

# CURRENT AVAILABLE PROPERTIES



THE VOLLMAN COMPANY, INC.  
COMMERCIAL REAL ESTATE BROKERAGE  
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## AGENTS

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(916) 929-2000

## PROPERTY SUMMARY January 2012

INDUSTRIAL

RETAIL

OFFICE

LAND

INVESTMENTS

THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE

**THE VOLLMAN COMPANY, INC.**  
**Summary of Exclusive Industrial Properties For Lease**  
**January 2012**  
**(916) 929-2000**

**T = Tenant Incentive**  
**B = Broker Incentive**

ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS									
5710 Auburn Blvd., Sacramento, CA 95841  <b>B</b>	<u>Suites 4</u> - 1,800 sf with 278sf of office, 3,142sf of warehouse  <u>Suite 24</u> - 1,440 sf with a small office & restroom	GC, General Commercial	Suite 4 - 1,800sf with 278sf of office/restroom - \$1,000/month  Suite 24 - \$800/month all leases absolute gross	Dennis Vollman Dan Mincher Don Deavens	16' - 18' interior clear height 10' x 12' roll-up truck doors 150 ampere, 120/240 volt 3 phase panels All utilities including natural gas									
2150 Bell Ave. Sacramento, CA	<u>Available Space:</u>  1 - 1,800sf suites	M-1, Light Industrial	<u>Suite 130</u> - \$870.50/month (48.4¢psf blended)  CAM - \$.05psf/month	Dennis Vollman Dan Mincher Josh Carpenter Don Deavens	<u>Suite 130</u> - 1,800sf including 370sf of office & restroom.  <u>Fenced yard space available:</u> <table style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align: center;"><u>Rocked:</u></td> <td style="text-align: center;"><u>Not-Rocked</u></td> </tr> <tr> <td>22,500sf +</td> <td style="text-align: center;">\$.06psf</td> <td style="text-align: center;">\$.03psf</td> </tr> <tr> <td>22,500sf or less</td> <td style="text-align: center;">\$.08psf</td> <td style="text-align: center;">\$.05psf</td> </tr> </table>		<u>Rocked:</u>	<u>Not-Rocked</u>	22,500sf +	\$.06psf	\$.03psf	22,500sf or less	\$.08psf	\$.05psf
	<u>Rocked:</u>	<u>Not-Rocked</u>												
22,500sf +	\$.06psf	\$.03psf												
22,500sf or less	\$.08psf	\$.05psf												
598 Display Way Sacramento, CA APN 250-0040-057	<u>Available Space:</u>  2,461± sq. ft of office/restroom area  2,242± sq. ft. of classroom area  3,822± sq. ft. of warehouse area	M-1, Light Industrial - Warehouse Distribution	office/restroom/classroom improvements - \$1.15psf  shop/warehouse area - \$.50psf  CAM/OE costs estimated at \$.06psf	Dennis Vollman Dan Mincher Josh Carpenter	18' clear height 12' x 14' ground level loading doors 400 amps 110/208 volt 3 phase power All utilities to site 28 striped parking spaces 10,880 sq. ft. of fenced yard area									

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801-805 East St. Woodland, CA APN 066-111-27-1	19,904sf of building area; 8,033sf of open canopy area and 73,220sf of fenced yard area	East Street District (ESD) Use Industrial Buildings	Total monthly base rent \$8,357.70 (\$0.318psf of building area)  NNN/CAM/OE costs estimated at \$0.036psf of building area (\$930.00)	Dennis Vollman	12,525sf of warehouse area - \$.20psf/month 2,400sf of service-retail - \$.50psf/month 4,980sf of vehicle service bays - \$.50psf/month 8,033sf of open canopy area - \$.10psf/month 73,220sf of fenced yard area - \$.02psf/month  <b>Owner will lease all or part of the property!</b>
4110 North Freeway Blvd. Sacramento, CA 95834 APN 237-0420-018	14,704± sq. ft. available	MP	\$6,617/month (\$0.45psf blended) NNN - \$0.18psf	Dennis Vollman Dan Mincher Josh Carpenter	Office /Laboratory - 6,040± sq. ft. Warehouse Area - 8,664± sq. ft.
3940 Industrial Blvd. West Sacramento, CA 95691 APN 67-020-72-1	17,396 sq. ft. building on 1.60 acres	B-P, Business Park (Yolo County)	Several floor plan options available:  (4,930sf) - 3,446sf of office & 1,484sf of warehouse \$.82psf/month blended  (2,940sf) - 1,456sf of office & 1,484sf of warehouse - \$.70psf/month blended  NNN Charges - \$.19psf	Dennis Vollman Dan Mincher Don Deavens	16' - 18' Clear Height  12' x 14' Ground level loading doors  400 amps 110/208 volt 3 phase per building  All utilities including natural gas  Fiber optic service is available  <b>Up to 8,000 sq. ft. of office space available!</b>
3065-3079 Kilgore Rd Rancho Cordova, CA 95670 APN 072-0460-018 <b>New Pricing!</b>	1,581± sf - 34,448± sf available 2.58 acres	Office Industrial, Mixed Use, OIMU	\$0.50psf/month - warehouse/office space (\$0.16psf NNN Charges)  Suite 3073 Leased (office portion)	Dennis Vollman Dan Mincher Don Deavens	Two Grade Level & Two Covered Dock High Roll-ups. Some Raised Floor & Fenced Yard.

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4103 Northgate Blvd. Sacramento, CA 95834 APN 237-0420-018	44,000sf building on 3.08 acres  9,000sf available	MP	\$5,850/month (\$0.65psf blended) NNN - \$0.18psf/month	Dennis Vollman Dan Mincher Don Deavens	Currently configured as a church with a sanctuary which seats between 400 & 500 people, five offices/classrooms, nursery room, conference room, kitchen, work room, storage area and small warehouse
11240 Pyrites Way Gold River, CA Freestanding Building  <b>T &amp; B</b>	9,000 sq. ft. available  4,500 sq. ft. of office 4,500 sq. ft. of whse. 2,000 sq. ft. mezzanine	M-1, Light Industrial	\$7,450/month (\$0.83psf blended)  NNN - \$.12psf	Dennis Vollman Dan Mincher Josh Carpenter	All utilities including natural gas, fiber optic service available to building,. 12' x 14' ground level loading doors. 400 amps 110/108 volt 3 phase electrical service.
11395 Pyrites Way Rancho Cordova, CA  <b>B</b>	3,000 sq. ft. available  Auto Repair is Authorized!	M-2, Heavy Industrial	<b>Suite H</b> - 3,000sf including 480 sf of office/restroom area and 2,520sf of warehouse.  \$1,170/month (\$0.39psf) + CAM CAM - \$.06psf/month	Dennis Vollman Dan Mincher Josh Carpenter	The 16,500 sq. ft. building is situated on a 1.09 acre parcel which faces East towards the new residential subdivision next to Highway 50.
3301-3333 Sunrise Blvd	Two (2) 29,000 sf Buildings  23 Tenant Suites		3301 Sunrise - 7 Suites from 1,600 sf to 3,250 sf available to lease  3333 Sunrise - 10 Suites from 1,500 sf to 3,240 sf available to lease	Dennis Vollman Dan Mincher Don Deavens Bill George	

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11290 Sunrise Gold Circle Rancho Cordova, CA  <b>B</b>	<b>Available:</b>  1 - 5,300 sq ft. unit 3 -2,100 sq. ft. units	M-1, Light Industrial	Suite A/B - 5,300sf - \$2,333/month (\$.44psf blended) plus CAM  Suite C - 2,100sf - \$754.20/month (\$.36psf blended) plus CAM  Suite F - 2,100sf \$853.22/month (\$.41psf blended) plus CAM  Suite K - 2.100sf \$833.40/month (\$.40psf blended) plus CAM  CAM - \$.07 psf/month  <b>(Lower Rates!)</b>	Dennis Vollman Dan Mincher Josh Carpenter Don Deavens	<u>Suite A/B</u> - 5,300 sq. ft. including 1,592 sq. ft. of office/restroom and 3,708 sq. ft. of whse.  <u>Suite C</u> - 2,100 sq. ft. including 64 sq. ft. of restroom and 2,036 sq. ft. of warehouse  <u>Suite F</u> - 2,100 sq. ft. including 412 sq. ft. of office/restroom and 1,688 sq. ft. of warehouse.  <u>Suite K</u> - 2,100 sq. ft. including 328 sq. ft. of office/restroom and 1,772 sq. ft. of warehouse
11361 Sunrise Gold Circle Rancho Cordova, CA 95742 APN 072-0430-044  <b>T &amp; B</b>	2,880 sq. ft. available	M-1, Light Industrial	<b>New Rate: \$1,065.60/month</b> <b>(\$.37psf blended)</b> <del>\$1,335/month (\$0.46psf blended)</del> CAM Charges - \$.05psf/month	Dennis Vollman	The building is situated on a parcel which is approximately 0.63 acres in size and enjoys a reciprocal ingress, egress parking and utility easements on the adjacent parcels.

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**THE VOLLMAN COMPANY, INC.**  
**Summary of Exclusive Industrial Properties For Sale**  
**January 2012**  
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
5710 Auburn Blvd. #24 Sacramento, CA 95841 APN 220-0172-024	1,440 sq. ft. on .0344 acre of land	GC, General Commercial	\$142,560 \$99psf  <b>Price Reduction!</b>	Dennis Vollman Dan Mincher Don Deavens	Well Maintained Commercial Condominium. High Traffic / Good Central Location I-80 access via Madison Ave. or Greenback Lane
5710 Auburn Blvd. #4 Sacramento, CA APN 220-0172-024-004 <b>New Listing!</b>	1,800 sq. ft. with 278sf of office/restroom and 3,142sf of warehouse	GC, General Commercial	\$216,000.00 for unit 4  \$120/psf	Dennis Vollman Dan Mincher Don Deavens	Suite 4 - 1,800sf with 278sf of office/restroom and an automatic overhead door with opener.  Suite 5 - 1,800sf with 278sf of office/restroom and 560sf of mezzanine.
801-805 East Street Woodland, CA APN 066-111-27-1	24,904 sq. ft. of building area on 5.02 acres of land	East Street District (ESD) Use Industrial Buildings	<b>\$1,420,000.00</b>	Dennis Vollman	The subject property is currently leased to two tenants with the tenant leases on an absolute NNN expense basis.
536 Display Way Sacramento, CA	8,496 sq. ft divisible to 4,100 sq. ft.	Industrial/Flex	\$895,000.00 \$105.34psf <b>Reduced Again!</b>	Dennis Vollman Dan Mincher Josh Carpenter	3,800 sq. ft yard. Grade level loading. 12 skylights. 800 ampere, 110/208 volt 3 phase 4 wire electrical service.
10123 Iron Rock Way Elk Grove, CA 95624 APN 134-0640-031	4,000 sq. ft. building on a 12,676 sq. ft. parcel	M-1, Light Industrial	\$319,900.00 \$79.97psf  <b>Reduced!</b>	Don Deavens	20' clear height, 2 grade level roll-up doors, 3,000 sq. ft. fenced and paved yard.
2100-2116 Northgate Blvd Sacramento, CA 95833  APN - 274-0172-044	56,361 sq ft  1.3 Acres  3 Parcels	M-1	\$1,800,000 for 3 Parcels	Don Deavens	These Prime Commercial parcels present a tremendous development opportunity for owner users, fast food franchises, national restaurant chains and many other business types.

**THE VOLLMAN COMPANY, INC**  
**Summary of Exclusive Investments**  
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14180 River Road Walnut Grove, CA  <b>Marina with Land &amp; Commercial Rentals!</b>  <b>An Investment with Income to Carry Through Development!</b>	40.12 acre property	AG-40 GC M-1 Recreation	<b>\$3,250,000.00</b>  <b>Current NOI:</b> <b>\$155,000.00</b>  <b>MOTIVATED SELLER!</b>	Bill George	40.12 acre property which includes 38.8 acres of land for development. Approximately 42,706 sq. ft. of leaseable building area (some of which is leased) and a 30 slip marina.  <b>Can Sell All or Part! The Property Has Four Parcels!</b>  <b>Buy the Marina and Commercial for Investment!</b>
4400-4410 San Juan Ave. Fair Oaks, CA Winding Oaks Plaza  <b>LENDER OWNED!</b>	31,097sq. ft. Shopping Center  4 separate parcels	LC, Shopping Center	<b>\$2,500,000.00</b> <b>\$80.39psf</b>  <b>CALL FOR OFFERS!</b>	Josh Carpenter Bill George	Well located Shopping Center at San Juan & Winding Way in Fair Oaks.  4404 Bldg. - 6,000 sq. ft. building with playground could be a Day Care, Church, etc.
11250 Pyrites Way Rancho Cordova, CA  APN - 069-0031-024-0000	13,575 sf building  1.89 Acres		<b>\$1,300,000</b>  <b>Great Opportunity!</b>	Dennis Vollman	This Building has a “foot print” of 10,400sf which is configured with 3,247sf of office space, 2,400sf of show room space and 4,753sf of shop warehouse space. The second floor, 3,175sf is built-out as executive offices. The seller will execute a single tenant AIR Industrial—net lease during escrow.

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**Summary of Exclusive Land Listings**  
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7904 Auburn Blvd. APN 204-0420-031 and APN 204-0440-026	1.15 gross acres .97 net usable acres	GC, General Commercial	To be determined.	Dennis Vollman	The improvements in the vicinity of the property consist of a park, a bowling alley and various commercial building and land uses along Auburn Blvd. and residential land uses along side streets to the east.
Augusta Way @ Bacchini Ave. Sacramento, CA APN 043-0081-003	1 parcel totaling ½ of an acre	LC, Limited Commercial	\$300,000.00  <b>MAKE AN OFFER!</b>	Bill George	Approved plans for 12 apartment units to-be-built included in the sales price. 12 units for 0.51 acre parcel.
8090 Brady Lane Roseville, CA APN 473-010-033  <b>LENDER OWNED!</b>	5.1 acres	RS-AG-B-20 Residential	\$875,000.00	Bill George	Tentative map for 9 lots.
Baseline Rd. & Brady Lane Roseville, CA APN 473-010-032  <b>LENDER OWNED!</b>	5 acres	C1-UP-DC Commercial	\$1,495,000.00	Bill George	Commercial land at the corner of Baseline Rd. & Brady Lane. Adjacent 5.1 acres of residential land available also.
1 Coach Lane Cameron Park, CA 95682 APN's 109-230-05, 06, 07, 08	7.28 acres	Commercial-CP	\$3,640,000.00/\$11.48psf	Don Deavens	This property provides a magnificent development opportunity in the heart of the growing community of Cameron Park. There are four strategically located parcels that have a 400 foot frontage on Highway 50 with great visibility and access.
Coach Lane Cameron Park, CA 95682 APN 109-230-02,03,04 <b>New Listing!</b>	14.71 acres 3 Parcels	Commercial-CP	\$6,900,000/\$10.76psf	Don Deavens	There are three strategically located parcels totaling 14.71 acres that have approximately 700 feet frontage on the Highway 50 corridor with great visibility and access.

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Drollet Way & Baumgart Way Sacramento, CA APN 237-0380-009	2.33 Acres  (+ 9.56 acres possible)	Residential Land	\$420,565.00  <b>MAKE AN OFFER!</b>	Bill George	Residential Development Land. Other land contiguous of 9.56 acres for sale.
Durock Rd. & Ponderosa Rd Cameron Park, CA 95682 APN 109-230-12-10	51.12 acres	Industrial	\$5,306,627.00 / \$2.38psf	Don Deavens	This magnificent property with its superb location has the potential to be a very profitable development.
NEC Elk Grove Blvd. & Grant Line Rd., Elk Grove, CA APN 127-0120-021	19 one acre lots 20± acres	SPATRI	\$1,950,000.00	Bill George	Tentative Map with some grading done. May be able to add 20 more lots.
Florin Rd. Between Kara & McCurdy Sacramento, CA APN 043-0230-001 thru 016 APN 043-0022-010	20± acres  <b>Can be divided and sold in smaller pieces!</b>	RD-20 - MUR Mixed Use Residential	<b>20± acres - \$2,750,000/\$3.15psf</b> <b>or</b> <b>11.91± acres - \$2,075,200/\$4.00psf</b> <b>or</b> <b>9± acres - 16 separate lots</b> <b>\$3.50 - \$4.00psf</b>	Bill George Dennis Vollman	This is the largest land parcel in the “Old Florin Town” Special Planning Area for Housing. 15-20 dwelling units per acre. Great infill location.  <b>Motivated Seller!</b>
950 Franklin Ave. Yuba City, CA	37,935 sq. ft. of land	C-1, Neighborhood Convenience Commercial and Residential	\$1,500.00 Initial monthly rent  Up to 50 year lease term available.	Dennis Vollman	Suggested uses: Professional Office Building, Retail Strip Center or Neighborhood Restaurant.  Owner will buy back improvements at end of lease term.

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4131-4221 Fruitridge Rd. Sacramento, CA 95820 APN 022-0242-014 thru 019	1.29 acres - 6 parcels  <b>Will sell one to six lots!</b>	LC, Limited Commercial	\$900,000.00	Josh Carpenter Bill George	Well located off of Fruitridge Road & Del Norte  <b>Buy one lot or more!</b>
Jeff Brian Lane Wilton, CA APN 134-0160-027	1.03 acres	GC, Commercial	<b>\$295,000.00</b> <b>New Price!</b>  <b>25% Price Reduction!</b>	Bill George	This is a small commercial lot for a user to build a multi-use building.  <b>ALL OFFERS WILL BE CONSIDERED!!</b>
Kilgore Rd. and Sun Center Dr. APN 072-0470-020 APN 072-0480-005 BUILD TO SUIT - ONLY	86,379 sf 1.983 acres	MP - Industrial Office / Business Park	<b>Call For Pricing!</b> Lease Terms: 7+ years NNN	Dennis Vollman	This corner location is on the eastern entrance to the Prospect Business Park at the Southeast corner of Kilgore Road and Sun Center Drive. This high visibility site is ready for a construction project to commence.
Maidu Drive & Vista Del Lago Auburn, CA 95603 APN 055-040-028, 029, 030 & 031 <b>Lender Owned!</b>	11.04 acres	R-1-15,000 Low Density Residential	\$2,550,000.00 \$5.30psf	Bill George Dan Mincher	Prime infill location surrounded by very nice newer homes. <b>Tentative Map</b> for 24 Prime Lots. Surrounded by very nice homes.
2725 & 2755 Moore Rd. Lincoln, CA APN 021-283-007 & 009  <b>Lender Owned! Make Offer!</b>	9.7 ac. - 2755 Moore 10.58 ac. - 2725 Moore	Medium Density Residential (MDR)	2755 - \$2,900,000 2725 - \$2,995,000	Bill George	20± acres of Residential <u>Development Land</u> in the developing area of Lincoln. The property is next to the Nader Ranch recently purchased by the Lewis Group. Village 7 of The Lincoln Specific Plan. Planned for 170+ medium density homes.

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3440 Moore Rd. Lincoln, CA APN 021-490-002  <b>Lender Owned!</b>	89 acres	AG Residential <u>Future Zoning:</u> Residential Housing Development	\$3,900,000.00  * The Seller is a lender who will consider creative ideas for acquisition.	Bill George	Great future development property use as agricultural while planning for future development. Used now as a horse property  This property is just down the road from Village 7 being developed by The Lewis Group (Nader Ranch).
Rio Linda Blvd. & Marysville Blvd., Sacramento, CA	20 acres	Agricultural (A) in City Plan For Median Density Housing	<b>Call Broker!</b>  <b>All offers will be considered!</b>	Bill George	20 acres of residential infill. Work product, environmental, tentative map and other work included for approx. 11 dwelling units per acre. 178 lots. T-map drawn, but not submitted.
Rio Linda Blvd. north of Claire Sacramento, CA	5.53 acres 31 separately numbered lots.	R-1 & C-1	\$546,000.00  <b>All offers will be considered!</b>	Bill George	This acreage is infill land adjacent to a new high density Adult Housing Community.
Rio Robles Ave., Vinci Ave. & Rose Street Sacramento, CA	22 finished lots ready to build!	RE 1/.5	20 lots @\$50,000.00 each  2 corner lots @\$55,000.00 each	Bill George Dan Mincher	Great small infill development. Buy and build now or hold for future development.  <b>MAKE AN OFFER!</b>
26312 State Hwy. 16 Esparto, CA APN 049-240-01-1 APN 049-240-02-1  <b>LENDER OWNED!</b>	7.7 acres	Commercial Acreage	\$1,900,000.00 \$5.66 per sq. ft.	Bill George	7.7 acres of undeveloped commercial land on the way to Cache Creek Casino.  <b>LENDER OWNED!</b> <b>MAKE AN OFFER!</b>

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Woodland Ave. Esparto, CA APN 049-240-18-1  <b>LENDER OWNED!</b>	3.83 acres	Commercial Acreage	\$980,000.00 \$5.87 per sq. ft.	Bill George	3.83 acres of undeveloped commercial land on the way to Cache Creek Casino.  <b>LENDER OWNED!</b> <b>MAKE AN OFFER!</b>
Watt Ave. near Elkhorn Blvd. North Highlands, CA APN 208-0142-020, 022, 030 & 036  <b>LENDER OWNED!</b>	9.24 acres Total  2.31 acres 4.62 acres 2.31 acres	GC, General Commercial / Multi-Family RD-20	APN 208-0142-020 & 022 \$1,020,000.00 - 2.31 ac.  APN 208-0142-030 \$2,050,000.00 - 4.62 ac.  APN 208-0142-036 \$1,030,000.00 - 2.31 ac.	Dennis Vollman Bill George Dan Mincher	High Traffic Area! All utilities in Watt Ave. Very Flexible zoning allowing a wide range of uses from multi-family to strip commercial and light industrial. Just across Watt Ave. from 300+ apartment complex by Stanton Partners. High Traffic / High Visibility! Redevelopment Area!
6233 Watt Ave. North Highlands, CA APN 215-0062-057  <b>LENDER OWNED!</b>	2.13 acres	LC, Limited Commercial	<b>Price Reduction!</b> <b>\$525,000.00/</b> <b>\$5.66psf</b>	Dennis Vollman Bill George Dan Mincher	All utilities in Watt Ave. Property is fully fenced.  <b>MOTIVATED OWNER! BRING ALL OFFERS!</b>  <b>Seller Financing Available!</b>
West St. & I-5 in Woodland, CA APN 027-430-03-1	9.2± acres  <u>4 parcels</u> .93 acre .87 acre 1.84 acres 4.5 acres	Highway Commercial	\$7,441,965 includes all work product done to date and improvements  <b>NEED OFFER!</b>	Bill George	A highly visible Highway Commercial site at the on/off ramp of West St. & I-5. Plans to improve the entry parcels are in process. Motel site, restaurant, retail site, etc. Great Freeway exposure.  See flyer for a list of new improvements!

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Wise Road between McCourtney Rd. & Crosby Herold Rd. APN 020-167-031  <b>LENDER OWNED!</b>	60.40 acres  <b>Tentative Map For:            3 - 10 acre parcels            1 - 30 acre parcel</b>  (May split further)	F-B-X  Flood Zone X	\$2,490,000.00  <b>LENDER OWNED!</b>	Bill George	60.40 acres of land off Wise Road on a private road between McCourtney Road and Crosby Herold Road.  <b>4 tentatively mapped parcels with a new paved road.</b>  <b>One 10 acre parcel with a house.</b>
Vacaville Land E Monte Vista Ave APN 0133-380-020,030,040,050	4.95 acres	IP - Planned Industrial	\$2,500,000  <b>SUBMIT OFFERS!</b>	Bill George Dan Mincher	Site Improvements - Curbs, Gutters & Storm Drains  Planned Business Park area with freeway frontage on Highway 505

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2445 Albatross Way Sacramento, CA 95815 APN 277-0061-022	19,280 sq. ft. bldg.  Available: Suite 101- 12,471sf Suite 103 - 2,900sf Suite 105 - 2,425sf	M1-K, Sacramento	\$0.50psf/month Triple Net - \$0.26psf/month Tenant pays metered utilities and janitorial  <b>Rate Reduction!</b>	Dennis Vollman Dan Mincher Don Deavens	Storage space available - 1,140 sq. ft, Excellent space for a school, church, counseling center, medical clinic or general office use.
3814 Auburn Blvd. Sacramento, CA 95821 APN 255-0021-026	Available:  Suite 62 - 856 sq. ft. Suite 63 - 495sq. ft. Suite 71 - 774 sq. ft.	SC, Sacramento	\$1.25psf/month Full Service Gross  <b>Rate Reduction!</b>	Dennis Vollman Dan Mincher Josh Carpenter	Park Like Office Setting! Ample Parking! Professionally Managed! Direct Access to I-80 via Watt Ave!
4320 Auburn Blvd. Sacramento, CA APN 240-0212-034	Available:  Suite 2100 - 2,000sf Suite 2200 - 1,271sf (Divisible)	GC, General Commercial	\$1.25psf/month Full Service Gross  <b>Market Leading Rate!</b>	Dan Mincher Bill George	50,000 sq. ft. two bldg. office park. Easy access to I-80 and Business 80. Newly renovated common areas. Flexible floor plans. Beautiful landscaping & plentiful parking.
9045 Bruceville Rd. Elk Grove, CA 95758 APN 116-0012-053	21,216 sq. ft. total  1,200 rsf - 9,201 rsf available; 7,000 rsf contiguous	MP - Medical Professional	Full Service Lease Build-to-Suit  <b>Major Tenant Incentives For Qualified Tenants!! Call Broker For Details!!</b>	Dennis Vollman Dan Mincher	Key Fob Entry - CCTV Security Daycare Across the Street Men's & Women's Private Shower Rooms Building open 9 am to 9 pm seven days a week
4617 Freeport Blvd. Sacramento, CA 95822 APN 018-0101-011	from 685 sq. ft. available	C-2	Negotiable  Hurry This One Won't Last!	Don Deavens	This medical building provides an excellent opportunity for many types of occupational therapists and laboratory professionals. Suites are very clean and ready to occupy. Parking in front and rear of building. Owner will pay for water and trash.

**THE VOLLMAN COMPANY, INC.**  
**Summary of Exclusive Office Properties For Lease**  
**January 2012**  
**(916) 929-2000**

**T = Tenant Incentive**  
**B = Broker Incentive**

<b>ADDRESS/LOCATION</b>	<b>SIZE</b>	<b>ZONING</b>	<b>PRICE</b>	<b>AGENT(S)</b>	<b>COMMENTS</b>
5660 Freeport Blvd. Sacramento, CA APN 025-0033-032	9,000 sq. ft. building on 1.30 acres  <u>Available:</u> 2,500 sf on 2 <sup>nd</sup> floor	C2-EA	\$1.20psf/month NNN	Josh Carpenter	2,500 sq. ft. above Wells Fargo Bank. High Traffic Counts!
3940 Industrial Blvd. West Sacramento, CA 95691 APN 67-020-72-1	17,396 sq. ft. building on 1.60 acres	B-P, Business Park (Yolo County)	\$1.00psf/month NNN charges - \$.19psf/month	Dennis Vollman Dan Mincher Josh Carpenter	From 1,990 sq. ft. to 8,000sq. ft. of office area available!
9561 Laguna Springs Dr. Elk Grove, CA 95758 APN 116-0840-049	3,237 sq. ft. building  Suite 200 - 1,260 sq. ft. available.	LC	\$1.70psf/month Modified Gross  Tenant to pay for metered utilities and janitorial	Dennis Vollman Dan Mincher Don Deavens	3 Private Offices Large Admin. Area Restroom Reception Area
11242 Pyrites Way Gold River, CA 95670  <b>T &amp; B</b>	Suite A - 3,035sf available	M-1, Light Industrial	\$2,580/month (\$0.85psf blended)  NNN - \$0.12 psf  <b>Lower Rates!</b>	Dennis Vollman Dan Mincher Josh Carpenter	All utilities including natural gas, fiber optic service available to building. 30+ telephone lines. 12' x 14' ground level loading doors.

**THE VOLLMAN COMPANY, INC**  
**Summary of Exclusive Office Buildings For Sale**  
**January 2012**  
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<b>ADDRESS/ LOCATION</b>	<b>SIZE</b>	<b>ZONING</b>	<b>PRICE</b>	<b>AGENT(S)</b>	<b>COMMENTS</b>
3281 35 <sup>th</sup> Ave. Sacramento, CA 95824 APN 025-0173-025	2,800 sq. ft. building	CAA, Office Building	\$249,900.00	Don Deavens	This building provides a fantastic opportunity for an owner/user. The property is currently fully occupied with \$2,500.00 per month income with one suite being donated to the church.
4911 47 <sup>th</sup> Ave. Sacramento, CA 95824 APN 037-0291-018	30,986± sq. ft. on 3.18 acres	LC	<b>\$3,200,000.00</b>  <b>Price Reduced! Please submit all offers! Owner is ready to sell!</b>	Bill George	Church or office/retail buildings. Large assembly area (seats 900±), offices, small sub-chapel, 3 retail spaces and small assembly areas.
1505 Grand Avenue Sacramento, CA 95838  APN: 251-0082-016	7,466 sq ft  0.17 acres	C-1-R	Call for Price  <b>NEW LISTING!</b>	Don Deavens	The building is two years new with a seating capacity of approximately 250 members. There is a balcony, overlooking the sanctuary, two classrooms, a kitchen, pastor study, leadership office, and a beautiful pulpit to deliver your most precious sermons.
2801 Meadowview Road Sacramento, CA 95832 APN 049-0050-018	29,093± sq. ft. on 3.44 acres	R-3, City of Sacramento	<b>\$1,900,000</b> <b>\$65.31 psf</b>  <b>“PRICE REDUCTION!!”</b>	Dan Mincher Bill George	14,832± sq. ft. Church Bldg. 14,261± sq. ft. Educational Bldg. 200± paved parking spaces

**THE VOLLMAN COMPANY, INC.**  
**Summary of Exclusive Retail Properties For Lease**  
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
2203 Del Paso Blvd. Sacramento, CA APN 275-0044-024	2,400 sq. ft. available	C-2	\$0.80psf/month/NNN start rate for qualified tenants  <b>Motivated Owner!</b>	Dan Mincher	Street front retail with ample on street parking. Roll-up door in rear. ADA compliant restroom. Renovated building. Property is part of Del Paso PBID.
801-805 East St. Woodland, CA 95776 APN 066-111-27-1	19,904sf of building area; 8,033sf of open canopy area and 73,220sf of fenced yard area	East Street District (ESD) Use Industrial Buildings	Total monthly base rent \$8,357.70 (\$.318psf of building area) NNN/CAM/OE costs estimated at \$.036psf of building area \$930	Dennis Vollman	12,525sf of warehouse area - \$.20psf/month 2,400sf of service-retail - \$.50psf/month 4,980sf of vehicle service bays - \$.50psf/month 8,033sf of open canopy area - \$.10psf/month 73,220sf of fenced yard area - \$.02psf/month  <b>Owner will lease all or part of the property!</b>
825-830 East Street Woodland, CA 95776 APN 066-111-028-000	47,579sf in 3 bldgs. on 3.98 acres Suites from 710sf to 3,300sf available	Shopping Center	Negotiable  CAM - \$.10psf/month	Don Deavens Dan Mincher	Centrally located shopping center and office space available on busy East Street in Woodland, CA
1381 - 1399 Florin Rd. Sacramento, CA APN 035-0352-018, 017	24,600± sq. ft. Center  <u>Available:</u> 1381 - 12,400 sq. ft. (divisible) 1389 - 1,400 sq. ft. 1395 - 800 sq. ft. 1399-D - 922 sq. ft.	SC, Shopping Center	12,400sf - \$0.60psf/month  NNN - \$0.31  800sf or 1,400sf - \$1.25psf/month  922sf \$.70psf/month	Dennis Vollman Dan Mincher Don Deavens	Monument signage possible. NWC of Florin Rd. and Amherst St.
9203 Folsom Blvd. Sacramento, CA 95826 APN 075-0600-034	2 Tenant Bldg. Suite B - 2,600 sq. ft. Available	SC, Sacramento County	\$1.25psf/month NNN = 22¢psf/month	Dan Mincher	20 parking spaces. Owner will sell Bike Business. Call Broker for details!!

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9791 Lincoln Village Sacramento, CA 95827	10,565 sq ft - Total 2,446 sf - Restaurant 1,200 sf - Retail 768 sf - Salon	MDR	\$1.00 psf NNN - \$0.32 psf	Dan Mincher	Ample Parking! Easy Access!
1000 Melody Lane Roseville, CA APN 472-260-015	<b>1000 Melody Ln:</b> 28,396sq. ft. bldg. on 2.5 acres  <b>Multiple Suites Available:</b> <b>1,125sf to 4,577sf</b>  Grocery / Restaurant	Shopping Center	<b>1000 Melody Ln.</b>  <b>\$1.20psf/month start rate on a 5yr. lease!</b>  NNN - \$.43psf/month	Dennis Vollman Dan Mincher Josh Carpenter	Excellent location on the corner of Riverside Ave. and Cirby Way.  Easy access to I-80 from Riverside.
2216 Sutterville Rd. Sacramento, CA 95822 APN 018-0021-032	1,352sf of office & restroom with 4 private offices.  1,084sf of insulated vehicle maintenance area with lift and floor drains.	C2	\$4,900/month (\$2.01psf)  Modified Gross  <b>Price Reduction!</b>	Dennis Vollman Dan Mincher Don Deavens	Wash Rack with Oil - Water Separator Sump. Secure Lighted Display/Yard Area. Two Ground Level Overhead Doors. One Dock Height Overhead Door. Video Surveillance System. 37 Marked Parking Stalls.
Winding Oaks Plaza 4400-4410 San Juan Ave. Fair Oaks, CA APN 242-0102-048 thru 052  <b>LENDER OWNED!</b>	31,097± sq. ft. Center  <b>7 Suites Available:</b> 1,000 sq. ft. - 6,000 sq. ft.  Mini Mart w/walk in cooler Deli/Coffee Space Mobile Phone Store Space Office Use O.K.	LC, Shopping Center	Call Broker For Lease Rate  <u>Also For Sale!</u>	Josh Carpenter Bill George	6,000 sq. ft. space has additional yard space setup as a Day Care or Preschool. See Flyer.  Offering Free Rent & Commission Bonus.  Well located Shopping Center at San Juan & Winding Way in Fair Oaks.

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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
4911 47 <sup>th</sup> Ave. Sacramento, CA 95824 APN 037-0291-018	30,986± sq. ft. on 3.18 acres	LC	<b>\$3,200,000.00</b>  <b>Price Reduced!</b>  <b>Please submit all offers!</b> <b>Owner is ready to sell!!</b>	Bill George	<b>4911 47<sup>th</sup> Ave. - 30,986± sq. ft. on 3.18 acres.</b>  Church or retail buildings. Large assembly area (seats 900±), offices, small sub-chapel, 3 retail spaces and small assembly areas.
9203 Folsom Blvd. Sacramento, CA 95826 APN 075-0600-034	3,800 sq. ft. bldg. on .34 acre lot	SC, Sacramento County	\$634,600.00 / \$167psf	Dan Mincher	2 Suites: 1,200 sq. ft. - Hair & Nails Tenant 2,600 sq. ft. - Bike Shop  Owner Will Sell Bike Business! Call Broker For Details!
2431 Fruitridge Rd Sacramento, CA 95822 APN 019-0201-036	6,225 sq. ft.	C-2	\$684,750.00 / \$110psf  <b>Coveted Auto Use Permit!!</b>	Dan Mincher	Leased Investment through September 2013. 10 surface parking spaces. Outstanding street and building signage.
Winding Oaks Plaza 4400-4410 San Juan Ave. Fair Oaks, CA  <b>LENDER OWNED!</b>	31,097 sq. ft. Shopping Center  4 separate parcels	LC, Shopping Center	<b>\$2,500,000.00</b> <b>\$80.39psf</b>  <b>PRICE REDUCTION!!</b>	Josh Carpenter Bill George	Well located Shopping Center at San Juan & Winding Way in Fair Oaks.  4404 Bldg. - 6,000 sq. ft. building with playground could be day care, church, etc.