

FREE STANDING BUILDING FOR SALE ±2,334 SQUARE FEET

3375

**COUNTRY CLUB DRIVE
CAMERON PARK, CA**

NOW BEING OFFERED AT \$450,000

OFFERING MEMORANDUM

NEWMARK

TOM CONWELL
916-569-2380
tom.conwell@nrmk.com
CA RE License #01394155

EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to purchase a two-story building located in Cameron Park which is just outside of Sacramento. Constructed in 1987 and zoned Commercial Professional Office, this investment offers a wide variety of professional office uses. The asset is conveniently located off the Cameron Park Drive exit with Highway 50 exposure and is surrounded by numerous retail and personal services establishments.

OFFERING SUMMARY

PRICE

~~\$500,000~~ \$450,000

PARCEL NUMBER

082-013-012-000

LAND AREA

±0.38 acres

BUILT

1987

PARKING

±14 stalls

CONSTRUCTION

Wood frame

ZONING

CPO-Commercial Professional Office

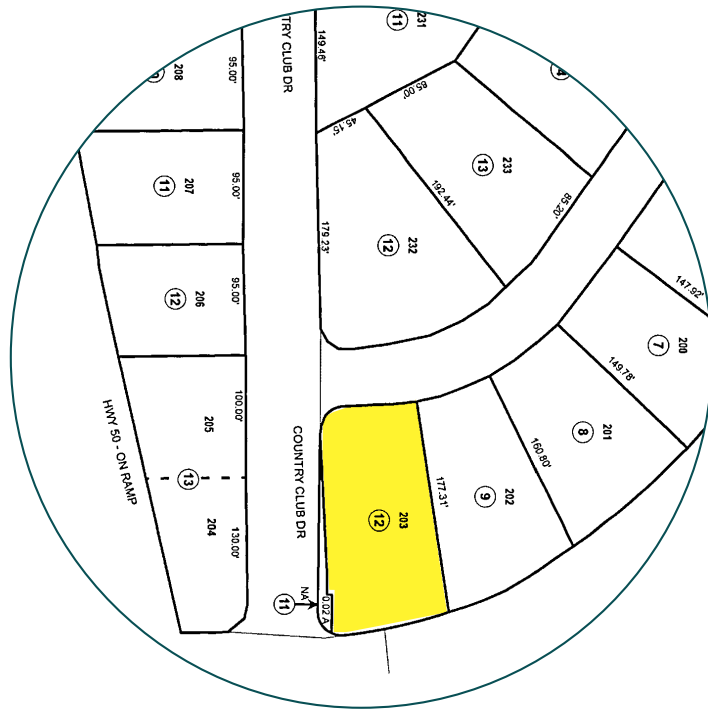
PROPERTY AERIAL



OFFERING HIGHLIGHTS

- » Highway 50 exposure with monument sign
- » Close access to Highway 50
- » Immediate access to abundant retail and personal services
- » Vacant. Great for owner operator or investment opportunity
- » Great upside potential

PARCEL MAP / GALLERY



AERIAL LOCAL SUBMARKET



AERIAL LOCAL SUBMARKET



DEMOGRAPHICS/ SITE MAPS



CAMERON PARK DEMOGRAPHICS - 5 MILE RADIUS	
Population, 2022 estimate	19,171
Median Age	44.9
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	30%
Housing units, 2022	85.53%
Homeownership rate, 2022	76%
Median value of owner-occupied housing units, 2019	\$438,700
Median household income, 2009-2013	\$79,814

DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (06/26/2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

NEWMARK

3375

COUNTRY CLUB DRIVE

CAMERON PARK, CA



Exclusive Agent:

TOM CONWELL

916-569-2380

tom.conwell@nmrk.com

CA RE License #01394155

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. NMRK-NWMKTG 2024 08/2024