

# 590

**MENLO DRIVE.**

OWNER-USER FLEX BUILDING FOR SALE IN ROCKLIN

*FOR SALE - \$2,700,000*

**590**



**TURTON**  
COMMERCIAL REAL ESTATE



# THE BUILDING

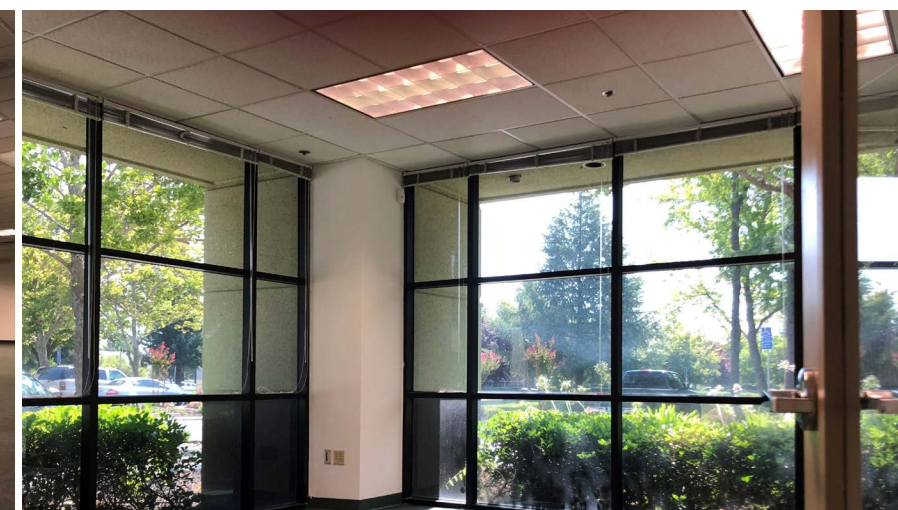
OWNER-USER FLEX BUILDING FOR SALE IN ROCKLIN

Turton Commercial Real Estate is pleased to present to the market for sale an owner-user flex building in Rocklin, CA.

590 Menlo Drive, the “Property”, is a 15,362 square foot office/flex building located in Stanford Ranch Business Park. The Property features 13,835 square feet of office space (approximately 90% of the building) and 1,537 square feet of warehouse space (approximately 10%).

The Property is well situated for an owner-user as the building is currently 51% occupied by three tenants, with a 7,527 square foot office suite comprising the remaining 49% vacancy. Two of the three existing tenants have expiration dates within the next twelve months, thereby providing an owner-user with the ability to occupy up to 12,832 square feet or approximately 84% of the building within the next year. The third tenant is currently on a triple-net lease until February 2021 thus providing additional passive income.

The Property is situated on an approximate 52,272 square foot parcel of land, which includes 40 on-site parking stalls. The building also features one rollup door to access the warehouse component of the building.



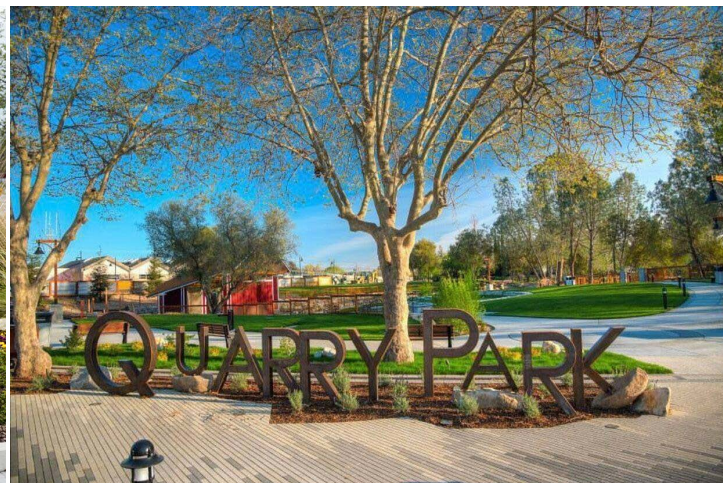


# PROPERTY LOCATION

ROCKLIN, CA

Located in South Placer County at the intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte mountain range in the West.

Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety.





# THE FINANCIALS

THE NUMBERS

THE PROPERTY

Address:	590 Menlo Drive, Rocklin, CA 95765
Parcel Number:	017-282-008-0000
Property Type:	Flex/Office
Purchase Price:	\$2,700,000
Price per SF:	\$175 PSF
Square Feet:	15,362 SF
Office:	13,835 SF (90%)
Industrial:	1,537 SF (10%)
Year Built:	1991
Construction Type:	Reinforced Concrete
Current Occupancy:	51%
Number of Tenants:	3 current tenants
Total Suites:	4 separate suites
Parcel Size:	52,272 SF (1.20 AC)
Parking Stalls:	40 on-site stalls
Zoning:	MP
Power:	400ams, 3 phases
Roll-up door:	1
Ceiling height:	16 feet

PROFORMA VALUATION

Pro-forma Annual Rent	\$253,354.08
Less 5% Vacancy	(\$12,667.70)
Annual rent less V/R	\$240,686.38
Less Op/Ex	(\$60,000.00)
Less Assoc. Dues	(\$15,000.00)
NOI	\$165,686.38
Purchase Price:	\$2,700,000.00
Pro-forma Cap Rate:	6.14%



EXISTING RENT ROLL

Tenant	Start Date	Expira-tion	Lease Type	Square feet	% share	NNN Per Month	Annual NNN	Rent Per Mo.	Rent Sq. Ft.	Annual Rent	Total Annual Rent & NNN:
Vacant	-	-	-	7,527	49%	-	-	-	-	-	-
Tenant	10/1/16	3/30/19	MG	4,155	27%	n/a	n/a	\$4,986.00	\$1.20	\$59,832.00	\$59,832.00
Tenant	3/1/18	8/31/19	MG	1,150	7%	n/a	n/a	\$1,207.50	\$1.05	\$14,490.00	\$14,490.00
Tenant	3/1/18	2/28/21	NNN	2,536	17%	\$1,063.00	\$12,756.00	\$3,170.00	\$1.25	\$38,040.00	\$50,796.00
Totals				15,362	100%		\$12,756.00			\$112,362.00	\$125,118.00

PROFORMA RENT ROLL

Tenant	Start Date	Expira-tion	Lease Type	Square feet	% share	NNN Per Month	Annual NNN	Rent Per Mo.	Rent Sq. Ft.	Annual Rent	Total Annual Rent & NNN:
Owner User			NNN	7,527	49%	\$3,161.34	\$37,936.08	\$7,525	\$1.00	\$90,300.00	\$128,236.08
Tenant	10/1/16	9/30/18	MG	4,155	27%	n/a	n/a	\$4,986.00	\$1.20	\$59,832.00	\$59,832.00
Tenant	3/1/18	8/31/19	MG	1,150	7%	n/a	n/a	\$1,207.50	\$1.05	\$14,490.00	\$14,490.00
Tenant	3/1/18	2/28/21	NNN	2,536	17%	\$1,063.00	\$12,756.00	\$3,170.00	\$1.25	\$38,040.00	\$50,796.00
Totals				15,362	100%		\$50,692.08			\$202,662.00	\$253,354.08





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