

**3067** ALHAMBRA DRIVE  
CAMERON PARK, CA

**100% LEASED  
INVESTMENT**



**AVAILABLE  
FOR  
SALE**

**NEWMARK**

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## THE OPPORTUNITY

Newmark is pleased to present 3067 Alhambra Drive—a  $\pm 4,990$  square foot leased investment sale located in Cameron Park, California. Situated on an approximately  $\pm 0.25$  acre parcel, the Property is 100%-leased. The Property is zoned CG (El Dorado County) which allows for commercial use, light manufacturing, auto repair, and wholesale activity.

The Property is being offered as a 100% Leased Investment.



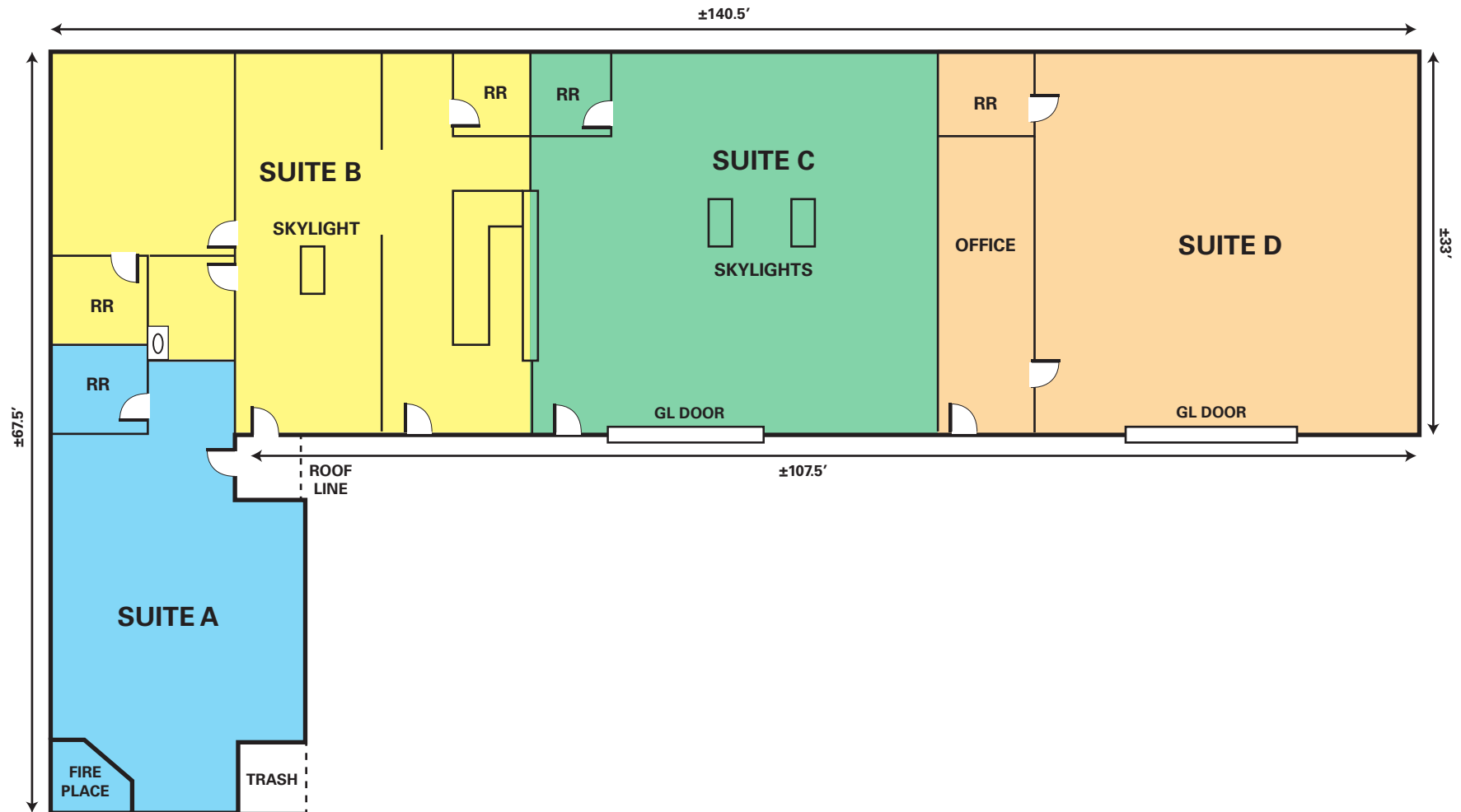


## PROPERTY HIGHLIGHTS

- > ±0.25 Acre Lot
- > ±4,990 SF Building
- > Multiple Tenants
- > Two (2) Grade Level Doors
- > 12' Clear Height
- > Zoned CGDC, El Dorado County
- > APN: 083-111-013-000

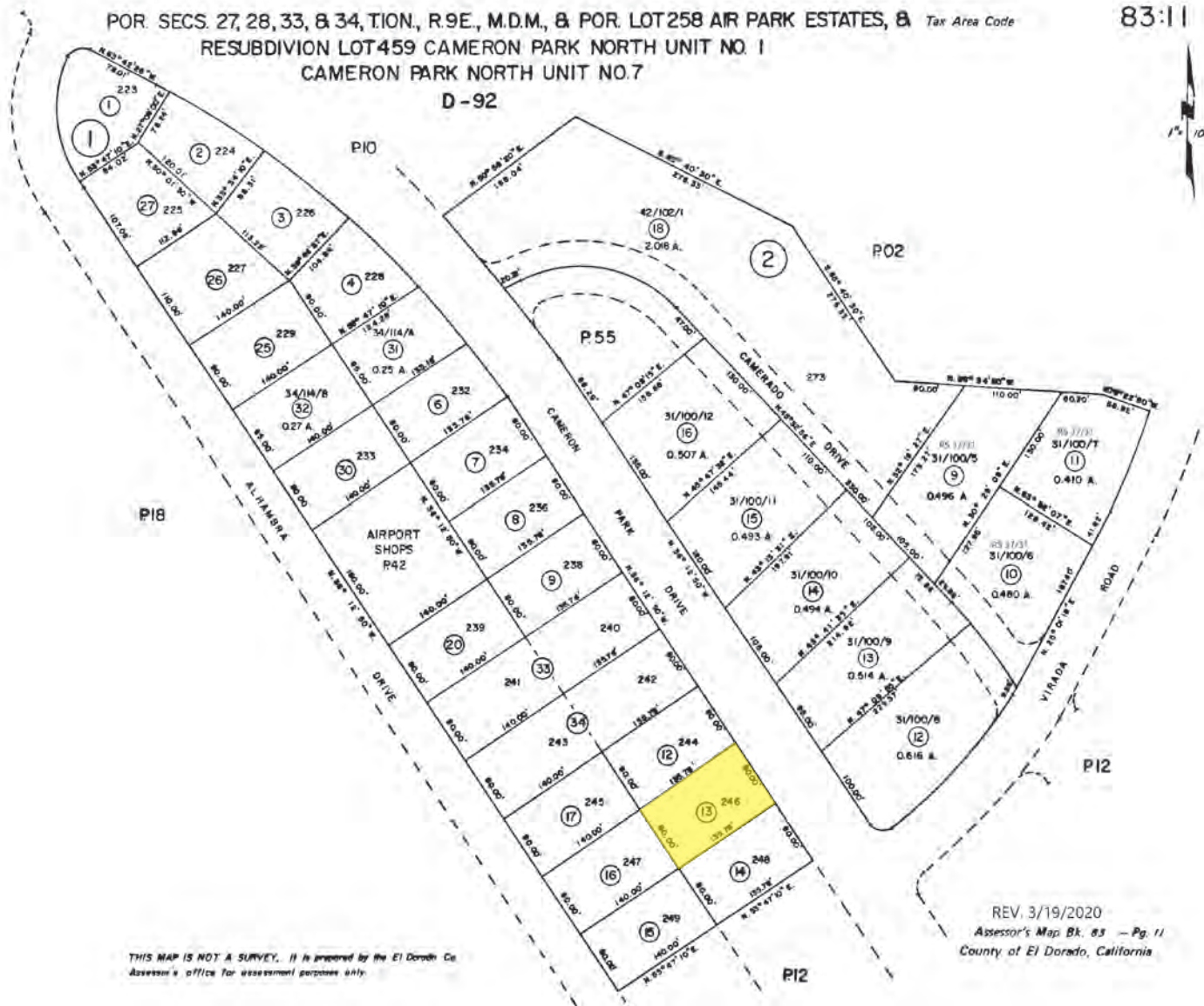


# SITE PLAN





# PARCEL MAP







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