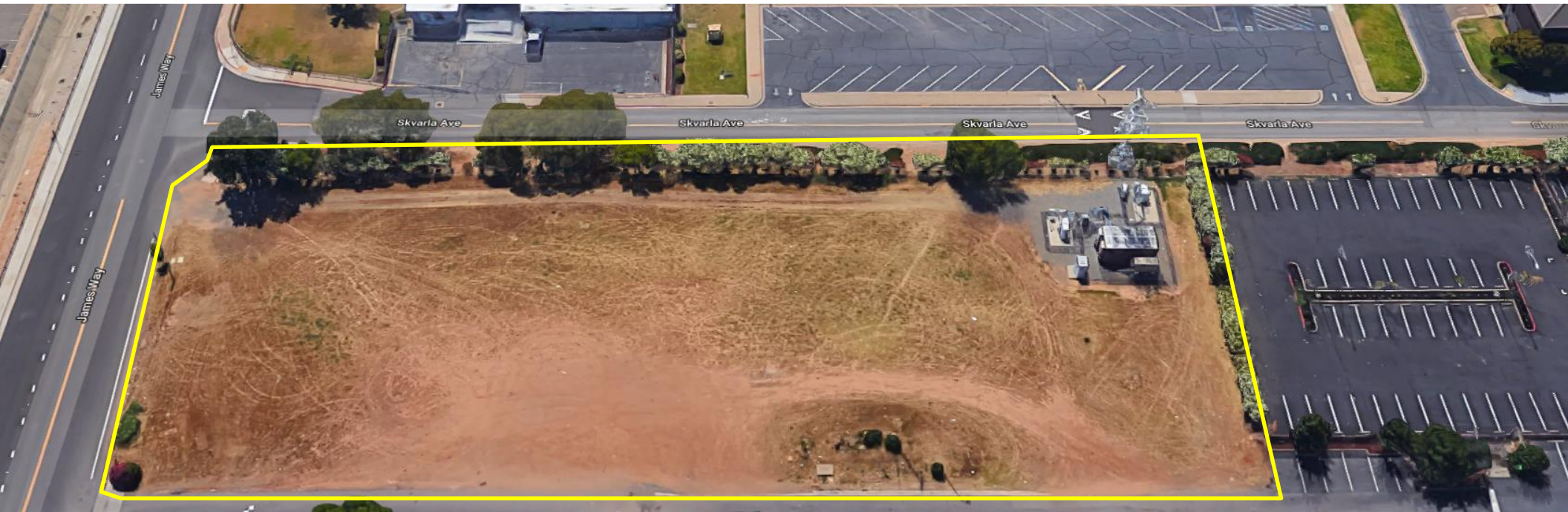


3517 A Street (aka James Way)
Near Watt Ave, North Highlands, CA



Land Opportunity with Cell Tower Income



BEN TINER

916.999.3900

CALBRE: 01705584



www.tinercommercial.com

STUART SNIDER

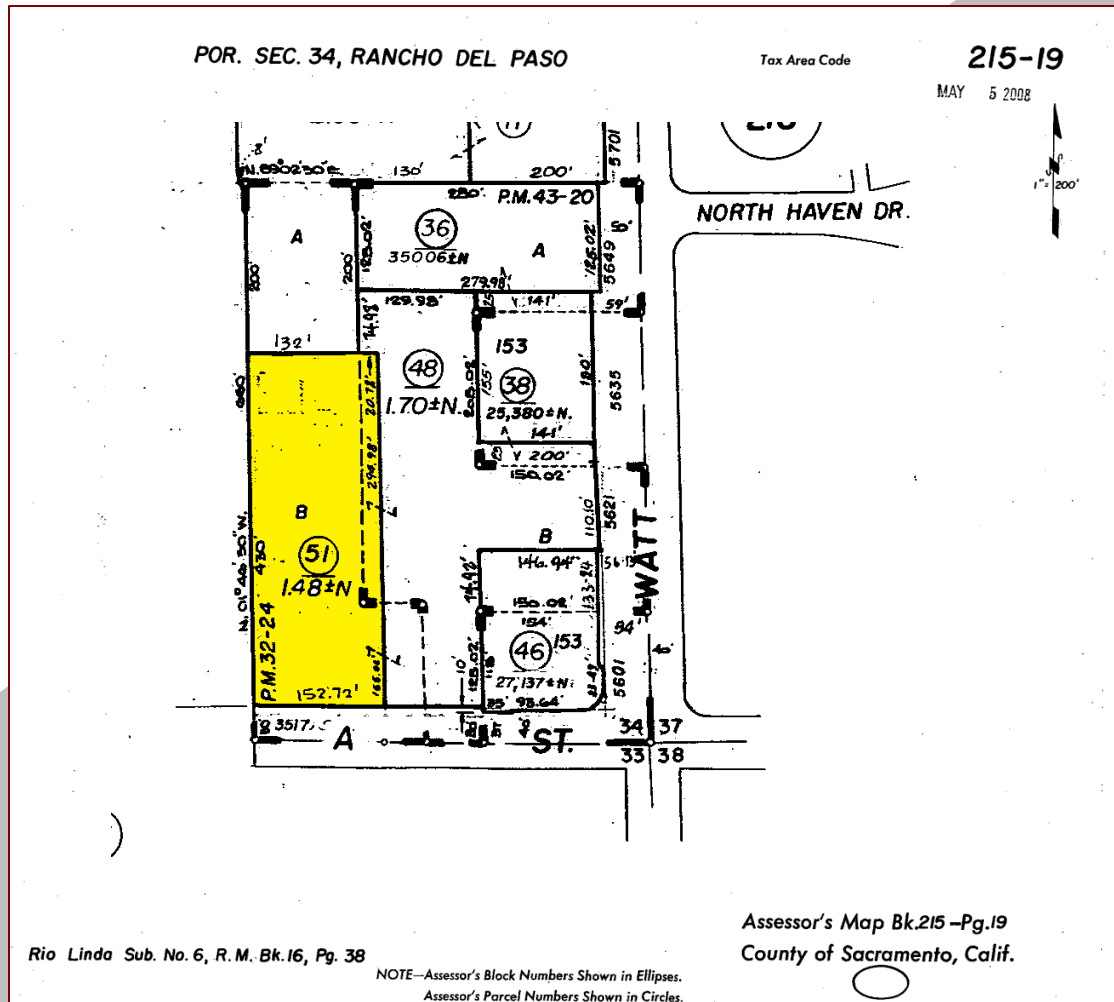
916.999.3902

CALBRE: 01132016

Property Information

HIGHLIGHTS:

- Single, level, buildable $\pm 64,468.8$ Square Foot Parcel (± 1.48 acres)
- Long-term Verizon Cell Tower Lease.
- Nearby retailers: Starbucks, Jack in the Box, Panda Express, Planet Fitness, McDonalds and Golden Corral
- Just east of McClellan Park & Airport (2,850 acres & 15,000+ daytime pop)
- Located in Sacramento County's "North Watt Ave Corridor Plan"

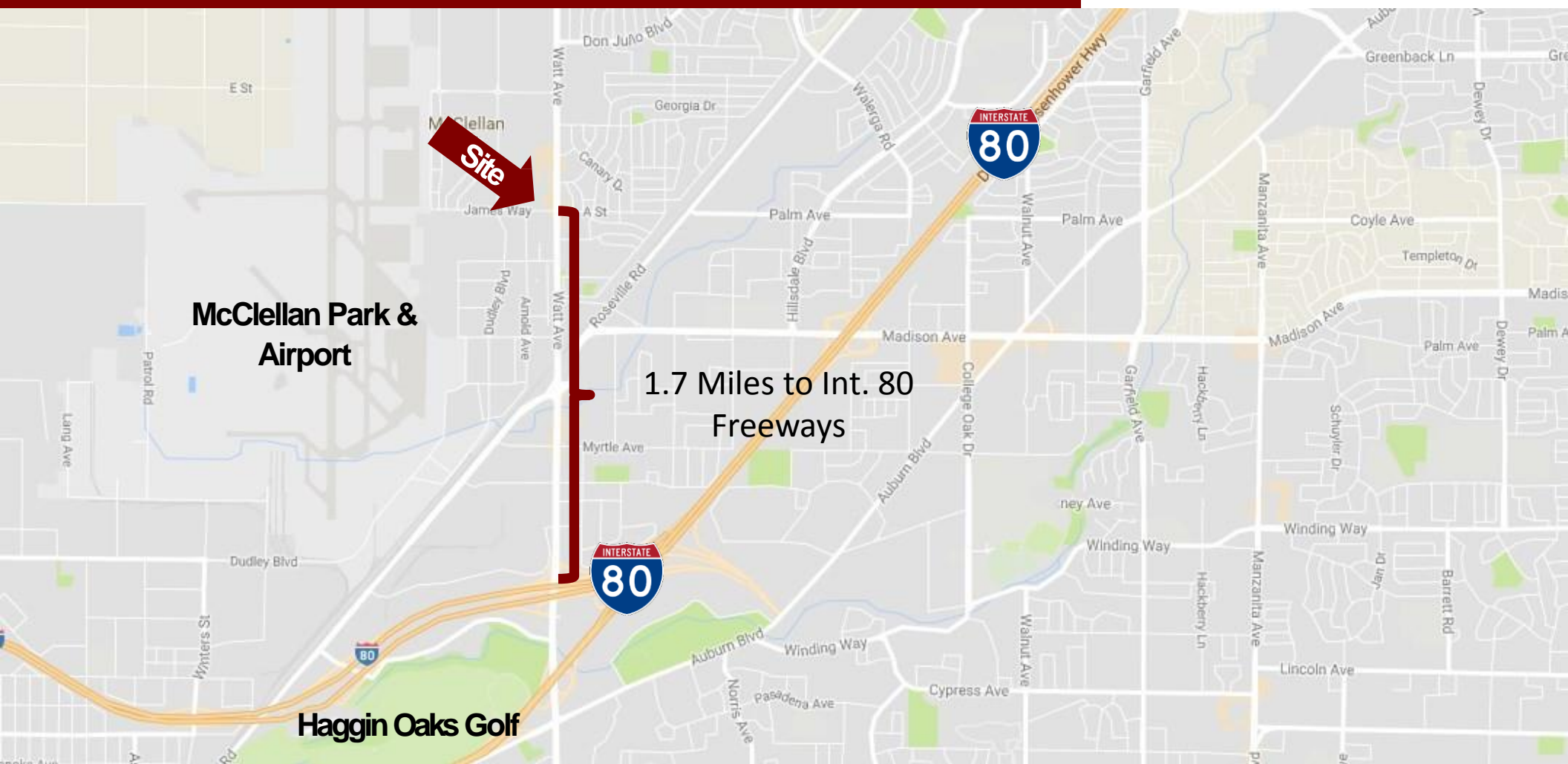


Property Information:

Property:	3517 A Street North Highlands, CA 95660
Parcel Number:	215-0190-051
Zoning:	SPA (Commercial Mixed Use)
Square Feet:	$\pm 64,468.8$ Sf
Price:	\$575,000
Acres:	± 1.48 AC

Tiner Commercial Real Estate Services | The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. All information should be verified prior to lease or purchase.

Demographics | Traffic



Traffic Counts

Collection Street	Cross Street	Cars Per Day
Watt Ave	A St.	35,810
A St.	Lura Aly	6,773

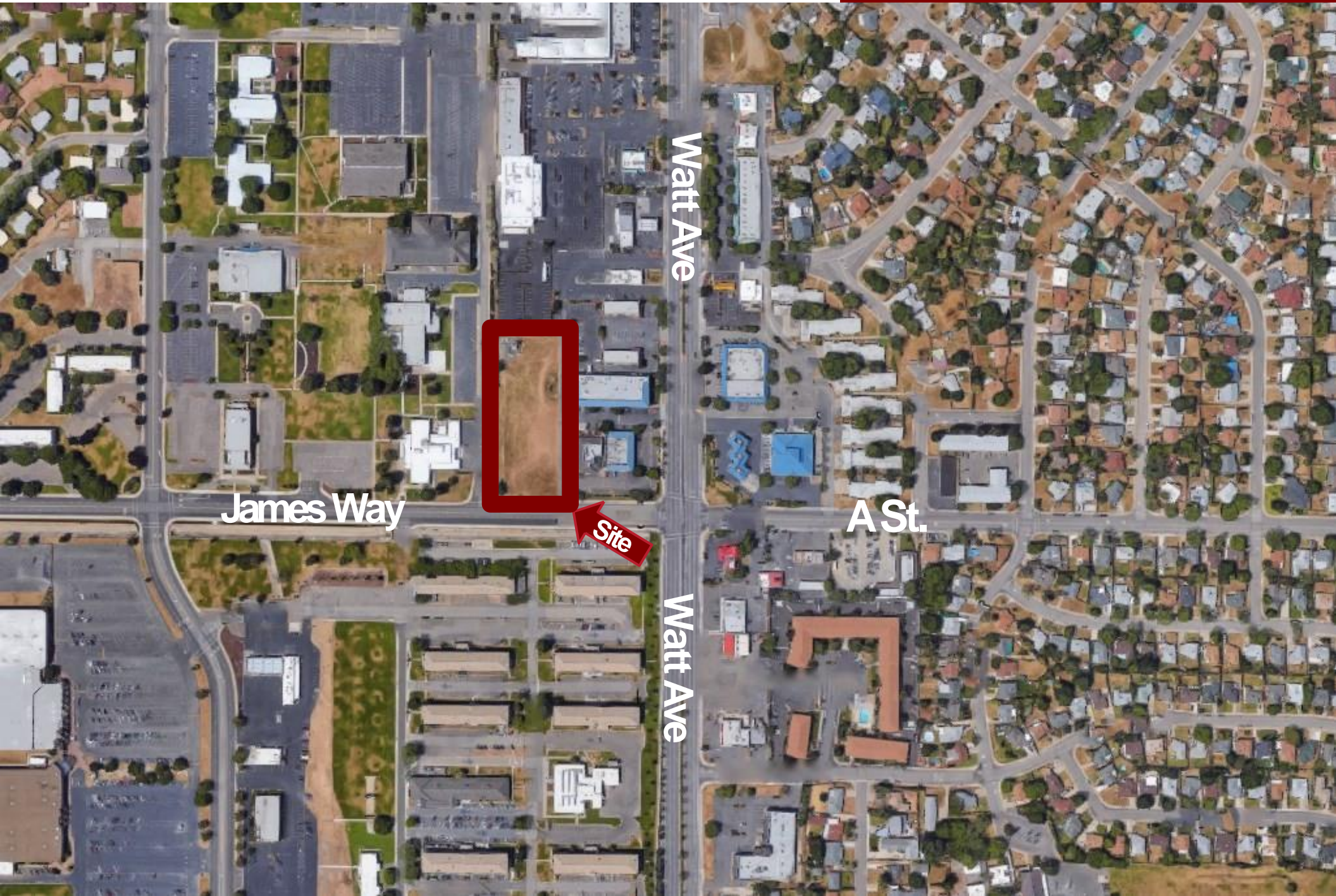
Population

	<u>1 Mi</u>	<u>3 Mi</u>	<u>5 Mi</u>
2017 Total Population	15,208	115,085	347,278
2022 Total Population	16,290	121,625	366,352
Pop Growth 2016-2021	7.11%	5.68%	5.49%

Households

	<u>1 Mi</u>	<u>3 Mi</u>	<u>5 Mi</u>
2017 Households	4,970	40,612	126,531
Median Income	\$36,733	\$45,780	\$50,473
Median Home Value	\$156,729	\$225,190	\$260,814

Aerial Overview



About McClellan Park



The Golden Age of McClellan Air Force Base

At its peak, McClellan Air Force Base was a significant economic engine and one of the largest employers in Sacramento, employing both civilian and military personnel. The base was the single largest industrial facility in Northern California, employing up to 26,000 people as it operated as a logistical depot for over 60 years. However, McClellan's future as a viable military base was abruptly brought to an end.

Closure

The end of an era; in 1995, it was announced that McClellan Air Force Base would be closed as part of the Base Realignment and Closure process. As a result, 11,600 jobs were lost. This was devastating to the local economy, resulting in a loss of \$1.5 billion annually. Thanks to vital partnerships formed between the Air Force, Sacramento County and McClellan Business Park, the facility was not shuttered completely. A Hot Transfer concept was initiated where private businesses were brought into vacant buildings even prior to official closure. This critical transition process allowed McClellan to retain a minimum level of employment, and for growth to begin even prior to the base's official closing.

Revitalization

Eight years after the official closure, McClellan Air Force Base is now McClellan Business Park, a growing business enclave that hosts a diverse mix of companies spread across more than 8 million square feet of space of all types. This former military facility is now home to hundreds of private companies, as well as state, federal and local government agencies and has become a magnet for private investment.

A total of \$580 million dollars has been invested across the project in infrastructure and building improvements. This amount reflects direct investments of over \$208 million from tenants, \$280 million dollars from McClellan Business Park and \$88 million dollars in grants from several state and federal agencies, Office of Economic Adjustment, Economic Development Agency, and Environmental Services Cooperative Agreement. 230 tenants employ an expanding workforce estimated at 15,000 daily visitors; companies include Consolidated/Surewest, Northrop Grumman, J.C. Penney, The USDA Wildfire Academy, Beutler Heat and Air, Regional Transit, California Department of Transportation, Cal Fire, The US Coast Guard, AAR ATICS, General Dynamics, XO Jets, Flight Options, Ozark Trucking, Patriot Rail, SMUD, Twin Rivers School District, Americorp and many more. 70% of McClellan Park's available space is currently occupied. This revitalization is the direct result of a successful partnership between Sacramento County and developer McClellan Business Park.

The Future

A healthy and prosperous McClellan Park means a vibrant and thriving North Highlands community. As one of the most successful conversions of a former military base in the country, McClellan Park has the entitlements to construct an additional 6,000,000 SF of new buildings, creating the potential to employ a workforce of 35,000 at full capacity.

December 27, 2017 News/Update Sacramento McClellan Airport (KMCC) now will operate as a privately-owned public use airport, after McClellan Park acquired the Sacramento County-owned McClellan Airfield. In addition to serving private plane owners and companies, the airport also functions as a main flight hub and home for several government agencies and emergency services operators, such as the US Coast Guard Air Station Sacramento. The airport also has the largest aerial retardant reload base in the USA, and is one of the largest privately-held airports for public use in the country.

Rent Roll

Cell tower Lease Information:

Tenant	Start	End	Rent	Terms	Option
Verizon Wireless	11/1/2016	10/31/2023	\$10,232.28	Absolute Net with annual CPI increases	One (1) seven (7) year option to extend under same terms (*Original lease commenced on 11/1/1996)
Optionee	Concurrent w/VZN lease		\$5,000.00	Flat payment/rent; no increases	

- Long term lease with Verizon Wireless though 10/31/23 with annual CPI Increases
- Current Annual Income is \$15,232.28





Ben Tiner, CCIM

Managing Broker 916.999.3900

ben@tiner.com

CALBRE:01705584

Stuart Snider

Broker 916.999.3902

stuart@tiner.com

CALBRE:01132016

DISCLAIMER:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Tiner Commercial Real Estate Services and should not be made available to any other person or entity without the written consent of Tiner Commercial Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Tiner Commercial Real Estate Services has not made any investigation, and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tiner Commercial Real Estate Services has not verified, and will not verify, any of the information contained herein, nor has Tiner Commercial Real Estate Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.