

PRICE REDUCTION

RITE AID RETAIL SINGLE TENANT NNN INVESTMENT OPPORTUNITY

4830 J STREET | SACRAMENTO, CA



ESSENTIAL BUSINESS:

OPEN, OPERATING AND PAYING RENT
DURING COVID-19 PANDEMIC

EAST SACRAMENTO:

Established Neighborhood With Strong Demographics

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase an irreplaceable piece of real estate in a well established upper class neighborhood, homes nearby selling for \$1 million to \$3 million
- Lease is guaranteed by Rite Aid Corporation
- Absolute NNN Lease. Rite Aid pays for all operating expenses such as taxes, insurance, maintenance, roof, and structure. No landlord responsibilities.
- Located on a hard corner signalized intersection, with ingress and egress driveways located on both J Street and 48th Street

ASKING PRICE

~~\$13,690,000~~ **\$12,500,000**

CAP RATE

~~5.50%~~ **6.00%**

BUILDING SIZE

±16,863 SF

LAND SIZE

±57,934 SF



DOWNLOAD
OFFERING MEMORANDUM

FOR MORE INFORMATION, PLEASE CONTACT:

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**Newmark
Knight Frank**