

4191 BUSINESS DR

CAMERON PARK, CA 95682

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777



INDUSTRIAL PROPERTY FOR LEASE

# 4191 BUSINESS DR



## OFFERING SUMMARY

Lease Rate:	\$1.15 SF/month (NNN)
Building Size:	11,000 SF
Available SF:	1,250 SF
Lot Size:	74,923 SF
Zoning:	AE

## PROPERTY OVERVIEW

**Unit C**  
1,250 SF  
Mainly warehouse w/ small office and bathroom  
Available for tours/move-in after 05/01/2026  
Updated photos to come after current tenant move-out

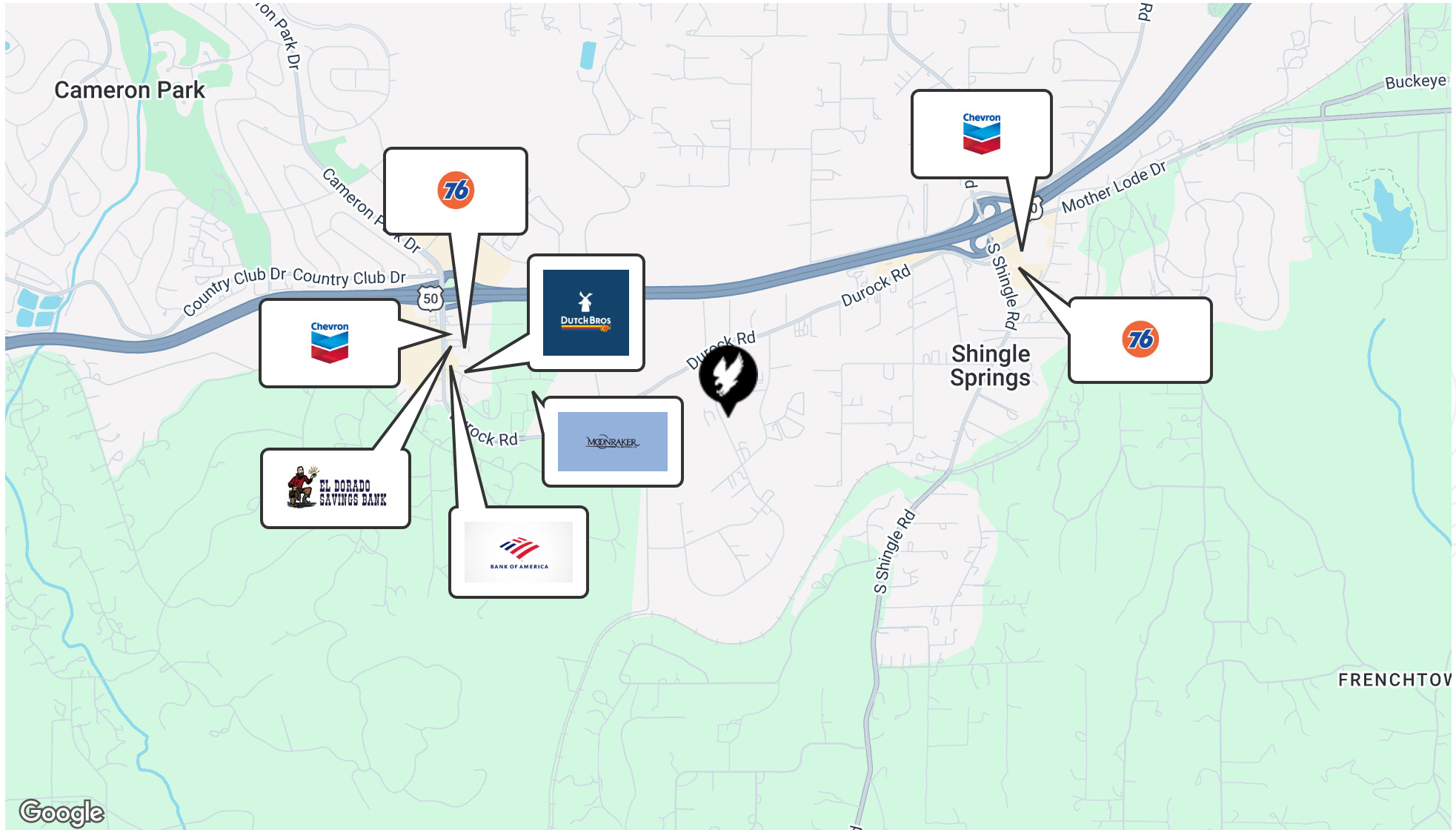
Please do not disturb current tenant

\$1.15 base + \$0.32 NNN (approx. \$1,838/mo)

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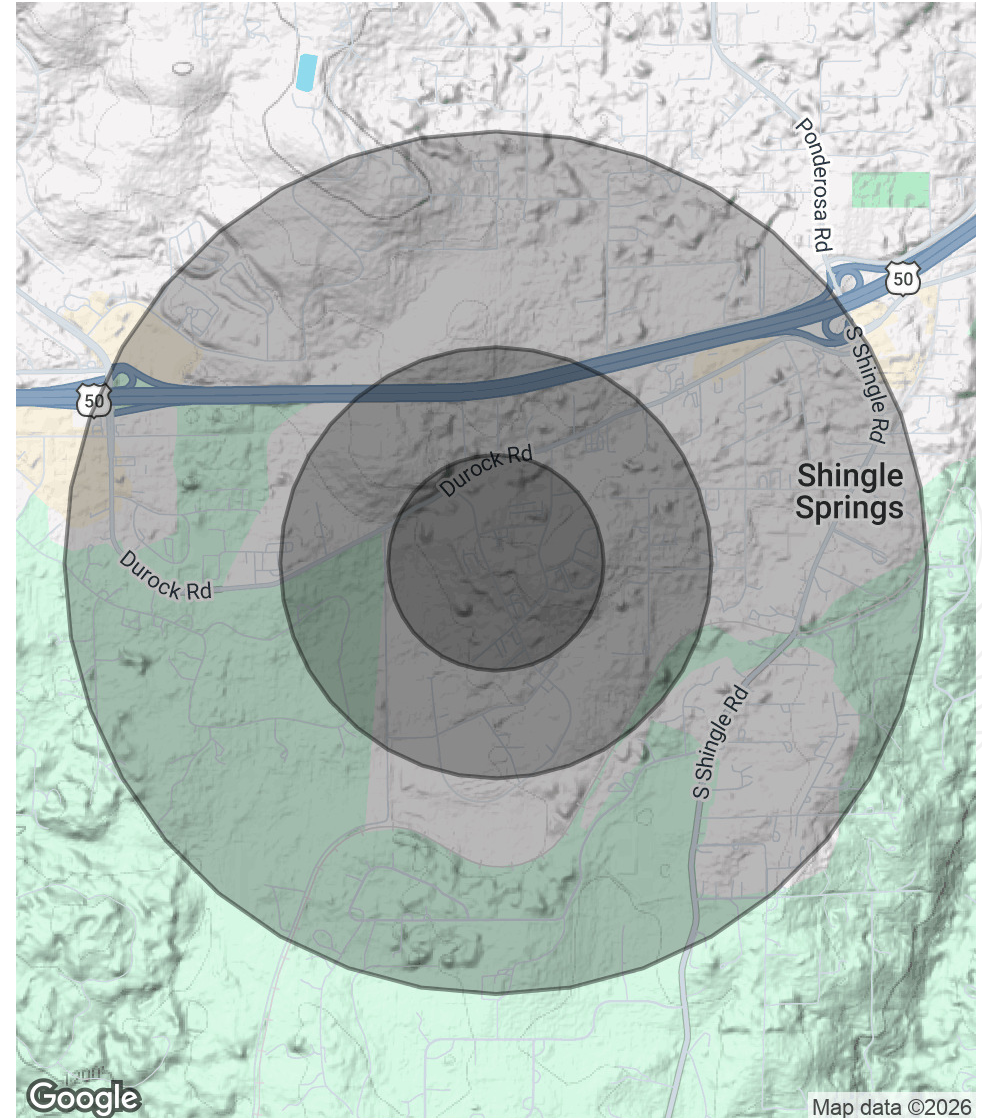


<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	65	270	1,427
Average Age	42.2	42.8	45.8
Average Age (Male)	46.2	44.0	45.8
Average Age (Female)	42.0	45.2	48.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	21	95	589
# of Persons per HH	3.1	2.8	2.4
Average HH Income	\$193,129	\$163,094	\$130,514
Average House Value	\$1,138,781	\$957,262	\$808,223

2023 American Community Survey (ACS)



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