

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal lines in red, yellow, and blue.A large, three-dimensional sign for "Legal.com" is mounted on the building's facade. The word "Legal" is in blue and ".com" is in red.

4440

For Sale

# 4440 Duckhorn Drive Sacramento, CA

±4,995 SF Office Building Available

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## The Opportunity

Colliers Sacramento office is pleased to offer for sale, 4440 Duckhorn Drive located in the North Natomas area of Sacramento, CA.

The property is a ±4,995 SF office building. It is conveniently located just off of Interstate 5 with quick access to Downtown and Sacramento International Airport. Located nearby are the recently announced California Northstate University Hospital and Kaiser Medical Campus. Retail amenities such as banks, restaurants and gyms are within the immediate area.

The building can be purchased as an investment with ±\$10,000 of gross income per month in place.

- OR -

An owner/user purchaser can take advantage of the in-place income and occupy as much space as needed.

In both scenarios, current owner can vacate or enter into a short term lease at close of escrow.

## Investment Highlights

- Sales Price: \$1,695,000
- Price/SF: \$350
- ±\$10,000/Month existing rent
- Suites feature high-end finishes
- Common area furniture and fixtures to remain
- 5/1,000 parking supports medical/dental use
- Excellent freeway visible signage
- Close to Airport/Downtown
- Excellent amenities all within the immediate area

## Area Demographics

(2021)



### Total Population

1 mile: 15,137  
3 miles: 73,887  
5 miles: 154,107



### Daytime Population

1 mile: 14,263  
3 miles: 83,840  
5 miles: 174,891



### Avg. HH Income

1 mile: \$90,112  
3 miles: \$85,080  
5 miles: \$69,034

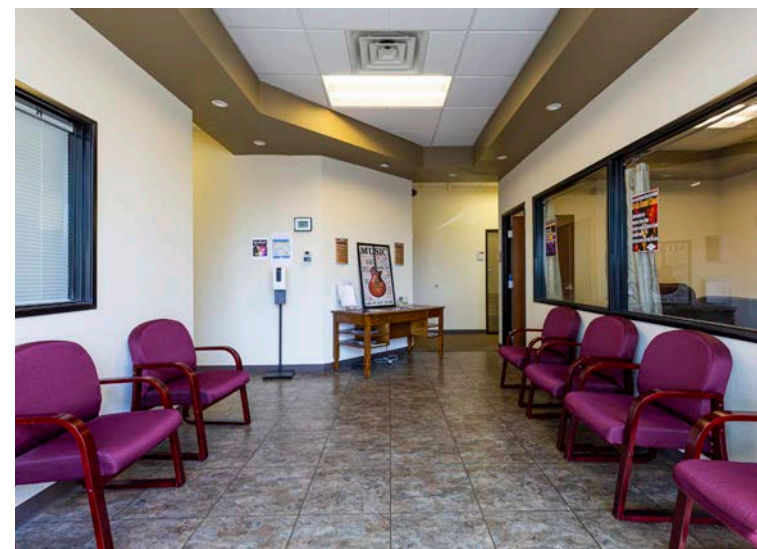
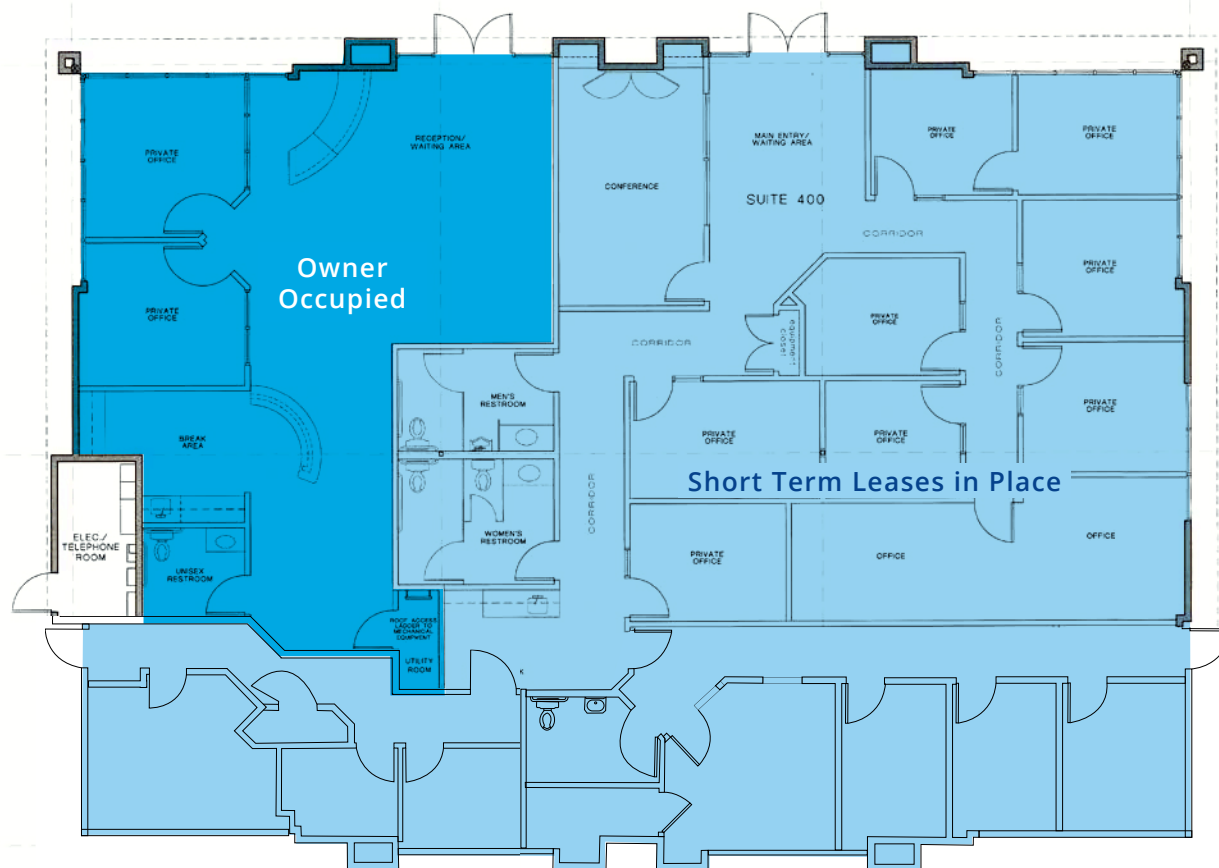


### Average Daily Traffic

Interstate 5: 130,500  
Duckhorn Drive: 7,817  
Arena Boulevard: 22,885

# Floor Plan

±4,995 SF



\* Owner can vacate the occupied space or enter into a short term lease at close of escrow.





Located on Interstate 5 between Sacramento International Airport and Downtown Sacramento. Easy freeway access to Interstate 5. Close proximity to restaurants and shopping.

4440 Duckhorn Drive

Centene Campus  
±500,000 SF  
Office Park

- SAFeway
- RITE AID
- Panera

- CHIPOTE
- FIREHOUSE SUBS
- chili's
- RED WING SHOES
- FedEx

- Raley's
- FIVE GUYS
- Jamba Juice
- COLD STONE
- JACK'S
- Marshalls
- Round Table
- Peet's COFFEE
- Carla's
- BELLA BIR
- KOHL'S

- Fry's
- Wendy's

- LAUREN Family Fitness
- BAD BAKERS
- McDonald's

- Natomas Marketplace
- REGAL ENTERTAINMENT GROUP
  - IN-N-OUT BURGER
  - Walmart
  - THE HOME DEPOT
  - AMSTER
  - STAPLES
  - STARBUCKS COFFEE
  - ON THE BORDER MEXICAN RESTAURANT
  - Applebees
  - ROSS DRESS FOR LESS
  - I ♥ TERIYAKI
  - PETSMART
  - FAMOUS FOOTWEAR
  - DEL TACO
  - Barb & Body Works

- Foods Co.
- dd's DISCOUNT
- GameStop
- Smart & Final
- Family AUTO PARTS

- The Promenade Shopping Center
- TARGET
  - Michaels
  - BEST BUY
  - ASHLEY
  - BevMo!
  - Burlington
  - DAISO
  - BARNES & NOBLE
  - JB'S
  - BOOT BARN
  - Panera
  - Logan's ROADHOUSE
  - Verizon
  - FAMOUS FOOTWEAR
  - ROSS DRESS FOR LESS
  - Barb & Body Works
  - Bank of America

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