

OWNER USER OPPORTUNITY

865 HOWE AVENUE

Sacramento, CA 95825

FOR SALE



±17,143 SF OFFICE BUILDING

Sales Price: \$4,600,000





PROPERTY HIGHLIGHTS



Strong visibility and high daily traffic exposure along Howe Avenue, a major north-south arterial



Ground floor conference center with 3 conference rooms, reception area, kitchenette and restroom



3-story building with modern glass exterior and strong curb appeal



excellent street presence and brand recognition opportunities for tenants



Floor-to-ceiling windows



Covered/ secured and surface parking



Near Pavilions Shopping Center, Loehmann's Plaza, Safeway and Raley's centers



Robust mix of nearby retail and service amenities that enhance convenience for tenants and clients



Prestigious building with a professional layout well-suited for law firms and other private-sector users

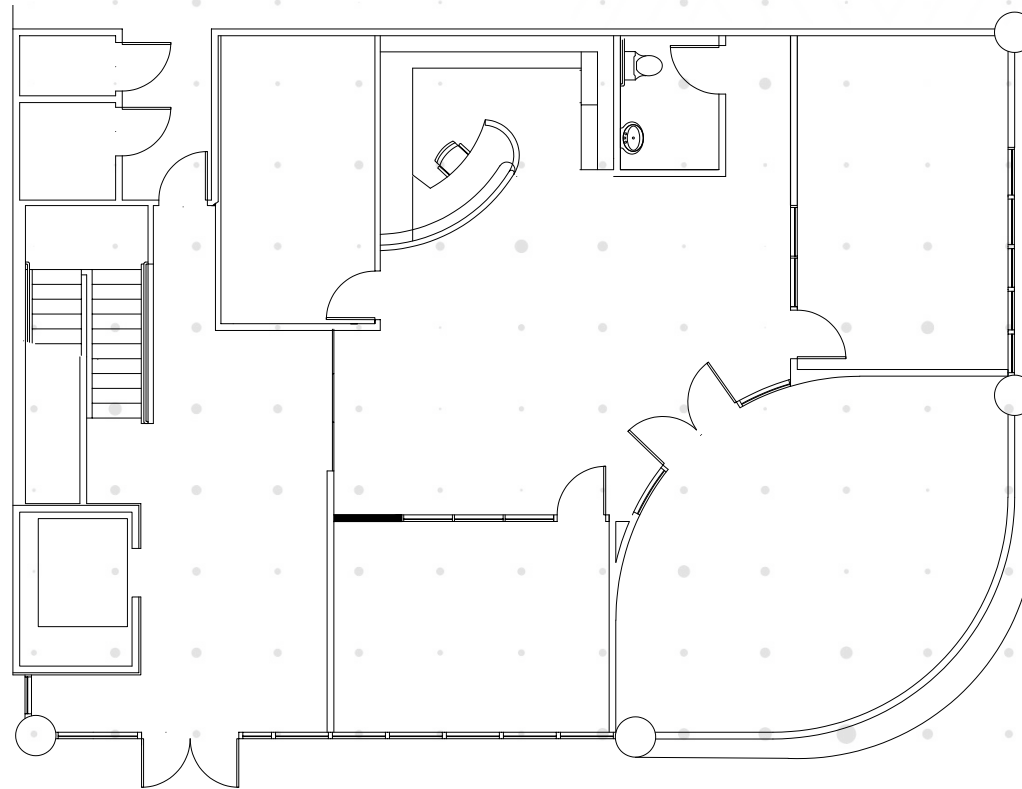
BUILDING INFORMATION

Building Size (Gross):	±17,143 SF
Typical Floor Size:	1st Floor: ±2,591 2nd Floor: ±7,276 3rd Floor: ±7,276
Parking:	66 on-site parking spaces total. Portion of the parking is gated and secured.
Year Built:	1984 Renovated 2009
APN:	294-0150-002
Land Acres:	±0.68 Acres
Zoning:	LC - Limited Commercial, Sacramento County
Roof:	New roof installed in 2011
HVAC:	Various units, info to be provided upon request.



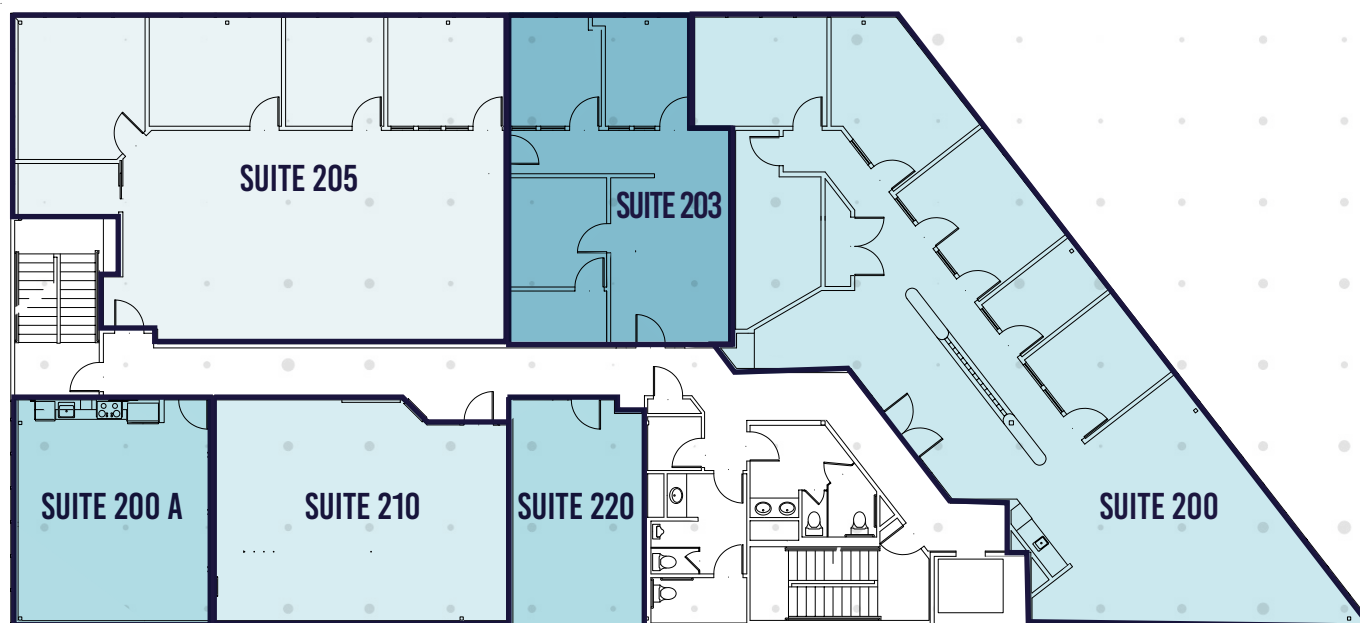
FLOOR PLAN

FIRST FLOOR | #100



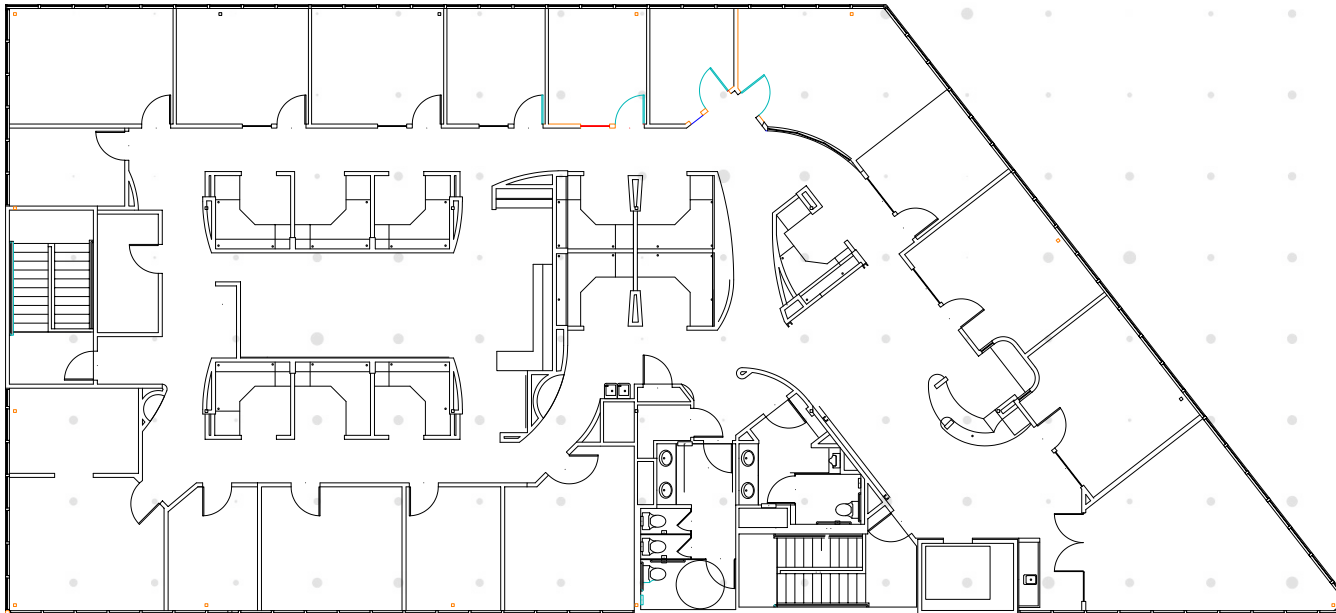
FLOOR PLAN

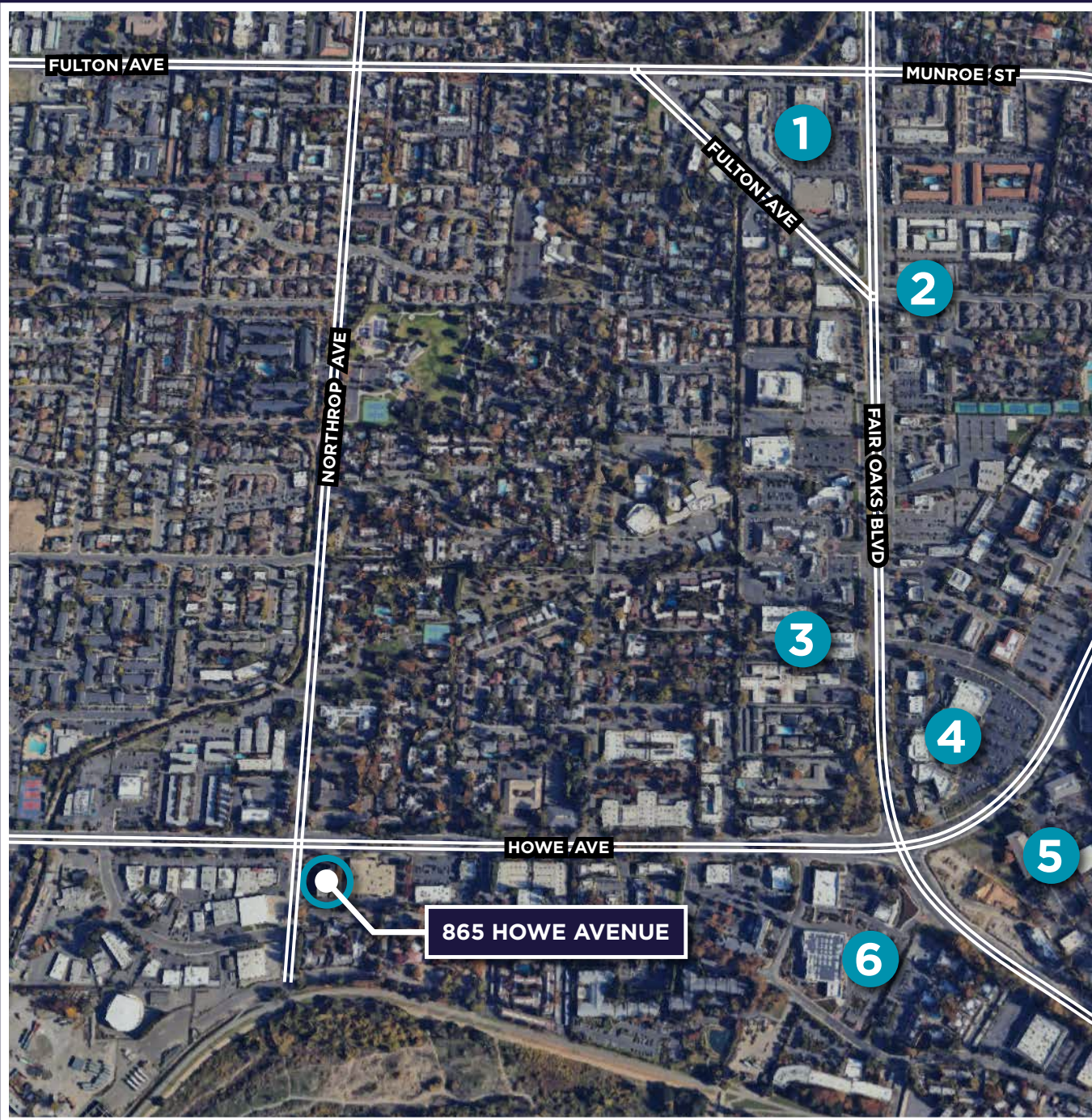
SECOND FLOOR



FLOOR PLAN

THIRD FLOOR | #300





- | | |
|--|---|
| 1
Jack's Urban Eats
Chipotle
Lemon Grass
Beach Hut Deli
Bento Box
Boudin SF
Thai House Restaurant
The UPS Store
Noodles & Company
Noah's Bagels
Grateful Bread
Jamba Juice
Save Mart | GNC
Bank of the West
Petfood Express
Smash Burger
Nothing Bundt
Cakes
Temple Coffee
Peet's Coffee
Wells Fargo Bank
Miyagi Restaurant |
| 2
Zinfandel Grille
Ettore's Bakery & Café | Makisu Sushi
McDonald's |
| 3
Ruth's Chris Steak House
Piatti Ristorante
Café Bernardo
Wildwood Kitchen | Williams-Sonoma
Mendocino Farms
Mikuni's
Title Boxing |
| 4
Safeway
Poke Noke
Buckhorn BBQ + Grill
Starbucks
Bennet's
Zocalo's
DryBar
Pieology Pizza
Capitol Beer & Tap Room | Menchie's Frozen
Yogurt
US Bank
AT&T
Palmetto Superfood
Citibank
Great Clips |
| 5
Urban Plates
Sweetgreen
Tasty Dumpling | Chip
Cold Stone
The Melt |
| 6
Raley's
CVS Pharmacy
Starbucks | Orangetheory
KB Nails |

AREA AMENITIES



CAMPUS COMMONS

SUBMARKET OVERVIEW

Campus Commons is a highly desirable suburban office submarket located in East Sacramento along the American River, immediately adjacent to major arterials including Howe Avenue and Fair Oaks Boulevard. The submarket offers a campus-style office environment with abundant parking, strong accessibility, and proximity to executive housing, making it attractive to professional services, medical, and quasi-government users.

Importantly, Campus Commons is consistently identified as one of the stronger-performing submarkets within Sacramento, alongside Folsom and Roseville, benefiting from stable tenant demand and relatively lower volatility compared to urban core locations:

- ✓ One of Sacramento's most stable suburban office submarkets
- ✓ Superior alternative to high-vacancy Downtown and Highway 50 corridor assets
- ✓ Highly amenitized, campus-style environment appealing to professional tenants
- ✓ Limited new supply pipeline supporting long-term fundamentals
- ✓ Consistent demand from medical, professional, and service-oriented users



RENT ROLL

SUITE	LEASE EXPIRATION
205	4/30/2027
210	Month to Month
220	Month to Month
100/200/200A/203/300 (ALF)	11/19/2027



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