



FOR SALE

**AIRGAS**

6438 MARTIN LUTHER KING JR BLVD | SACRAMENTO, CA 95823

5,000 SF INDUSTRIAL WAREHOUSE SITUATED ON A 23,958 SF LOT





## EXCLUSIVELY LISTED BY

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# DEAL SUMMARY



**\$1,250,000**  
LIST PRICE



**±5,000 SF**  
BUILDING SIZE



**±23,958 SF**  
LOT SIZE

## PROPERTY OVERVIEW

Property Name	Airgas Dry Ice
Address	6438 Martin Luther King Blvd, Sacramento CA
Price	\$1,250,000
Rent	\$46,200
Year Built	1993
Lot Size	±23,958 SF
Building SF	5,000 per LandVision - Buyer to Verify
Right of First Refusal	30 Days

## LEASE OVERVIEW

Lease Expiration	12/31/2026
Rental Increases	2.5% Annual
Renewal Options	One (1), Three-Year Option
Lease Guarantor	Corporate
Lease Type	NNN (Tenant pays taxes insurance and maintenance)
Year Built	1993





# INVESTMENT HIGHLIGHTS

## LONG-TERM, HIGH-QUALITY TENANT

- **Airgas (Subsidiary of Air Liquide)** – A leading industrial, medical, and specialty gas supplier with over 18,000 employees and multi billion annual revenue.
- **Established Presence** – The tenant has occupied the property since 1998, demonstrating a long-term commitment to the site.
- **Minimal Landlord Responsibilities** – Tenant is responsible for taxes, insurance, and building maintenance.
- **Lease Terms** – The current lease expires December 2026, with one 3-year renewal option available.

## PRIME INDUSTRIAL LOCATION

- **Strategic Access** – Located next to Highway 99 ( $\pm 211,300$  VPD), ensuring excellent connectivity.
- **High Traffic Visibility** – MLK Jr Blvd ( $\pm 21,000$  VPD) & 47th Ave ( $\pm 27,500$  VPD).
- **Surrounded by Major Industrial & Distribution Facilities** – Ideal for logistics and supply chain operations.

## PROPERTY FEATURES

- **Building Size & Lot Coverage** –  $\pm 5,000$  SF building on a  $\pm 24,000$  SF lot (21% FAR).
- **Functional Distribution Design** – 4 dock-high doors, fenced, and fully paved yard.
- **Zoning** – General Commercial District, allowing for flexible industrial use.

## RENTAL GROWTH UPSIDE

- **Strong Rental Growth Potential** – Positioned in a high-demand industrial submarket.
- **Below Market Rent** – Rent is approximately half of the market, leading to future rent growth and upside.







ZAJIC  
APPLIANCE SERVICE AND SALES

ROSS  
DRESS FOR LESS  
planet fitness  
Smart & Final

Foods Co  
DOLLAR TREE  
CITITRENDS

LEMON VADE  
TAM  
FRESH CUT-PAK

macy's  
bloomingdale's  
FULLFILLMENT  
CENTER

dd's  
DISCOUNTS  
O'Reilly  
AUTO PARTS

FRANKLIN BVD ± 21,000 VPD

MARTIN LUTHER KING JR BVD ± 18,100 VPD

STOCKTON BVD ± 29,000 VPD

SACRAMENTO  
EXECUTIVE  
AIRPORT

XPO

SUBJECT  
PROPERTY

LOTUS LANDING APARTMENTS  
260 UNITS

Lamona's  
PIZZA DOUGH

SUNOPTICS  
High Performance Prismatic Skylights  
CUSTOM  
S & D  
STONE & TILE

Public Storage  
ExtraSpace  
Storage

THE  
HOME  
DEPOT

FLORIN MEADOWS APARTMENTS  
244 UNITS

99

± 211,300 VPD

Walmart  
Supercenter

foodmaxx

99  
RANCH MARKET  
dd's  
DISCOUNTS  
McDonald's ups Starbucks ROSS  
DRESS FOR LESS





UNCOVERED  
PARKING



AVAILABLE



FRANKLIN BLVD

MARTIN LUTHER KING BLVD ± 18,100 VPD







# SACRAMENTO, CA

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA



**\$93,788**

AVG HH INCOME



**\$3.0B**

2024 CONSUMER SPEND



**146,016**

HOUSEHOLDS



**456,297**

DAYTIME POPULATION

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	20,760	195,212	399,614
2030 Population Projection	20,962	196,488	402,695

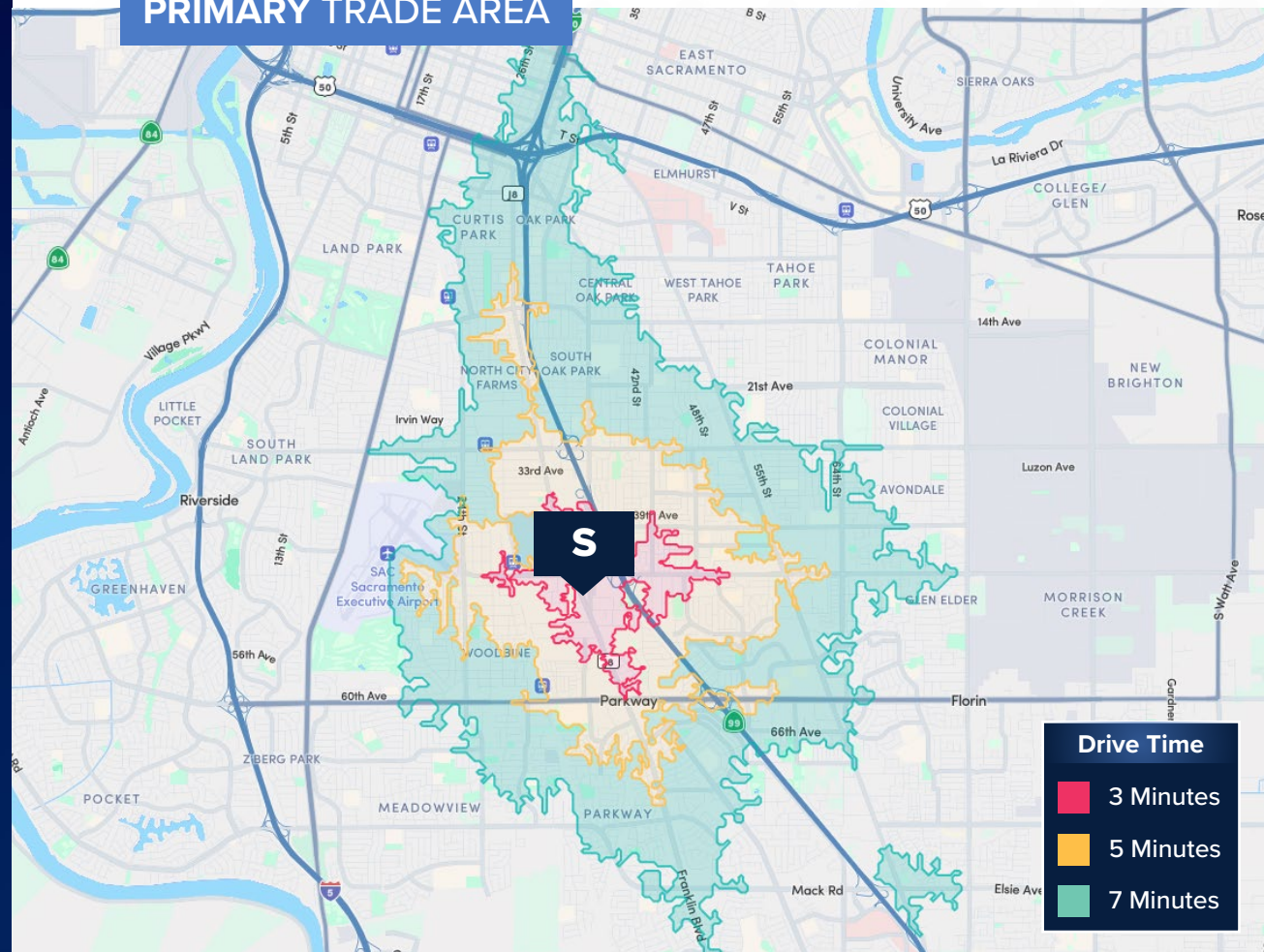
  

HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Households	6,247	63,455	146,016
2030 Household Projection	6,308	63,860	147,269

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$58,040	\$78,037	\$93,788

## PRIMARY TRADE AREA



**Drive Time**

- 3 Minutes
- 5 Minutes
- 7 Minutes





REGIONAL INDUSTRIAL SPACE  
**150M SF**



INDUSTRIAL VACANCY RATE  
**5.3%**



AVERAGE ASKING RENT  
**\$0.83 PSF**

## SACRAMENTO, CALIFORNIA

Sacramento's industrial real estate market remains a vital hub for logistics, manufacturing, and distribution, driven by its strategic location at the crossroads of major transportation routes, including Interstate 5, Highway 99, and access to the Port of West Sacramento. *The region boasts over 150 million square feet of industrial space, with a construction pipeline of approximately 2.1 million square feet as of late 2024. While the vacancy rate increased to 5.3%, average asking rents have remained competitive at \$0.83 per square foot per month (NNN). Investment activity totaled nearly \$440 million in 2024, reflecting a slight slowdown compared to the five-year average but still demonstrating strong demand for industrial assets.*

Despite recent fluctuations in net absorption and sublease expansion—growing by 52% year-over-year—Sacramento continues to attract industrial users due to its access to a skilled workforce, business-friendly climate, and growing commitment to sustainable development. The region supports diverse industries, including advanced manufacturing, logistics, and technology, with major players like Intel and Siemens operating facilities in the area. With ongoing economic development initiatives and a growing emphasis on sustainability, Sacramento's industrial sector remains well-positioned for long-term growth and investment opportunities.

### SACRAMENTO INTERNATIONAL AIRPORT EXPANSION

In February 2023, a \$1.3 billion expansion project, known as SMForward, was announced for Sacramento International Airport. This project aims to enhance airport capacity and includes the construction of additional gates, a new pedestrian walkway, expanded concourses, and improved parking facilities.

### LIGHT RAIL MODERNIZATION

The Sacramento Regional Transit District is undertaking a modernization project to upgrade its light rail system. This includes the acquisition of new low-floor vehicles and the renovation of existing stations to improve accessibility and service frequency.

### THE RAILYARDS REDEVELOPMENT

One of the largest urban infill projects in the nation, the Sacramento Railyards, is undergoing significant transformation. Plans include mixed-use developments, residential units, commercial spaces, and a new hospital. The project aims to revitalize the historic area and is expected to enhance economic activity and attract businesses.



## TENANT OVERVIEW

# Airgas®

an Air Liquide company



**RADNOR TOWNSHIP, PA**  
HEADQUARTERS



**AIRGAS.COM**  
WEBSITE



**1982**  
FOUNDED IN



**1,400**  
# OF LOCATIONS

Airgas, an Air Liquide company, is a leading U.S. supplier of industrial, medical, and specialty gases, as well as welding products, safety equipment, and associated services. Since its founding in 1982, Airgas has built a robust distribution network and a reputation for reliability, innovation, and industry leadership. The company operates more than 1,400 locations across the country, including branches, cylinder fill plants, specialty gas laboratories, and regional distribution centers, ensuring widespread availability of its products and services.

In 2016, Airgas was acquired by Air Liquide, a global leader in gases, technologies, and services for industry and healthcare, further strengthening its financial stability and market presence. This acquisition has allowed Airgas to leverage the global expertise, resources, and research capabilities of its parent company while maintaining its strong regional and national operations.

Airgas serves a diverse range of industries, including manufacturing, energy, healthcare, food and beverage, and aerospace, providing essential gases such as oxygen, nitrogen, and argon, as well as highly specialized gas mixtures for scientific and industrial applications. With a strong emphasis on customer service, safety, and technological innovation, Airgas continues to be a trusted supplier to businesses of all sizes.

As a subsidiary of Air Liquide, Airgas benefits from the backing of one of the largest industrial gas companies in the world, ensuring long-term stability and financial strength. The company's nationwide footprint and diverse customer base reinforce its position as a reliable and creditworthy tenant, making it an attractive occupant for commercial real estate properties.





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6438 Martin Luther King Jr Blvd, Sacramento, CA 95823** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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