

FOR LEASE



3780 Rosin Ct, Sacramento Ca, 95384

KW COMMERCIAL | SACRAMENTO

2901 K St. Suite 120
Sacramento, CA 95816



Each Office Independently Owned and Operated

PRESENTED BY:

TALHA TORANIA

Director

O: (916) 346-9758

C: (916) 346-9758

saccommercials@gmail.com

02056948, California

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

3780 ROSIN COURT



TALHA TORANIA

DIRECTOR

O: (916) 346-9758

C: (916) 346-9758

saccommercials@gmail.com

02056948, California

Disclaimer 3

1 - Section Page 1

Property Description	5
Property Photos	6
Property Pictures	7
Floor Directory	8
First Floor Plan	9
Second Floor Plan	10

2 - LOCATION INFORMATION

Location MAP	12
LOCATION OVERVIEW	13
Demographics	14
Plot Plan	15
Regional Map	16

KW COMMERCIAL | SACRAMENTO

2901 K St. Suite 120
Sacramento, CA 95816



Each Office Independently Owned and Operated

DISCLAIMER

3780 ROSIN COURT



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | SACRAMENTO

2901 K St. Suite 120
Sacramento, CA 95816



Each Office Independently Owned and Operated

PRESENTED BY:

TALHA TORANIA

Director

O: (916) 346-9758

C: (916) 346-9758

saccommercials@gmail.com

02056948, California

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



3780 ROSIN COURT

Section Page

PROPERTY DESCRIPTION	5
PROPERTY PHOTOS	6
PROPERTY PICTURES	7
FLOOR DIRECTORY	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10

1

PROPERTY DESCRIPTION

3780 ROSIN COURT



Property Overview

- **Available Suites for Lease:**
 - Suite #100: 4,071 square feet
 - Suite #240-270: 6,639 square feet
- **Property Size:** 46,009 square feet total
- **Building Type:** Two-story office building in a garden campus setting
- **Floor Plan:** Versatile open layout, adaptable for various business needs
- **Parking:** Ample free parking with a 4.2 spaces per 1,000 square feet ratio on a 3.10-acre lot
- **Location:** Situated in Sutter Business Park within Sacramento's North Natomas submarket
- **Accessibility:** Immediate access to Interstate 80 via Northgate Blvd
- **Nearby Hubs:**
 - 9.8 miles to Sacramento International Airport
 - 7.4 miles to Downtown Sacramento

PROPERTY PHOTOS

3780 ROSIN COURT



PROPERTY PICTURES

3780 ROSIN COURT



FLOOR DIRECTORY

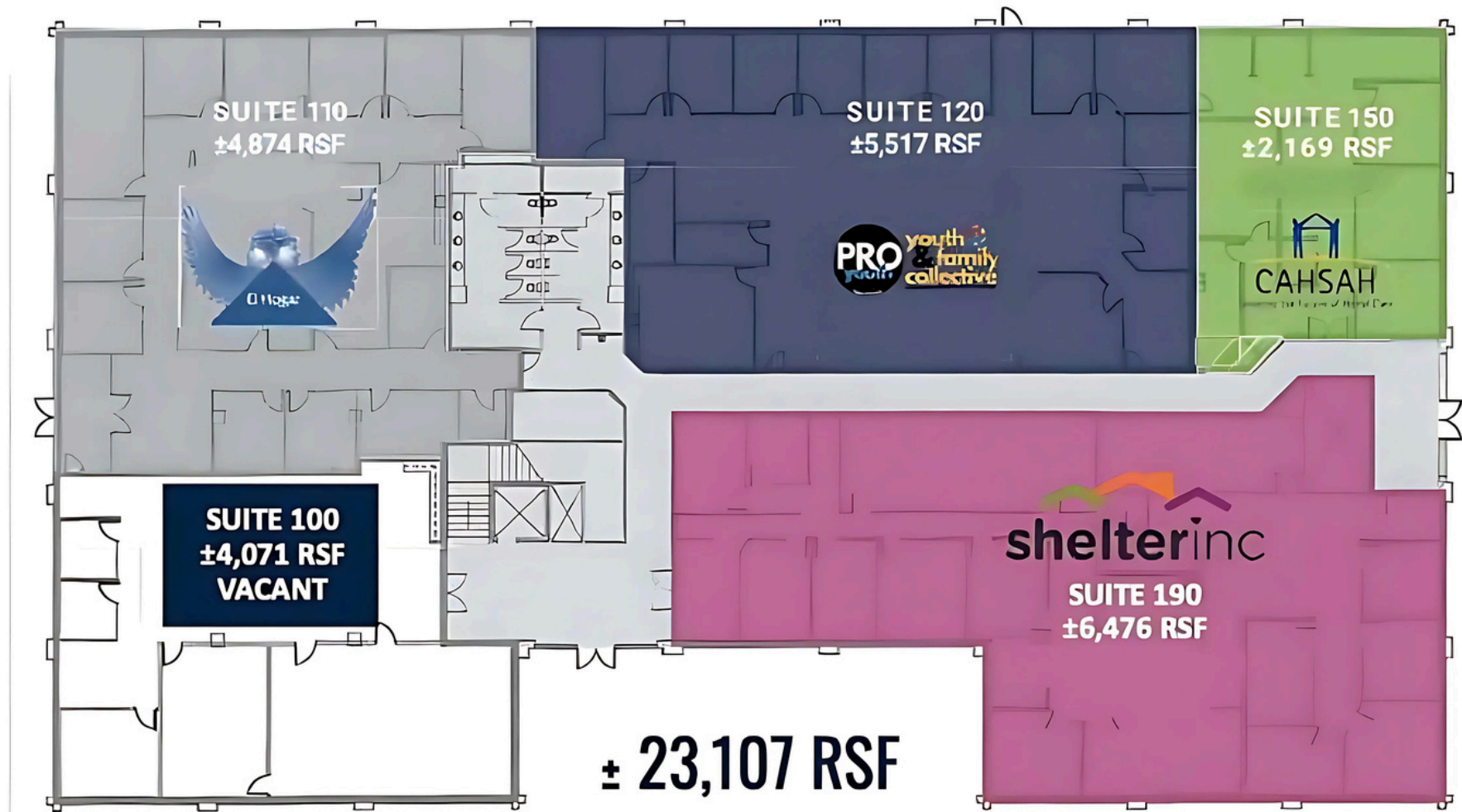
3780 ROSIN COURT



Suite No	Business	
Suite 100	Vacant	
Suite 200	Vacant	
Suite 250	Leased	
Suite 260	Leased	
Suite 240 & 270	Vacant	

FIRST FLOOR PLAN

3780 ROSIN COURT



SECOND FLOOR PLAN

3780 ROSIN COURT





3780 ROSIN COURT

LOCATION INFORMATION

LOCATION MAP	12
LOCATION OVERVIEW	13
DEMOGRAPHICS	14
PLOT PLAN	15
REGIONAL MAP	16

2

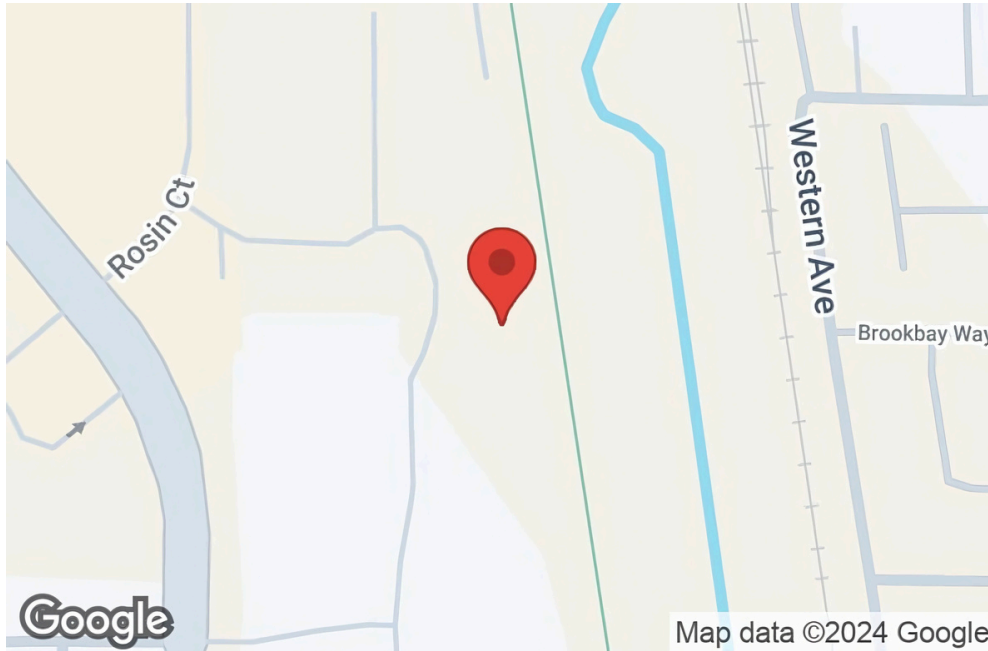
LOCATION MAP

3780 ROSIN COURT



LOCATION OVERVIEW

3780 ROSIN COURT



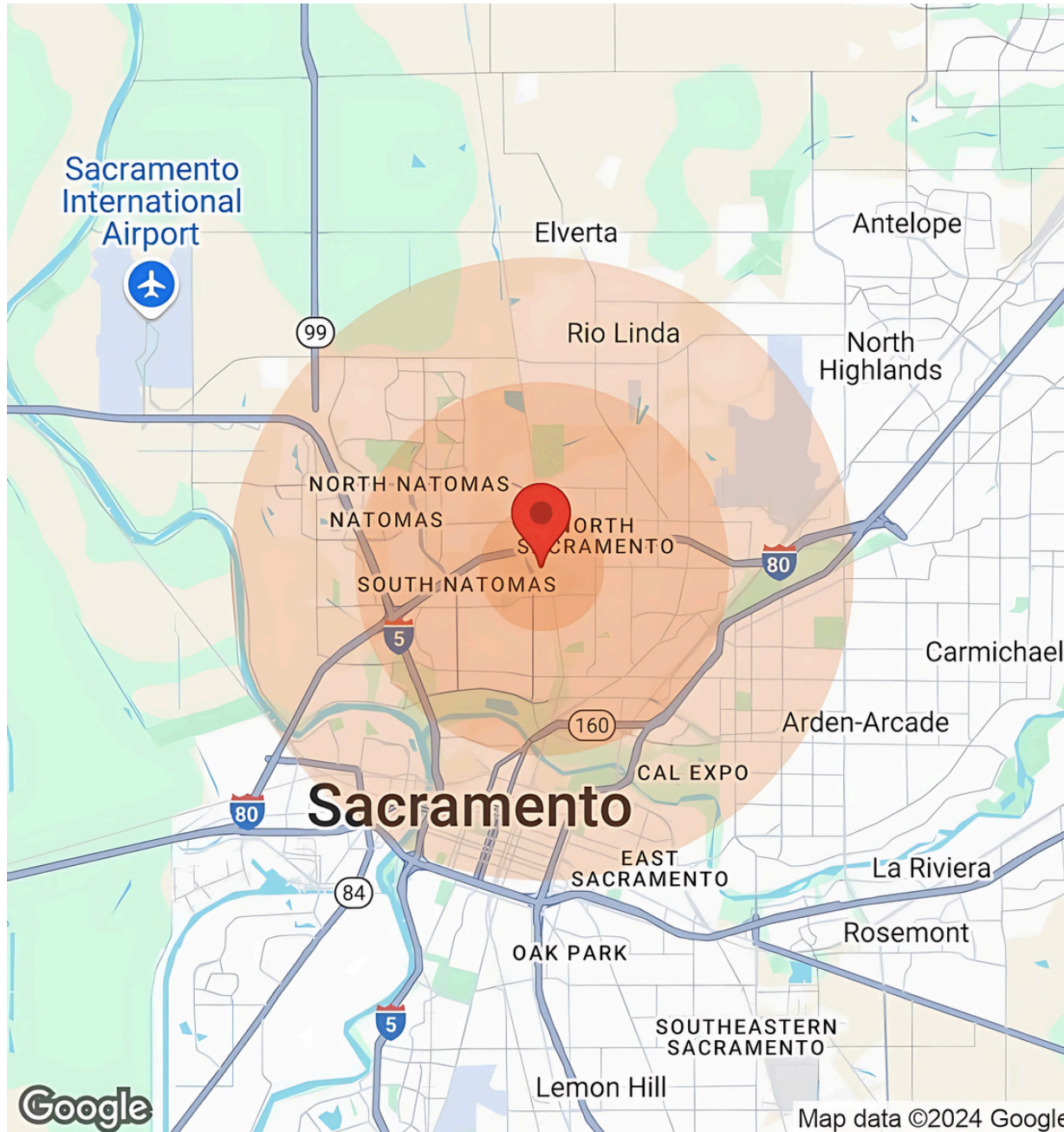
Location Highlights

- Submarket: Located in North Natomas, a rapidly growing area in Sacramento
- Business Park: Situated within Sutter Business Park, a prominent business hub
- Immediate Access: Direct access to Interstate 80 via Northgate Blvd
- Proximity to Key Hubs:
 - Sacramento International Airport: 9.8 miles away.
 - Downtown Sacramento: 7.4 miles away



DEMOGRAPHICS

3780 ROSIN COURT



Population	1 Mile	3 Miles	5 Miles
Male Female	7,615	57,122	135,444
Total	7,620	58,424	138,620
Population	15,235	115,546	274,064

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,067	28,899	59,853
Ages 15-24	2,663	18,012	35,329
Ages 25-54	6,184	45,363	114,673
Ages 55-64	1,314	11,359	29,880
Ages 65+	1,007	11,913	34,329

Race	1 Mile	3 Miles	5 Miles
White	5,201	48,146	145,369
Black	2,200	16,385	30,744
Am In/AK Nat	91	488	1,215
Hawaiian	189	886	1,332
Hispanic	7,794	44,972	82,468
Multi-Racial	10,906	66,274	121,848

Income	1 Mile	3 Miles	5 Miles
Median	\$43,615	\$43,828	\$44,427
< \$15,000	702	5,229	14,788
\$15,000-\$24,999	760	4,364	11,946
\$25,000-\$34,999	432	4,438	11,607
\$35,000-\$49,999	813	5,714	15,103
\$50,000-\$74,999	774	8,212	20,329
\$75,000-\$99,999	466	4,412	11,514
\$100,000-\$149,999	270	4,020	12,536
\$150,000-\$199,999	80	1,241	4,366
> \$200,000	42	732	2,659

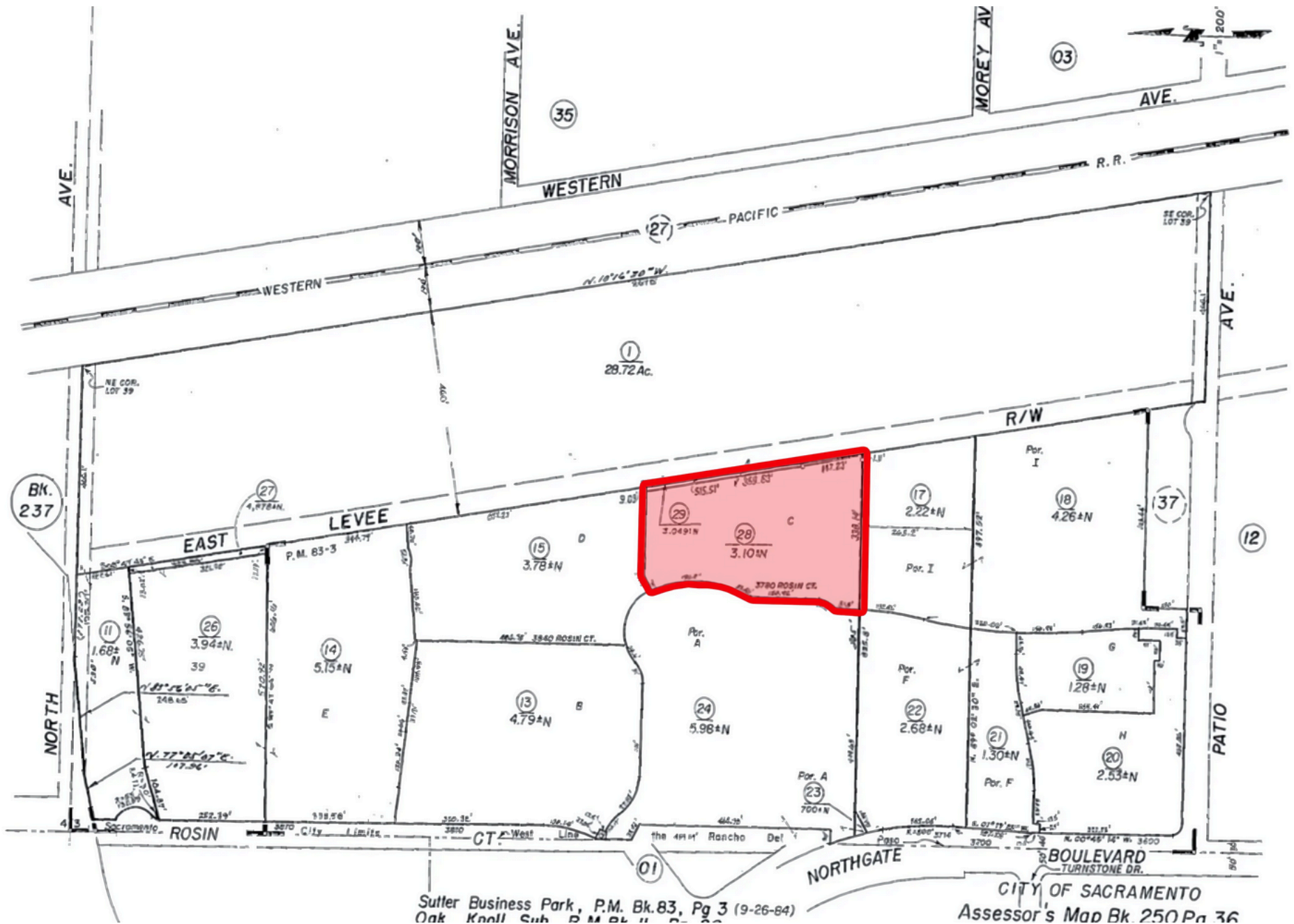
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,581	41,383	114,417
Occupied	4,239	37,730	103,704
Owner Occupied	2,232	17,316	44,086
Renter Occupied	2,007	20,414	59,618
Vacant	342	3,653	10,713



Map data ©2024 Google

PLOT PLAN

3780 ROSIN COURT



Sutter Business Park, P.M. Bk. 83, Pg 3 (9-26-84)
Oak Knoll Sub. P.M. Bk. 44, Pg. 2

CITY OF SACRAMENTO
Assessor's Map Bk 250 Pg 36

