



ABORN POWERS

3161 CAMERON PARK DR

CAMERON PARK, CA 95682

THOMAS NELSON

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CalDRE #02114777



OFFICE BUILDING FOR LEASE

3161 CAMERON PARK DR



| | |
|------------|------------------------|
| Lease Rate | \$0.90 SF/MONTH |
|------------|------------------------|

PROPERTY OVERVIEW

Unit #108/109 - 1,750 SF Office/Retail space, currently cold shell condition (pictured on next page)

Unit #111 - 1,126 SF Office/Retail space

NNN is approx. \$0.54 psf

OFFERING SUMMARY

| | |
|------------------|------------------|
| Building Size: | 57,614 SF |
| Available SF: | 1,126 - 1,750 SF |
| Lot Size: | 7,969,389,120 SF |
| Number of Units: | 48 |
| Year Built: | 1987 |
| Zoning: | CP |

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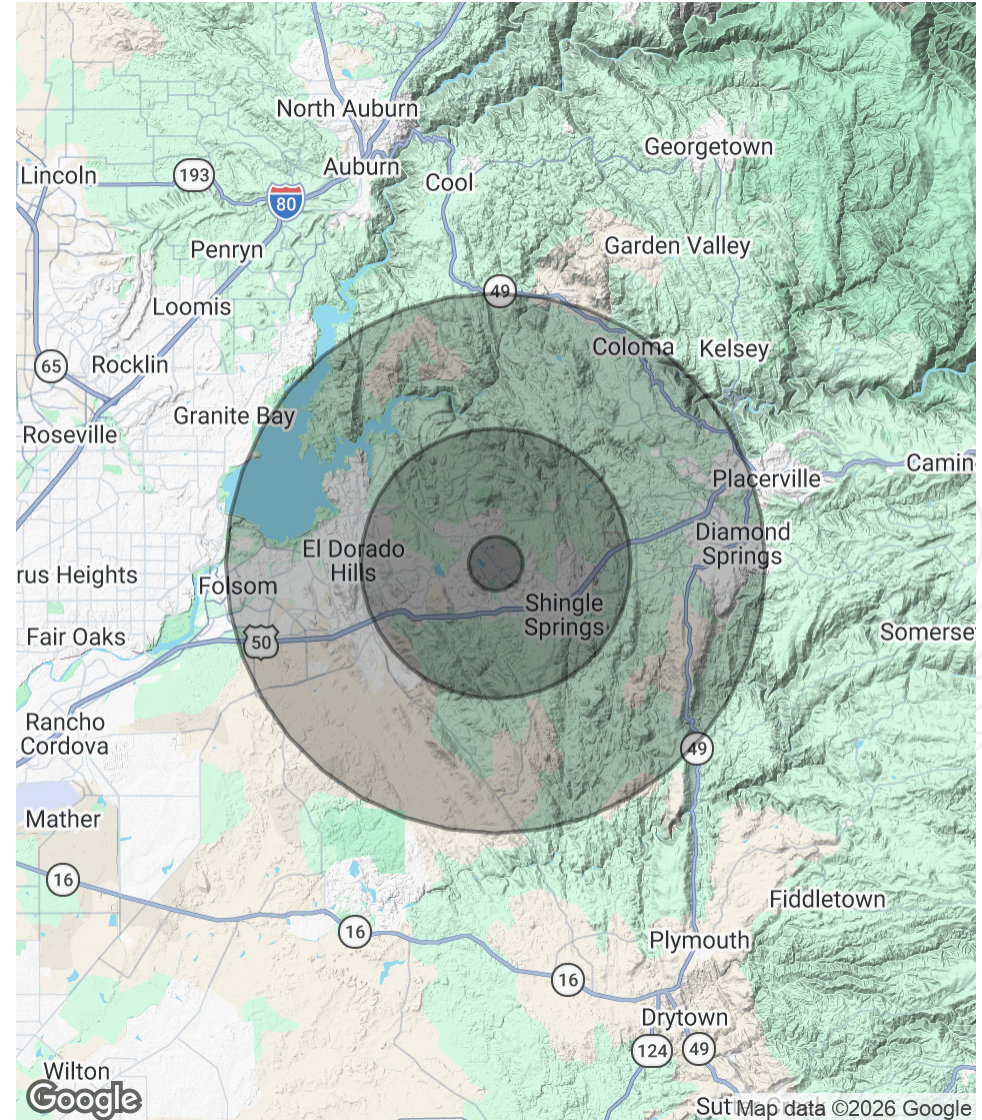
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 6,625 | 52,890 | 165,542 |
| Average Age | 48.9 | 44.1 | 43.5 |
| Average Age (Male) | 48.1 | 42.7 | 42.4 |
| Average Age (Female) | 48.5 | 45.8 | 44.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 2,909 | 19,806 | 61,216 |
| # of Persons per HH | 2.3 | 2.7 | 2.7 |
| Average HH Income | \$99,052 | \$134,701 | \$132,249 |
| Average House Value | \$511,518 | \$597,853 | \$552,037 |

2020 American Community Survey (ACS)



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