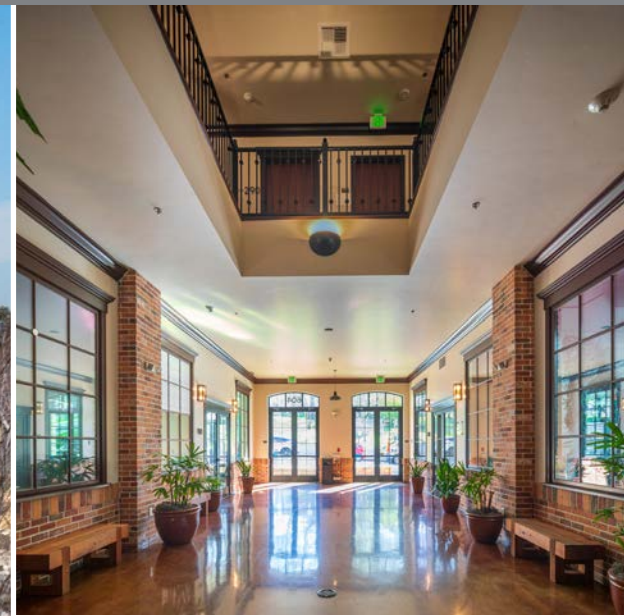
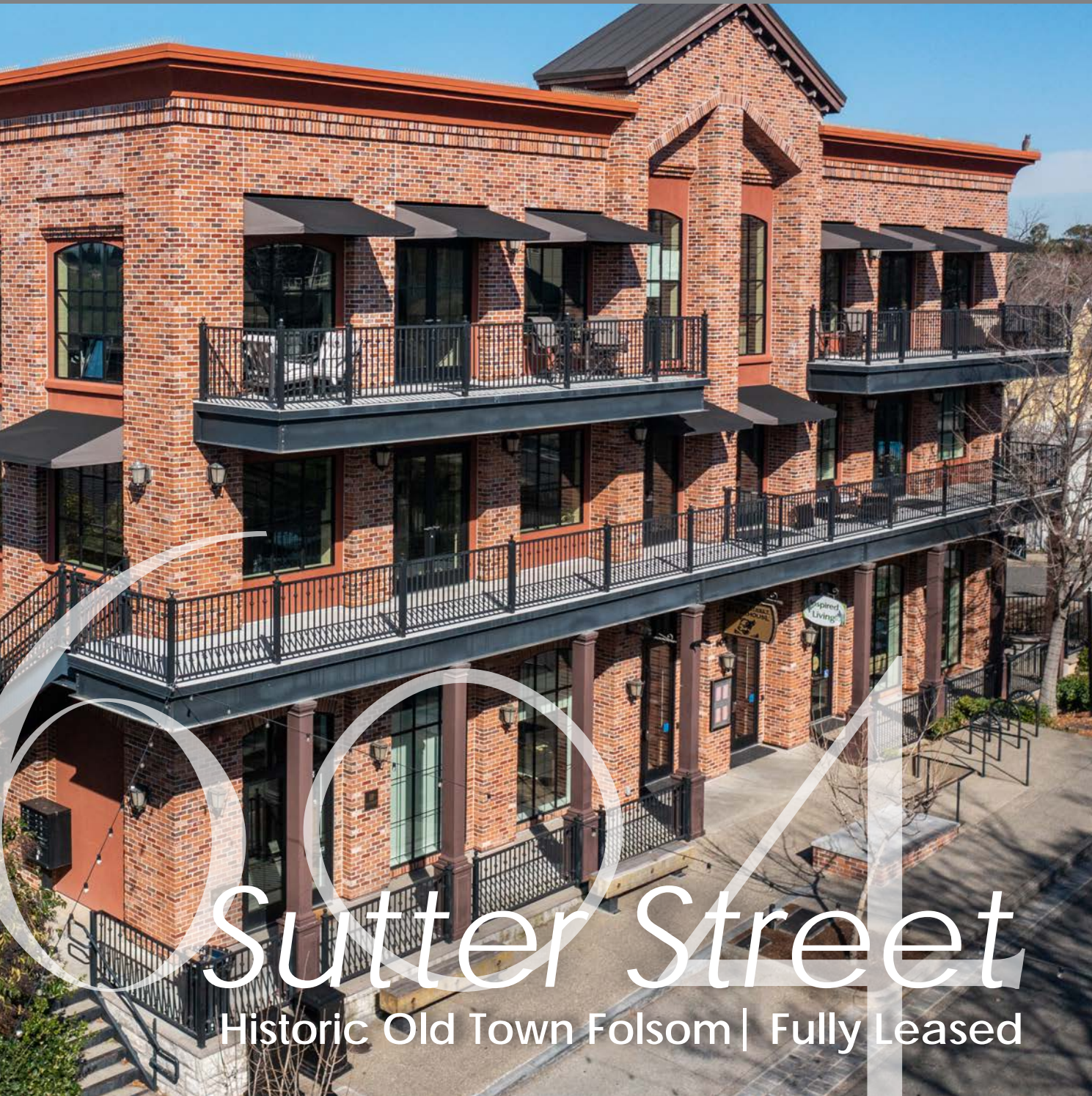


CLASS A HISTORIC BUILDING FOR SALE



Sutter Street
Historic Old Town Folsom | Fully Leased

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Price	\$11,440,000
Current NOI	\$743,638
CAP Rate	6.5%
GLA	±30,120 SF
Year Built	2010
Occupancy	Multi-Tenant (100%)
Major Tenants	Sutter Steakhouse, Green Acres Nursery, ZGlobal
Lease Type	Full Service and NNN leases

The Offering

As the exclusive brokers, Gallelli Real Estate is pleased to present this Offering Memorandum for the sale of the Folsom Electric Power and Light Building, a three (3) story office/retail property totaling approximately 30,120 square feet, located at 604 Sutter Street Folsom, California 95630 (the "Property").

This asset represents the opportunity to acquire a beautifully remodeled office/retail commercial building in the heart of Old Folsom. The Property consists of a three (3) story building with ten (10) tenants currently occupying. The building is anchored by renowned restaurant Sutter Street Steakhouse and the office headquarters for local nursery group Green Acres Nursery. The combination of the strong leases in place, location, demographics, and the uniqueness of the property gives an investor the ability to acquire a strong asset in what is known as Old Folsom's most beautiful building.

Investment Summary and Project Highlights

Folsom Electric Power and Lighting Building located in historic Folsom. Beautiful, 3-story office/retail building renovated and completed in 2010. Old world design with modern finishes, amenities, and comfort. Anchored by renowned local and upscale restaurant Sutter Street Steakhouse. Located in the heart of the Historic Folsom District, a hub for restaurants and bars, retail, entertainment, and professional offices.

Property consists of a two level, underground parking garage with direct elevator access to all three levels of the building in addition to city street parking. Wrap around patios and balconies throughout with extensive window lines. Perfect blend of business and retail within a timelessly crafted piece of architecture that reflects everything historical Folsom.



The Property:

The Folsom Electric Power and Light Building (EPL) was constructed in 2010 with the historic, classic old-town facade and architecture, but completed with all the most up-to-date modern upgrades and finishes. The building is comprised of ground floor retail and stabilized, fully leased office users on the second and third floors. Renowned, 5-star restaurant, Sutter Steakhouse occupies almost 5,000 SF of the first floor. Additionally, the project enjoys both a private outdoor parking lot and a covered parking garage. The building is located within walking distance of Historic Folsom's main downtown corridor, offering a wide variety of things to do and see.

The Location:

Historic Folsom is a destination offering many options for tourists and local visitors. The community is comprised of art galleries, live theatre, antique stores, clothing and home boutiques, and specialty stores. Historic Folsom offers a wide variety of dining options including California cuisine, Chinese, Mexican, Japanese, pizza, and delicatessens. Listen to live music and dance the night away at Historic Folsom's many taverns and wine bars. The area is serviced also by The Lake Natoma Inn, a full-service hotel that features 138 guest rooms, 13,000 feet of function space, and Natoma Grill. Additionally, The American River Bike Trail path, a 33-mile trail that connects to downtown Sacramento, starts in Historic Folsom. Bicyclists, runners and walkers enjoy the scenic, waterfront walkways.

ADDRESS	604 Sutter Street, Folsom, CA
TOTAL GLA	±30,120 SF
OCCUPANCY	100%
YEAR BUILT	2010
SITE AREA ACRES	±0.32 Acres
SITE AREA SF	±14,000 SF
APN'S	070-0061-015-0000
COUNTY	Sacramento
ZONING	HD - Historic District
PROPERTY USE	Retail, Commercial, General Office
PARKING	Multi-Level, Underground Parking Garage and City Street Parking
CONSTRUCTION	Steel Framing with Corbelled Brick Detail
ROOF	Flat
UTILITIES	Water: City of Folsom Electricity: Sacramento Municipal Utility District Natural Gas: Pacific Gas & Electric Sewer: City of Folsom

Market Overview

3 Mile Radius | 604 Sutter St, Folsom, CA 95630

KEY FACTS

POPULATION	85,540	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	40	MEDIAN HOUSEHOLD INCOME	\$102,557

EDUCATION

16.70%	21.79%	41.74%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$489,717	30,736	33.08%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

38,850
TOTAL EMPLOYEES

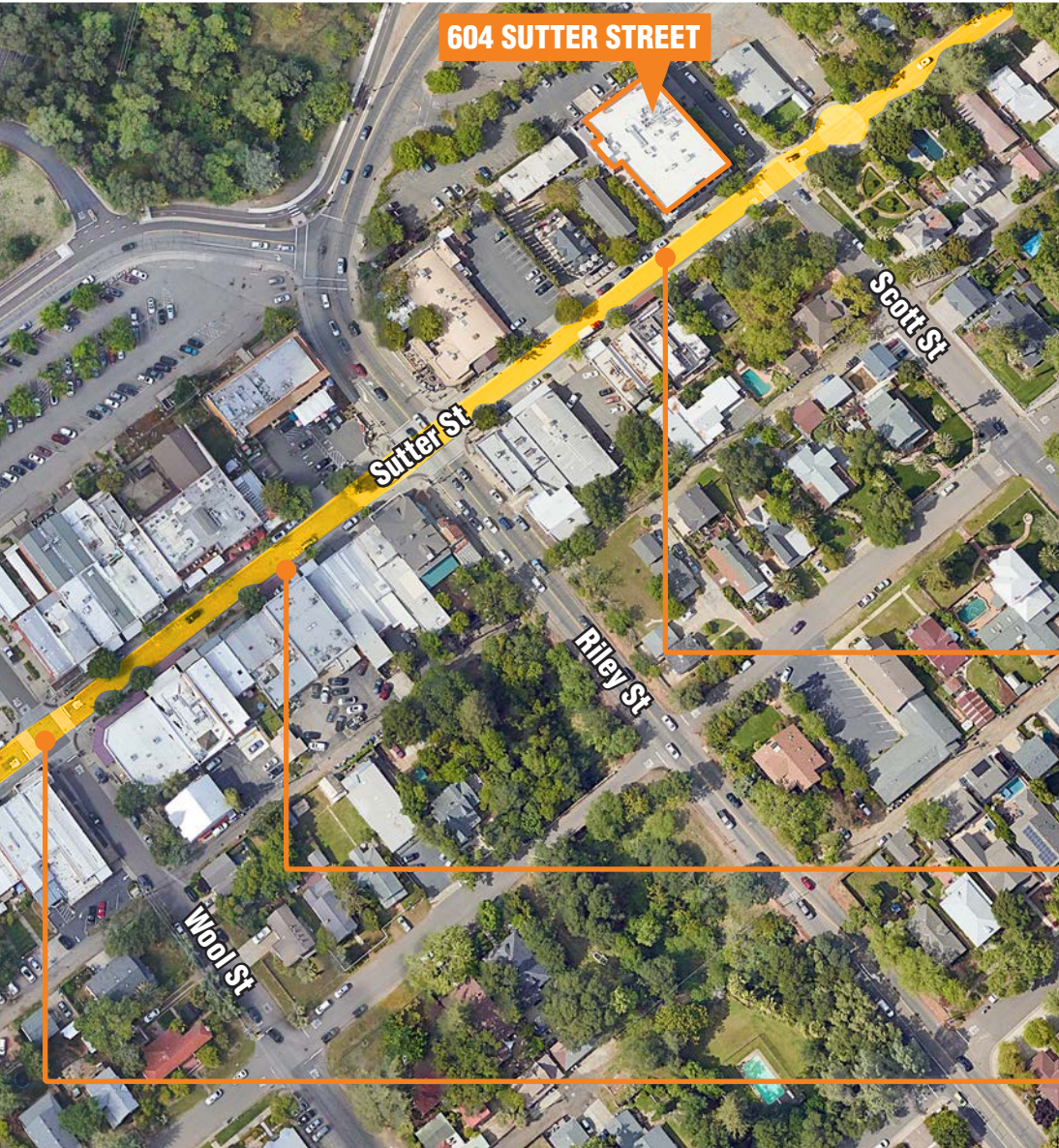
COMMUTERS

00.81%	85.78%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

74.89%	25.11%
WHITE COLLAR	BLUE COLLAR

Sutter Street Aerial:



Photos from historicrofolsom.com & Sullivan Images



Sutter Street

Popular historic street in Folsom that holds the annual Hometown Parade, the year round farmer's market, and various holiday themed events throughout the year. It is home to many shops and restaurants and features an outdoor stage where concerts are performed.

Sutter Street Steakhouse Powerhouse Pub, Sutter Street Artists, J. Wild's Burgers & BBQ, Inspired Living, Plank Craft Kitchen + Bar, Citizen Vine Folsom, Mystique Dining, Kamei's Eco Nail Spa, The Vault, My Trendy Trailer, Planet Earth Rising

Snooks Candies and Chocolate Factory, Folsom Hotel, Sutter Smokehouse, The Folsom cafe, Emily's Antique Corner, Samuel Horne's Tavern, Sutter Club Sports Bar, More than Olives, Snyder's House of Jade, Fire and Rain Gallery, Firehouse Gifts & Clothing, Pizzeria Classico

The Fat Rabbit Public House, Folsom History Museum, Rempfer Cellars, American Barber Shop, Maribou Salon on Sutter, Sweet Dozen Cones, Hop Sing Palace, Dorthea's Shoppe

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