



**macLaughlin and Co**  
Commercial and Industrial Real Estate Since 1965

**AGENTS**

James B. MacLaughlin

Thomas H. MacLaughlin

William H. MacLaughlin, III

Thomas W. O'Neil, III

Debbie Regan

Stacy Olsufka

Debbie Sylva

**Property Summary** July 2010

*INDUSTRIAL*

*RETAIL*

*OFFICE*

*LAND*

*INVESTMENTS*

REAL ESTATE

LEASING

DEVELOPMENT

ACQUISITION

DISPOSITION

FINANCING

MANAGEMENT

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West Sacramento, CA 95691

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The enclosed information can also be viewed on our website at [www.macco.org](http://www.macco.org)



Building Address	SF Available	Office SF	Divisible	Rental Rate	Clear Height	Power	Doors GL/DH	Master Key	Comments	Agent
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**WEST SACRAMENTO – INDUSTRIAL**

3020-3040 Duluth St. #1 or #17	1,250	-	No	\$.40/Gross	18'	100 Amps	1/0	No	Auto use ok.	Tom O'Neil
3096 Industrial Boulevard	1,500	100	No	\$.40/NNN	18'	100Amps 120/208V	1/0	On Board	<b>AVAILABLE NOW!</b> Great West Sacramento Location.	Billy MacLaughlin Jim MacLaughlin
3098 Industrial Boulevard	1,580	100	No	\$.40/NNN	18'	100Amps 120/208V	1/0	Tenant	<b>AVAILABLE 8/1/10</b>	Billy MacLaughlin Jim MacLaughlin
2785 Del Monte B	1,600	1200	No	\$.55/NNN	16'	100Amps	1/0	Yes	<b>AVAILABLE NOW!</b>	Tom MacLaughlin Jim MacLaughlin Billy MacLaughlin
1982 Enterprise Boulevard	1,800	TBD	No	\$.40/NNN	16'-18'	100Amps 120/208V	1/0	Yes	<b>AVAILABLE January 2010</b>	Billy MacLaughlin Tom MacLaughlin
1986 Enterprise Boulevard	1,800	150	No	\$.40/NNN	16'-18'	100Amps 120/208V	1/0	Tenant	<b>AVAILABLE NOW!</b> Good Access to All Freeways. Fully Conditioned Space.	Billy MacLaughlin Tom MacLaughlin
1990 Enterprise Boulevard	1,800	700	No	\$.40/NNN	16'-18'	100Amps 120/208V	1/0	Tenant	Available Immediately.	Billy MacLaughlin Tom MacLaughlin
3152 Industrial Blvd	1,800	TBD	No	\$.40/NNN	16'-18'	100Amps 120/208V	1/0	Master	Available Immediately. Excellent West Sac Location!	Billy MacLaughlin Jim MacLaughlin
852 Northport Drive #104	2,000	Small Office	No	\$.40/NNN	18'-20'	200 Amps 120/208V	1/0	See Agent	<b>Full 5% Commission To Procuring Broker!</b> Can be combined with Suite 110 for a total of 4,640 SF.	Tom MacLaughlin Tom O'Neil
852 Northport Drive #101	2,000	Small Office	No	\$.40/NNN	18'-20'	200 Amps 120/208V	1/0	See Agent	<b>Full 5% Commission To Procuring Broker!</b> Can be combined with Suite 3 for additional 800 SF office.	Tom MacLaughlin Tom O'Neil
4007 Seaport Boulevard	2,080	980	No	\$.40/NNN	16'-18'	100Amps 120/208V	1/0	Tenant	Available with 30-day Notice. TIs Available.	Billy MacLaughlin Tom MacLaughlin
3160-3164 Industrial Boulevard	2,240	1,000	No	\$.40/NNN	16'-18'	100Amps 120/208V	1/0	Yes	<b>AVAILABLE NOW!</b>	Billy MacLaughlin Jim MacLaughlin



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752 Northport Drive #F	2,496	832	No	\$.40/NNN	16'-18'	100 Amps 120/208V	1/0	No	<b>\$.25/Sq. Ft. introductory rate</b> for 6 months.	Tom MacLaughlin Billy MacLaughlin
3020-3040 Duluth #2&3	2,500	200	No	\$1,000 Gross	18'	200 Amps	2/0	See Agent	Auto Use OK.	Tom O'Neil
3020-3040 Duluth #6&7	2,500	200	No	\$1,000 Gross	18'	200 Amps	2/0	See Agent	Auto Use OK.	Tom O'Neil
2549 Del Monte Street	2,500	600	No	\$.40/NNN	14'-16'	-	1/0	Tenant	<b>AVAILABLE 8/1/2010!</b> TIs available.	Tom MacLaughlin Jim MacLaughlin Billy MacLaughlin
1992-1994 Enterprise Blvd.	3,600	600	No	\$.40/NNN	16'-18'	100Amps 120/208V	2/0	Tenant	<b>Available April 1<sup>st</sup>, 2010</b> Can be combined w/ 1990 Enterprise for 5,400 Sq. Ft.	Billy MacLaughlin Tom MacLaughlin
852 Northport Drive #4	4,800	800	2,800	\$2,000 I.G.	18'-20'	200 Amps 120/208V	2/0	See Agent	<b>Full 5% Commission To Procuring Broker!</b> Approximately 4,000 Sq. Ft. of Fenced Yard.	Tom MacLaughlin Tom O'Neil
2531 Del Monte Street	5,000	1,000	No	\$.45/NNN	14'-16'	-	1/0	Tenant	<b>AVAILABLE NOW!</b> TIs available.	Billy MacLaughlin Tom O'Neil
3680 Industrial Blvd. #350	5,096	1,586	No	\$.65/NNN	18'-20'	100 Amps 120/208V	1/1	See Agent	<b>Full 5% Commission To Procuring Broker!</b> \$100 Gift Certificate to Morton's for Qualified Tour! \$15/PSF TI Allowance.	Tom MacLaughlin Debbie Regan
752 Northport Dr. #A	5,400 Sublease	2,000	No	\$.30/NNN	16'-18'	100 Amps 120/208V	1/0	Tenant	Excellent West Sac. Location. Easy access to freeways. Individual signage. Ample parking.	Billy MacLaughlin Tom MacLaughlin
1310 Tradewinds Circle	6,610	1,950	No	\$.40/NNN	16'-18'	200 Amps 120/208V	1/0	Tenant	Ample Parking. Close proximity to freeway.	Tom MacLaughlin Jim MacLaughlin Billy MacLaughlin
2500 Del Monte St #110	6,732	1,098	-	\$.35/NNN Warehouse \$.65/NNN Office	14'-16'	1600 Amps 120/208V	1/0	See Agent	Fully Improved flex building. Additional tenant improvements available. Back- up generator. Additional space available up to 91,440 SF.	Tom MacLaughlin Jim MacLaughlin



Building Address	SF Available	Office SF	Divisible	Rental Rate	Clear Height	Power	Doors GL/DH	Master Key	Comments	Agent
3102 Industrial Blvd	7,176	3,500	No	\$.45/NNN	16'-18'	200Amps 120/208V	1/0	See Agent	Available March 1, 2010. Excellent West Sac Location! Can be combined w/ 3096 & 3098 for a total of 10,256 sq. ft.	Billy MacLaughlin Jim MacLaughlin
1700 Enterprise Blvd. #C	7,600	800	No	\$2,750 NNN	18'	200Amps 120/208V	1/1	Yes	Two privates, large open area, two restrooms. Good freeway access.	Tom MacLaughlin
1331 Terminal St.	9,600	2,700	-	\$.35/NNN	22'-24'	400 Amps 480/277V	1/1	-	Sprinklered. Office improvements to suit.	Tom MacLaughlin Jim MacLaughlin Billy MacLaughlin
1348 Windward #E	11,222	To Suit	No	\$.28/NNN \$.70/NNN	24'-27'	200 Amps 120/208	0/1	Key on Board	<b>AVAILABLE NOW!</b> Office to suit. Ample Parking.	Tom MacLaughlin Billy MacLaughlin
3650 Industrial Boulevard	13,680	To Suit	6,840	\$.65/NNN	N/A	400 Amps 277/480V	0/0	Yes	100% Conditioned Space Security System <b>Full 5% Commission To Procuring Broker!</b> \$100 Gift Certificate to Morton's for Qualified Tour! \$15/PSF TI Allowance.	Tom MacLaughlin Debbie Regan
2500 Del Monte St #140	13,735	To Suit	-	\$.35/NNN Warehouse \$.65/NNN Office	14'-16'	1600 Amps 120/208V	-	See Agent	Fully Improved flex building. Additional tenant improvements available. Back-up generator. Additional space available up to 91,440 SF.	Tom MacLaughlin Jim MacLaughlin
1515 Harbor Blvd	14,000	4000	No	\$.35/NNN	16'	300 Amps 120/208V	1/0	Tenant	<b>AVAILABLE 6/20/10</b>	Tom MacLaughlin Billy MacLaughlin Jim MacLaughlin
1355 Tradewinds Circle	15,000	1,500	No	\$.28/NNN	25'-27'	200 Amps 120/208V	1/1	Yes	<b>AVAILABLE NOW!</b>	Tom MacLaughlin Billy MacLaughlin
752 Northport Dr. #A-D	15,158	2,750	7,946 7,212	\$.15/NNN	18'-20'	TBD	5/0	Tenant	Landlord is offering a teaser rate of \$.15/sq. ft. until March 31, 2011. TIs available.	Billy MacLaughlin Tom MacLaughlin
2742-2772 Industrial Blvd.	17,280	2,560	2,560	\$.35/IG Warehouse \$.60/IG Office	18'	800 Amps 120/208V	5/0	-	Easy access to all freeways. Tenant improvements available. Ample parking.	Billy MacLaughlin Tom MacLaughlin



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2421-A Del Monte	24,000	2750	No	\$.35/NNN	22'	-	2/2	See Agent	5 minutes to downtown. Ample power. Rail served. Ample parking. Yard area 20,000 Sq. Ft. Office to suite.	Tom MacLaughlin Debbie Regan
3861 Channel Dr.	24,943	1,800	No	\$.30/NNN	24'	200 Amps 120/208V	¾	Tenant	<b>AVAILABLE 6/30/10!</b>	Tom MacLaughlin Jim MacLaughlin Billy MacLaughlin
2544 Port St.	26,490	3,051	-	\$.28/IG	-	-	-	-	<b>Full 5% Commission To Procuring Broker!</b> Depressed truckwell loading. Grade level loading. Easy access freeways.	Tom MacLaughlin
2500-2550 Del Monte St	34,000	To Suit	6,676	\$.35/NNN Warehouse \$.65/NNN Office	14'-16'	1600 Amps 120/208V	9/0	See Agent	Fully Improved flex building. Additional tenant improvements available. Back-up generator.	Tom MacLaughlin Jim MacLaughlin
2554-2590 Del Monte St	50,544	3,456	12,636	\$.35/NNN Warehouse \$.65/NNN Office	24'	1600 Amps 120/208V	4/6	See Agent	Additional tenant improvements to suit. Sprinklered.	Tom MacLaughlin Jim MacLaughlin
2650 Industrial Blvd.	65,400	2,130	-	\$.28/NNN	24'-28'	1200 Amps 480/277V	Multi	-	<b>AVAILABLE March 1, 2011.</b> Fenced truck staging area. Foreign-Trade Zone and California Enterprise Zone.	Tom MacLaughlin Billy MacLaughlin
2424 Del Monte St.	85,262	14,560	-	\$42,000/NNN	20'	Ample	6/3	See Agent	Includes 27,750 S.F. of refrigerated warehouse, 30,000 S.F. of climate controlled warehouse. Former Capital Coors Facility.	Tom MacLaughlin Jim MacLaughlin

**SACRAMENTO – INDUSTRIAL**

3523-H Kiessig Avenue	2,400	400	No	\$.50/ + CAM	16'	100 Amps 120/208V	1/0	Tenant	Great Location on Corner of 47 <sup>th</sup> & Kiessig Avenue.	Debbie Regan
6611 Orange Avenue #B	3,050		No	\$1.00 NNN	24'	200 Amp 277/480V	2/0	Yes	<b>AVAILABLE NOW!</b>	Jim MacLaughlin Stacy Olsufka
6500-A Franklin Blvd	3,600	500	No	\$.39 Gross				See Agent	60x60 Warehouse building with approximately 4,000 SF yard	Tom O'Neil



Building Address	SF Available	Office SF	Divisible	Rental Rate	Clear Height	Power	Doors GL/DH	Master Key	Comments	Agent
3523-F Kiessig Avenue	3,600	100	No	\$.50/ + CAM	16'	100 Amps 120/208V	1/0	Tenant	Great Location on Corner of 47 <sup>th</sup> & Kiessig Avenue.	Debbie Regan
3523-D Kiessig Avenue	4,800	100	No	\$.50/ +CAM	16'	100 Amps 120/208V	1/0	Tenant	Great Location on Corner of 47 <sup>th</sup> & Kiessig Avenue.	Debbie Regan
4420 Beloit Drive #10	6,000	1000	No	\$.34/NNN	24'	200 Amps 120/208V	1/1	Yes	Can be combined with 4420 Beloit Dr. #30-50.	Jim MacLaughlin Billy MacLaughlin
4420 Beloit Drive #30-50	18,000	560	No	\$.30/NNN	24'	400 Amps 277/480V	0/2	Yes	Can be combined with 4420 Beloit Dr. #10.	Jim MacLaughlin Billy MacLaughlin
7006 McComber St.	Building 3,000 Yard 2.72 Acres	500 +/-	No	\$5000/IG	14'-16'	200 Amps 3 Phase	2/0	See Agent	Auto wrecking yard. Zoned for auto dismantles and resale.	Tom O'Neil

**RANCHO CORDOVA – INDUSTRIAL**

11367 Sunrise Gold Circle	5,920	740	2,960	\$.35/NNN	16'	400 Amps 120/208V	2/0	Yes	<b>Full 5% Commission To Procuring Broker!</b> Tis Available. Great Rancho Cordova Location.	Debbie Regan Tom MacLaughlin
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**STOCKTON – INDUSTRIAL**

2334 Stagecoach Road, Suite F	6,300	630	No	\$.45/NNN	22'-24'	200 Amps 120/208V	1/1	Yes	<b>AVAILABLE NOW! Full 5% Commission to Procuring Broker!</b>	Billy MacLaughlin
2444 Station Drive # D	13,500	To Suit	-	\$.29/NNN	24'	400 Amps 277/480V	½ Per Unit	Yes	<b>AVAILABLE NOW!</b>	Jim MacLaughlin Tom MacLaughlin
2334 Stagecoach Road, Suite J	16,800	3,364	-	\$.35/NNN	18'-20'	200 Amps 120/208V	2/2	Yes	<b>AVAILABLE NOW! Full 5% Commission to Procuring Broker!</b>	Billy MacLaughlin
2444 Station Drive # A & B	27,000	700	-	\$.29/NNN	24'	200 Amps 277/480V	3/6 Per Unit	Yes	<b>AVAILABLE NOW!</b>	Jim MacLaughlin Tom MacLaughlin
2516 Station Drive #A-D	31,400	1,060	No	\$.45/NNN	22'-24'	800 Amps 277/480V	3/6 Per Unit	Tenant	<b>AVAILABLE NOW!</b>	Jim MacLaughlin Tom MacLaughlin



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1200 Golden Gate Ave.	68,750	0	No	\$.18/Gross	22'-24'	200 Amps 120/208V	2/0	Yes	<b>AVAILABLE NOW!</b> Rail Served. Yard possible.	Tom MacLaughlin Billy MacLaughlin
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3834 & 3862 Duck Creek Drive	158,400	5,880	72,000	\$.28/NNN	'28	2,200 Amps 277/480V 3 Phase	3/25	-	Fenced paved yard. Zoned M-2, City of Stockton. Insulated.	Tom MacLaughlin Billy MacLaughlin
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**DAVIS – INDUSTRIAL**

1930 5 <sup>th</sup> St.	17,000	17,000	-	\$.65/NNN	-	-	2/0	Lockbox	Lockbox on spigot behind front eastern bush	Jim MacLaughlin Stacy Olsufka
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**RIO LINDA – INDUSTRIAL**

649 W Elkhorn	3,700	2,100	N/A	\$.50 Gross	18'	200 Amps	1/0	See Agent	Office/Warehouse with paved Fenced Yard. Also For Sale.	Tom O'Neil
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**DIXON – INDUSTRIAL**

1000 Business Park Dr. #B	7,500	530	N/A	\$.40/NNN	28'-32'	200 Amps 277/480V	1/0	Yes	<b>AVAILABLE NOW!</b>	Billy MacLaughlin
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800 Business Park Drive	8,960	To Suit	(4) 2,240	\$.55/NNN	18'-20'	800 Amps 277/480V	10/0	Key Board	Yard Available Dive-Thru Capabilities Zoned CS – Service Commercial. Units can be combined for larger square footage.	Billy MacLaughlin
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1100 Business Park Dr. #A	38,930	To Suit	N/A	\$.25/NNN	28'-32'	200 Amps 277/480V	2/8	Yes	<b>AVAILABLE NOW!</b>	Billy MacLaughlin
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**WOODLAND – INDUSTRIAL**

1233 East Beamer Street Suite G	4,000	600	N/A	\$.40/NNN		Ample	2/0	Key Board	<b>AVAILABLE NOW!</b> Open Floor Plan. Sale Price \$520,000 Owner's Association.	Billy MacLaughlin Tom O'Neil
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Building Address	SF Available	Office SF	Divisible	Rental Rate	Clear Height	Power	Doors GL/DH	Master Key	Comments	Agent
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**JACKSON – INDUSTRIAL**

1615 Thomas Drive Suite 104	1,750	0	N/A	\$1,313 Gross	16'-18'	Ample	1/0	Yes	<b>AVAILABLE NOW!</b> STE. 104-106 CAN BE COMBINED FOR 5,250 SF.	Billy MacLaughlin Tom MacLaughlin
1615 Thomas Drive, Suites 105-106	3,500	0	1,750	\$2,380 Gross	16'-18'	Ample	1/0	Tenant	<b>AVAILABLE NOW!</b> Ste. 104-106 Can be combined for 5,250 SF.	Billy MacLaughlin Tom MacLaughlin



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**CITRUS HEIGHTS – OFFICE**

5723 Sunrise Boulevard	1,318	No	\$1.00/NNN	Yes	<b>AVAILABLE NOW! Full 5% Commission to Procuring Broker!</b>	Debbie Regan Tom MacLaughlin
5709 Sunrise Boulevard	1,732	No	\$1.00/NNN	Yes	<b>Full 5% Commission to Procuring Broker!</b> Can be combined with 5717 Sunrise Blvd.	Debbie Regan Tom MacLaughlin
5721 Sunrise Boulevard	2,011	No	\$1.00/NNN	Yes	<b>Full 5% Commission to Procuring Broker!</b> Can be Combined with 5723 Sunrise.	Debbie Regan Tom MacLaughlin
5735 Sunrise Boulevard	2,083	No	\$1.00/NNN	Yes	<b>Full 5% Commission to Procuring Broker!</b> Between Madison & Greenback.	Debbie Regan Tom MacLaughlin
5739 Sunrise Boulevard	2,705	No	\$1.00/NNN	Yes	<b>Full 5% Commission to Procuring Broker!</b> TIs Available, Conference Room, Can be combined with 5735 Sunrise Blvd.	Debbie Regan Tom MacLaughlin
5717 Sunrise Boulevard	2,773	No	\$1.00/NNN	Yes	<b>Full 5% Commission to Procuring Broker!</b> Can be combined with 5709 Sunrise Blvd.	Debbie Regan Tom MacLaughlin

**CARMICHAEL – OFFICE**

6818 Fair Oaks Blvd #2	1,157	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. TIs Available.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #3	1,743	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. TIs Available.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #4	4,921	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. TIs Available.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #6	5,384	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. TIs Available. Can be demised.	Billy MacLaughlin Debbie Regan
6451 Fair Oaks Blvd.	11,606	No	\$.75/NNN	See Agent	Also For Sale.	Tom O'Neil Bill MacLaughlin



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**RANCHO CORDOVA – OFFICE**

11180 Sun Center Drive #101	483 +/-	No	\$.95 SF/Full Service Except Janitorial	See Agent	<b>FREE RENT!</b> MOTIVATED OWNER. Abundant Parking.	Tom O'Neil
11180 Sun Center Drive #104 (Cubicles)	860 +/-	Yes	\$.95 SF/Full Service Except Janitorial	See Agent	<b>FREE RENT!</b> MOTIVATED OWNER. Abundant Parking.	Tom O'Neil

**WEST SACRAMENTO – OFFICE**

3024 Beacon Boulevard	903	No	\$1,383 FS	Tenant	Available with 30-day Notice.	Billy MacLaughlin Jim MacLaughlin
3650 Industrial Blvd. #120	1,589	No	\$.95/NNN	Yes	<b>Full 5% Commission To Procuring Broker!</b> \$100 Gift Certificate to Morton's for Qualified Tour! \$15/PSF TI Allowance.	Tom MacLaughlin Debbie Regan
852 Northport #1/#2	2000	No	\$.55/NNN	See Agent	<b>Full 5% Commission To Procuring Broker!</b> Can be combined with Suite 101 for an additional 2000 SF warehouse.	Tom O'Neil Tom MacLaughlin
3650 Industrial Blvd.	13,680	6,840	\$.65/NNN	Yes	100% Conditioned Space Security System <b>Full 5% Commission To Procuring Broker!</b> \$100 Gift Certificate to Morton's for Qualified Tour! \$15/PSF TI Allowance.	Tom MacLaughlin Debbie Regan

**OLD SACRAMENTO – OFFICE**

1107 Second Street 2 <sup>nd</sup> Floor	1,846	No	\$1.15/PSF/FS	See Agent	2 offices plus reception area.	Tom O'Neil
128 J Street Lower Level	2,300	No	\$1.00/PSF Gross	See Agent	Finished as offices, break area & conference room.	Tom O'Neil
1107 Second Street Lower Level 1	3,500 +/-	Possibly	\$.50/PSF	See Agent	Existing hood in place. Storage also. Former Kitchen.	Tom O'Neil



Building Address	SF Available	Divisible	Rental Rate	Master Key	Comments	Agent
1107 Second Street Lower Level 2	3,000 +/-	No	\$1,950/NNN	See Agent	Fully Improved. Conference Room, Office, Kitchen, Large Storage Room. Former Living History Center.	Tom O'Neil

**SACRAMENTO – OFFICE**

15 <sup>th</sup> & S Street	1,635	No	\$1.85 Full Service	See Agent	Free on-site parking. Quiet Midtown Location. Available 5/1/10	Tom O'Neil
3350 Watt Avenue #A	1,928	No	\$.75 Gross	Key Board	4 Privates & Conference Room.	Debbie Regan Bill MacLaughlin
936 Enterprise Drive	2,000	No	\$1.20 Modified Gross	Key Board	<b>Full 5% Commission to Procuring Broker!</b> Kitchen/Conference Room 15 On-Site Parking Stalls Move-In Ready.	Tom O'Neil
3350 Watt Avenue #K	2,061	No	\$.75 Gross	Key Board	5 Private Offices, Break room and Bull Pen Area.	Debbie Regan Billy MacLaughlin
3350 Watt Avenue #D	2,685	No	\$.75 Gross	Key Board	Reception, 5 Private Offices, 2 Cube Stations, Conference Room, Break room.	Debbie Reagan Bill MacLaughlin
1600 Tribute Road	20,687	Yes	\$.95/NNN	Yes	<b>Full 5% Commission To Procuring Broker!</b> \$100 Gift Certificate to Morton's for Qualified Tour! \$15/PSF TI Allowance.	Debbie Regan Tom MacLaughlin
1700 Tribute Road	32,837	1,845	\$1.50/FS	Yes	<b>Full 5% Commission To Procuring Broker!</b> \$100 Gift Certificate to Morton's for Qualified Tour! \$15/PSF TI Allowance.	Debbie Regan Tom MacLaughlin

**ELK GROVE – OFFICE**

3155 Dwight Road	11,520	Yes	\$1.26/NNN	See Agent	Former School Site in the Laguna West Business Park.	Tom O'Neil Billy MacLaughlin
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**WEST SACRAMENTO – RETAIL**

1001 Jefferson Blvd. #700	400	No	\$2.00 Gross	Key Board	<b>AVAILABLE NOW!</b> Suites 700,800 & 900 can be combined.	Tom O'Neil Billy MacLaughlin
1001 Jefferson Blvd. #800	800	No	\$2.00 Gross	Key Board	<b>AVAILABLE NOW!</b> Suites 700,800 & 900 can be combined.	Tom O'Neil Billy MacLaughlin
1001 Jefferson Blvd. #900	800	No	\$2.00 Gross	Key Board	<b>AVAILABLE NOW!</b> Suites 700,800 & 900 can be combined.	Tom O'Neil Billy MacLaughlin
1001 Jefferson Blvd. #100	2,750	No	\$1.35/NNN	Key Board	<b>AVAILABLE NOW!</b> Former Round Table Pizza.	Tom O'Neil Billy MacLaughlin

**CARMICHAEL – RETAIL**

6818 Fair Oaks Blvd #2	1,157	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. TIs Available.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #3	1,743	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. Tis Available.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #4	4,921	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. Tis Available.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #1	5,000	No	\$.95/NNN	See Agent	Automotive shop with yard.	Billy MacLaughlin Debbie Regan
6818 Fair Oaks Blvd #6	5,384	No	\$.95/NNN	See Agent	Great street frontage on Fair Oaks Blvd. Tis Available.	Billy MacLaughlin Debbie Regan
6451 Fair Oaks Blvd.	11,606	No	\$.75/NNN	See Agent	Also For Sale.	Tom O'Neil Bill MacLaughlin

**OLD SACRAMENTO – RETAIL**

1107 Second Street <b>Street Level!</b>	4,327 +/-	No	\$8,000/NNN	See Agent	Former restaurant/bar. <b>Choice location!</b> Plumbing for restaurant/bar, but needs equipment. Large open area with windows that look out on Second Street and walkway to downtown.	Tom O'Neil
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**SACRAMENTO – RETAIL**

2120 El Camino Ave	1.055 Acres	No	\$5,495/Month	N/A	Parking Lot Space.	Jim MacLaughlin Stacy Olsufka
2124 El Camino Ave	1,005	No	\$1.34/NNN	Tenant	Previous nail salon.	Jim MacLaughlin Stacy Olsufka
2128 El Camino Ave	1,224	No	\$1.20/NNN	Yes	-	Jim MacLaughlin Stacy Olsufka
7386 Stockton Blvd #J	1380	No	\$1.15/NNN	Yes	-	Jim MacLaughlin Stacy Olsufka
7386 Stockton Blvd #E	1500	No	\$1.15/NNN	Yes	-	Jim MacLaughlin Stacy Olsufka
7386 Stockton Blvd #F	1500	No	\$1.15/NNN	Tenant	-	Jim MacLaughlin Stacy Olsufka
7386 Stockton Blvd #M	1500	No	\$1.15/NNN	Yes	-	Jim MacLaughlin Stacy Olsufka
7386 Stockton Blvd #K	1500	No	\$1.15/NNN	Yes	-	Jim MacLaughlin Stacy Olsufka
3435 El Camino Ave	3000 +/-	No	\$1.00/NNN	See Agent	16,000 SF lot. Property is for sale.	Tom O'Neil



Building Address	SF Available	Property Type	Sale Price	Cap. Rate	Comments	Agent
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***BUILDINGS FOR SALE/INVESTMENT***

1233 East Beamer Street, Suite G Woodland, CA	4,000	Industrial	\$400,000		Includes 600 SF of Office Space. Owner's Association. 2 Roll-Up Doors.	Billy MacLaughlin Tom O'Neil
6451 Fair Oaks Boulevard Carmichael, CA	Building SF 11,606 Parcel SF 36,438	Retail General Commercial	\$1,200,000	8%	Zoned GC.	Billy MacLaughlin Tom O'Neil
11367 Sunrise Gold Circle Rancho Cordova, CA	11,840	Industrial	\$699,000		Central Rancho Cordova Location. Great Owner/User Opportunity.	Tom MacLaughlin Debbie Regan
2697-2699 Florin Road Sacramento, CA	11,985	Retail	\$1,850,000	7%	100% Leased Investment Property Kelly-Moore Paint.	Tom O'Neil
1930 5 <sup>th</sup> Street Davis, CA	17,000	Industrial	\$2,500,000		Lockbox on spigot behind front eastern bush	Jim MacLaughlin Stacy Olsufka
1140 Tara Court Rocklin, CA	30,000	Industrial	\$3,100,000		Good Owner User Building or Investment.	Tom MacLaughlin Debbie Regan
2516 Station Dr. Stockton, CA	39,200	Industrial	\$2,600,000		Great owner user opportunity or leased investment.	Tom MacLaughlin Jim MacLaughlin
2540 Station Dr. Stockton, CA	39,200	Industrial	\$2,600,000		Great owner user opportunity or leased investment.	Tom MacLaughlin Jim MacLaughlin
360 N. Sunrise Avenue Roseville, CA	58,000	Retail	\$8,500,000		Excellent freeway access.	Jim MacLaughlin Stacy Olsufka
2711 Mercantile Drive Rancho Cordova, CA	64,515	Industrial	\$3,875,000		Can be combined with 2691 Mercantile Drive.	Jim MacLaughlin Stacy Olsufka
1100 Business Park Dr. Dixon, CA	71,438	Industrial	\$4,215,000		Great owner/user opportunity with leased income. 38,930 Sq. Ft. vacant. 32,508 Sq. Ft. leased.	Billy MacLaughlin
2691 Mercantile Drive Rancho Cordova, CA	77,000	Industrial	\$5,900,000		Can be combined with 2711 Mercantile Drive.	Jim MacLaughlin Stacy Olsufka
7006 McComber St. Sacramento, CA	Building SF 3,000 Fenced Yard 2.72 Acres	Industrial	\$850,000		Former auto wrecking yard. Zoned for auto dismantles and resale.	Tom O'Neil
3834 & 3862 Duck Creek Drive	158,400	Industrial	\$7,128,000		Fenced paved yard. Zoned M-2, City of Stockton. Insulated.	Tom MacLaughlin Billy MacLaughlin



Building Address	SF Available	Sale Price	Zoning	Comments	Agent
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LAND

2120 El Camino Sacramento, CA	1.05 Acres	\$5,495/Month	Retail	Parking Lot Space.	Jim MacLaughlin Stacy Olsufka
2612 Station Drive Stockton, CA	2.87 Acres	\$490,000	Industrial	Can be combined with 2634 Station Drive. Located in Stockton off of Hwy 99 and Framington Rd. Includes complete building plan.	Jim MacLaughlin Tom MacLaughlin
Central Dixon	Lot# 9 3.8 Acres	\$2.25 PSF Plus Bonds	Industrial	Business Park Drive Dixon Business Park Zoned Industrial.	Billy MacLaughlin
2634 Station Drive Stockton, CA	5.1 Acres	\$780,000	Industrial	Can be combined with 2612 Station Drive. Located in Stockton off of Hwy 99 and Framington Rd. Includes complete building plan.	Jim MacLaughlin Tom MacLaughlin
Central Dixon	5.82 Acres	\$3.75 PSF Plus Bonds	Neighborhood Commercial/ Professional Office	North 1 <sup>st</sup> Street Dixon Business Park Zoned Retail.	Billy MacLaughlin
Central Dixon	6.57 Acres	\$6.00 PSF Plus Bonds	Retail	North 1 <sup>st</sup> Street Dixon Business Park Zoned Retail.	Billy MacLaughlin
Central Dixon	12.39 Acres	\$3.25 PSF Plus Bonds	Neighborhood Commercial/ Professional Office	Located on Highway 113. Lots as small as 1.1 Acre.	Billy MacLaughlin