.00	\$0.00	\$0.00
Pro Forma Insurance	\$0.00	\$0.00	\$0.00
Net Operating Income	\$353,808.00	\$10.80	\$0.90
Yield on \$4,750,000 purchase price	7.45%		

Notes:

- 1) This assumes rolling all existing leases and new leases to market of \$0.90 per sf NNN.
- 2) Pro Forma Real Estate Tax based on \$4,750,000 purchase price at current mill rate

## OWNER/USER PRO FORMA:

### BUY VS. LEASE

#### 2024 Owner/User Pro Forma

	MONTHLY	ANNUAL	NOTES
MORTGAGE PAYMENT	\$25,179.01	\$302,148.11	65/35 LTV, 7% interest rate, 25 year amortization
OPERATING EXPENSES & UTILITIES	\$9,555.00	\$114,660.00	\$3.50 per SF per year, net of property taxes
PROPERTY TAXES	\$5,062.71	\$60,752.50	Pro Forma at \$4,750,000
<b>SUBTOTAL</b>	<b>\$39,796.72</b>	<b>\$477,560.61</b>	
<b>10 YEAR SUBTOTAL</b>		<b>\$5,021,461.41</b>	R/E tax growth at 2% per annum, OpEx growth at 3% per annum.
LESS PRINCIPAL PAYDOWN		\$761,185.25	
LESS DEPRECIATION		\$341,025.64	80% of Total Value, depreciated over 39 years at 35% average tax rate

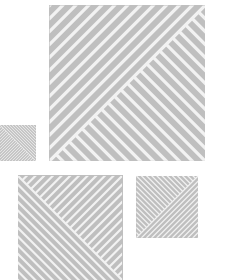
#### NET 10 YEAR COST OF OWNERSHIP

**\$326,604.21** Average of 10 Years  
**\$3,266,042.10** Total over 10 Years

### LEASE

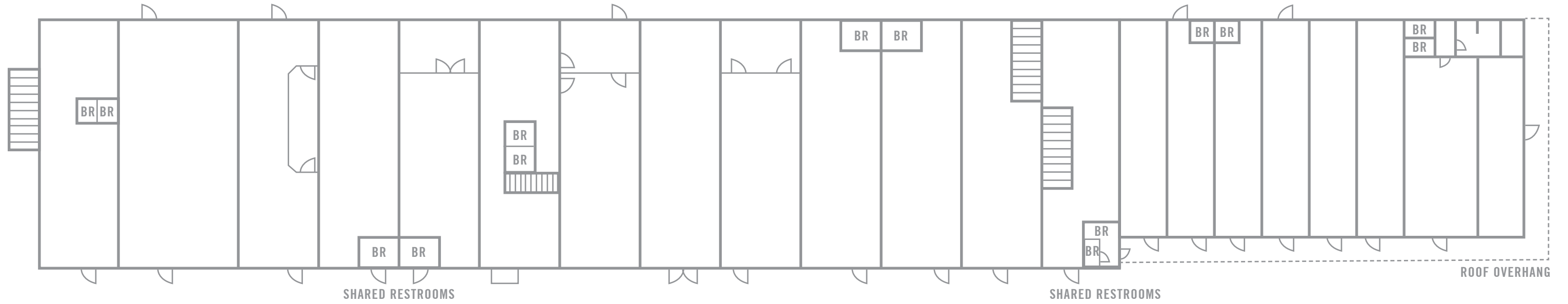
LEASE PAYMENT	\$37,977.82	\$455,733.82	\$1.00 per sf per month, NNN, with 3% per annum increases
OPERATING EXPENSES	\$11,076.86	\$132,922.37	3% per annum increase
PROPERTY TAXES	\$5,589.64	\$67,075.67	2% per annum increase
<b>SUBTOTAL 10 YEAR COST OF LEASING</b>		<b>\$655,731.86</b>	Average of 10 Years
		<b>\$6,557,318.58</b>	Total over 10 Years

**TOTAL 10 YEAR BENEFIT OF PURCHASING \$3,291,276.48**



# FLOOR PLAN

± 32,750 SF BUILDING SIZE



\* FLOOR PLAN IS NOT TO SCALE



# CARMICHAEL

### COMMUNITY CHARM AND STRONG DEMOGRAPHICS

Carmichael, a vibrant suburb within the Sacramento region, offers a welcoming environment that blends suburban charm with city conveniences. Known for its strong sense of community and excellent schools, it's a top destination for families, ensuring a stable population base and consistent demand for local services.

### STRATEGIC LOCATION AND ACCESSIBILITY

With easy access to major transportation routes, Carmichael connects seamlessly to Sacramento and beyond. Its central location makes it a strategic hub for businesses, providing both convenience and opportunity for growth.

### ECONOMIC STABILITY AND SMALL BUSINESS SUPPORT

Carmichael's diverse economy creates a recession-resistant community, supporting long-term growth. The area's strong demographics and business-friendly atmosphere make it an ideal place for entrepreneurs and investors seeking steady returns.

### OPPORTUNITY IN A THRIVING COMMUNITY

Investing in Carmichael means securing a foothold in a community committed to growth and stability. With its desirable location, strong sense of connection, and consistent demand, Carmichael offers a remarkable opportunity for both businesses and families to flourish.



### POPULAR RESTAURANTS & AMENITIES NEAR 5802-5840 ROBERTSON AVE (NOT ALL ARE MENTIONED HERE):

- |                        |                         |                            |                                  |                      |
|------------------------|-------------------------|----------------------------|----------------------------------|----------------------|
| Ace Hardware           | Dunkin'                 | Jack in the Box            | River City Brewing               | Tim's Music          |
| Baskin-Robbins         | Dutch Bros Coffee       | Jamba Juice                | Round Table Pizza                | TOGO's               |
| Bel Air                | El Chacuaco Taqueria    | La Bou Bakery & Cafe       | Safeway                          | Tugboat Fish & Chips |
| Best Friends Pet Hotel | Fair Game Retro         | La Sierra Community Center | Sana Market                      | USPS                 |
| Burger King            | Fast Cat Coffee         | Lido Cafe & Bakery         | San Juan Unified School District | Wells Fargo          |
| Burger Shack           | Ghiotto Artisan Gelato  | Mesa Mercado               | Smart & Final                    | Wellness Salt Cave   |
| Cantina Azteca         | Goodwill                | Palette Cakes              | Starbucks                        |                      |
| Carmichael Park        | I Love Pie Bakeshop     | Pho House                  | Stretch Lab                      |                      |
| Carmichael Recreation  | Incredible Pets         | Rite Aid                   | The UPS Store                    |                      |
| Dollar Tree            | In Shape Family Fitness |                            |                                  |                      |

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