

FOR SALE

OWNER/USER OR INVESTMENT OPPORTUNITY



*Multi-Tenant Office Building Located in Desirable
Cameron Park Submarket*

1010 CAMERADO DR, CAMERON PARK, CA 95682

TOM CONWELL
Senior Vice President
916.751.3626
tom.conwell@kidder.com
LIC N° 01394155

1010 CAMERADO DR

±7,476 SF Free Standing, 2-Story Multi-Tenant Office Building

Majority of tenants are MTM with long term tenancy

High performer in income (tenants pay for utilities & janitorial)

Built in 1990

Great windowline/views of airport & Cameron Park Lake (West side of building)

Internet to the building fiber serviced by Comcast & AT&T

Recently resurfaced and striped parking lot

Zoned General Commercial

APN# 083-112-013

\$1,095,000

SALE PRICE



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INCOME & EXPENSE

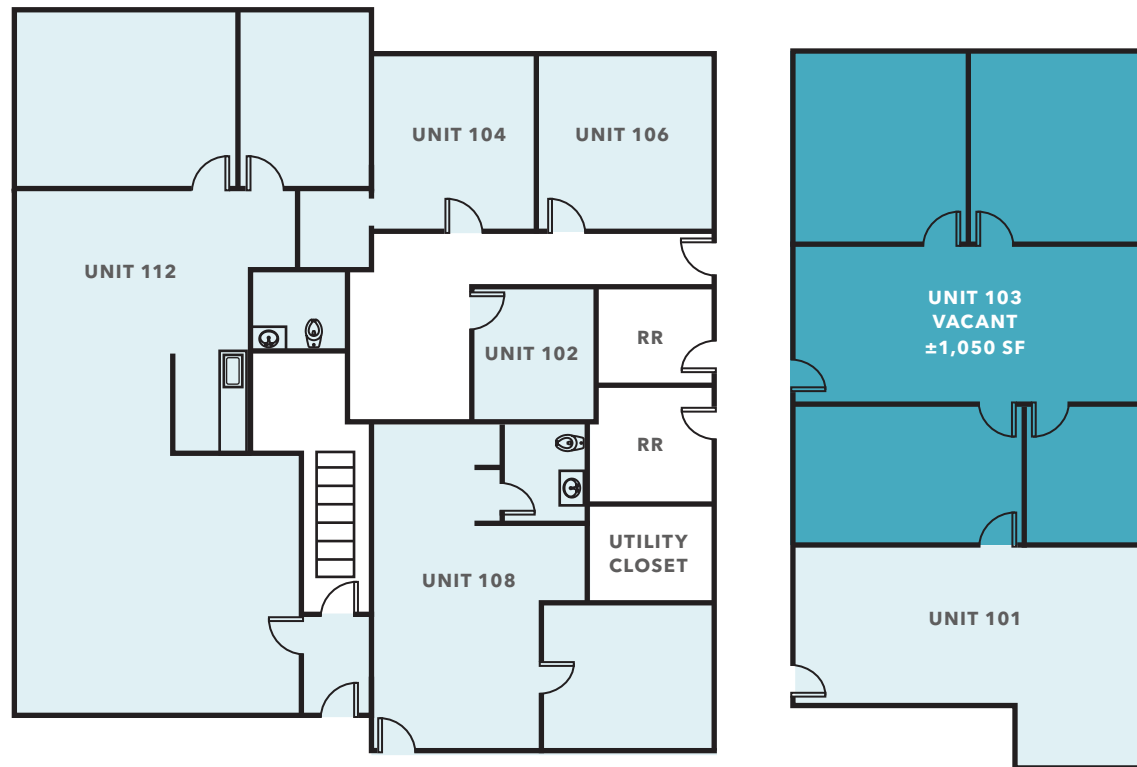
INCOME	Current RR Pro Forma
2025 Gross Income	\$79,794.00
EXPENSES	
Taxes	\$11,826.00
Management Fee	\$406.00
Insurance	\$2,606.00
Garbage	\$1,929.00
Cleaning & Maintenance	\$2,324.00
Fire System Maintenance	\$1,233.00
Utilities	\$1,324.00
Water	\$3,578.00
Total Expenses	\$25,226.00
Net Operating Income	\$54,568.00



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FIRST FLOOR PLAN



±1,050 SF

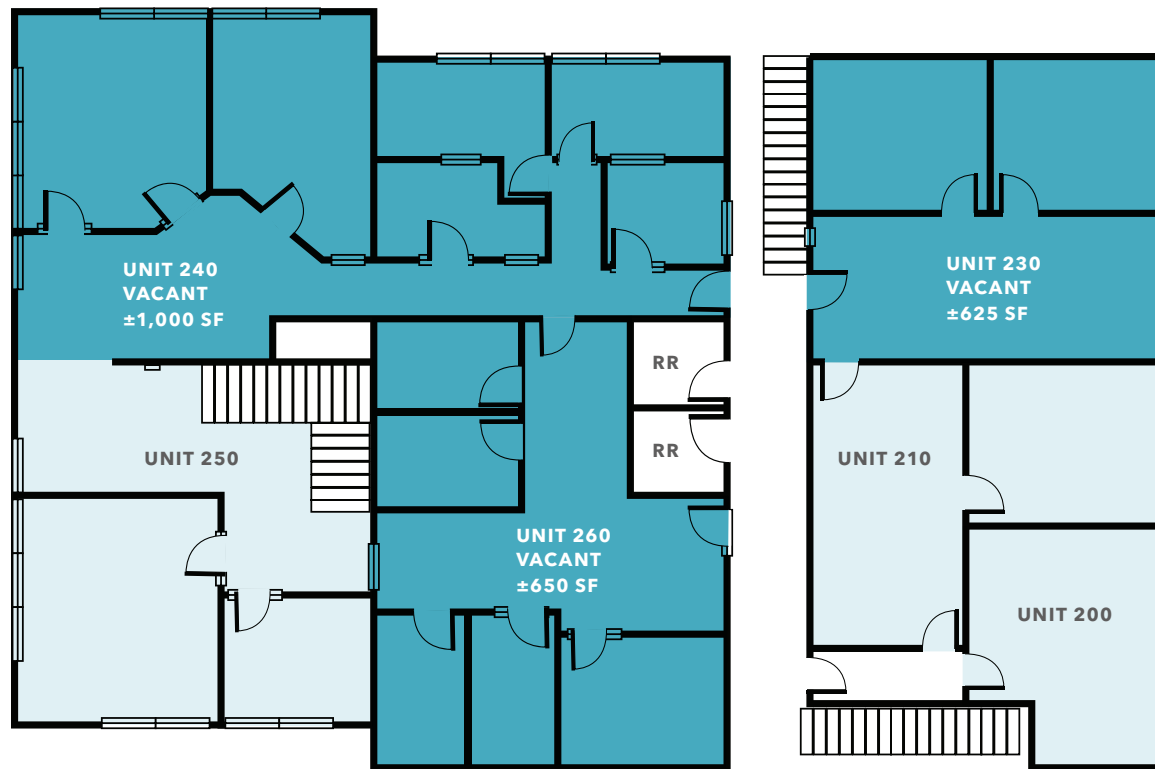
AVAILABLE

PARKING LOT

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SECOND FLOOR PLAN



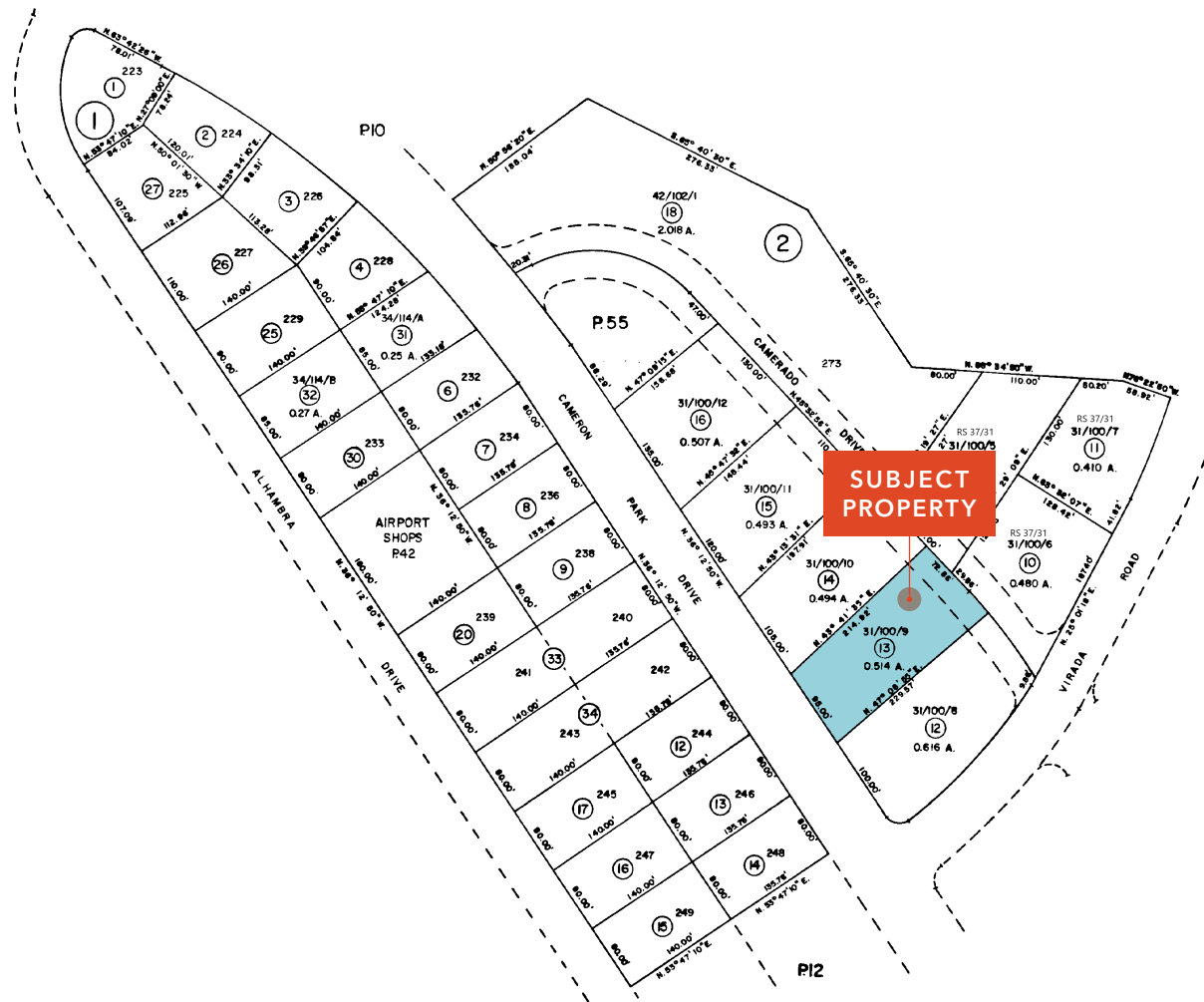
±2,275 SF

AVAILABLE

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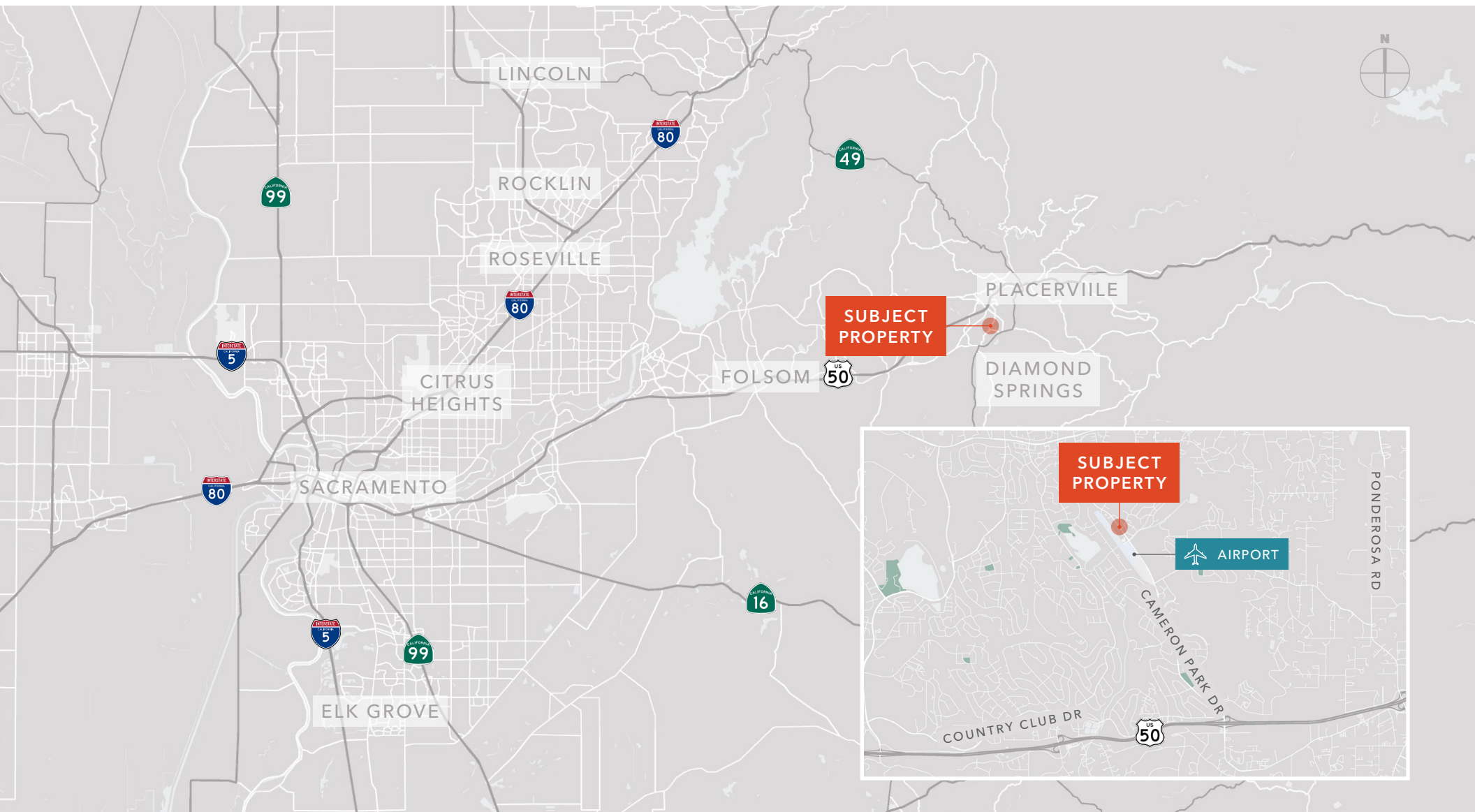
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PARCEL MAP



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1010 CAMERADO DRIVE

Exclusively listed by

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