

# 3475 Taylor Rd

Loomis, CA 95650

For Lease

Office

Property Summary



## Property Description

3475 Taylor Road offers a unique opportunity to lease a highly functional commercial property in the heart of Loomis. Positioned on a signaled hard corner, the property enjoys maximum visibility and ease of access. This well-maintained building features flexible open space with excellent natural light, ideal for a wide range of retail, office, or service uses. The property includes ample parking, prominent signage, and a clean, professional exterior that presents well to clients and customers. With efficient access and great exposure along Taylor Road, this site is move-in ready and adaptable to a variety of business needs. The interior layout allows for easy customization to suit your operational requirements. Don't miss this prime leasing opportunity.

## Offering Summary

Lease Rate	Call for pricing
Number of Units	3
Available SF	500 - 2,500 SF
Building Size	5,115 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	237	712	1,744
Total Population	632	1,916	4,789
Average HH Income	\$127,124	\$135,541	\$143,148

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Highlights



## Property Highlights

- Prominent frontage along Taylor Road offers exceptional brand exposure to daily passing traffic
- High visibility with excellent signage opportunities ideal for attracting clients and building recognition
- Ample on-site parking ensures easy access for employees, clients, and guests at all times
- Well-maintained exterior creates a professional image and strong first impression for your business
- Flexible floor plan easily adapts to private offices, open work areas, or collaborative layouts
- Abundant natural light enhances the work environment and reduces the need for artificial lighting
- Private offices and open workspace offer a balance of focused and collaborative working areas
- High-speed internet availability supports modern business operations and remote connectivity
- Central heating and air conditioning ensure year-round comfort for staff and clients
- Private restrooms within the suite offer added convenience and privacy
- Move-in ready condition allows for immediate occupancy and minimal up-front improvements
- Secure entry access provides peace of mind for staff and confidential operations
- Ideal for professional, medical, or creative office tenants seeking a functional and efficient layout

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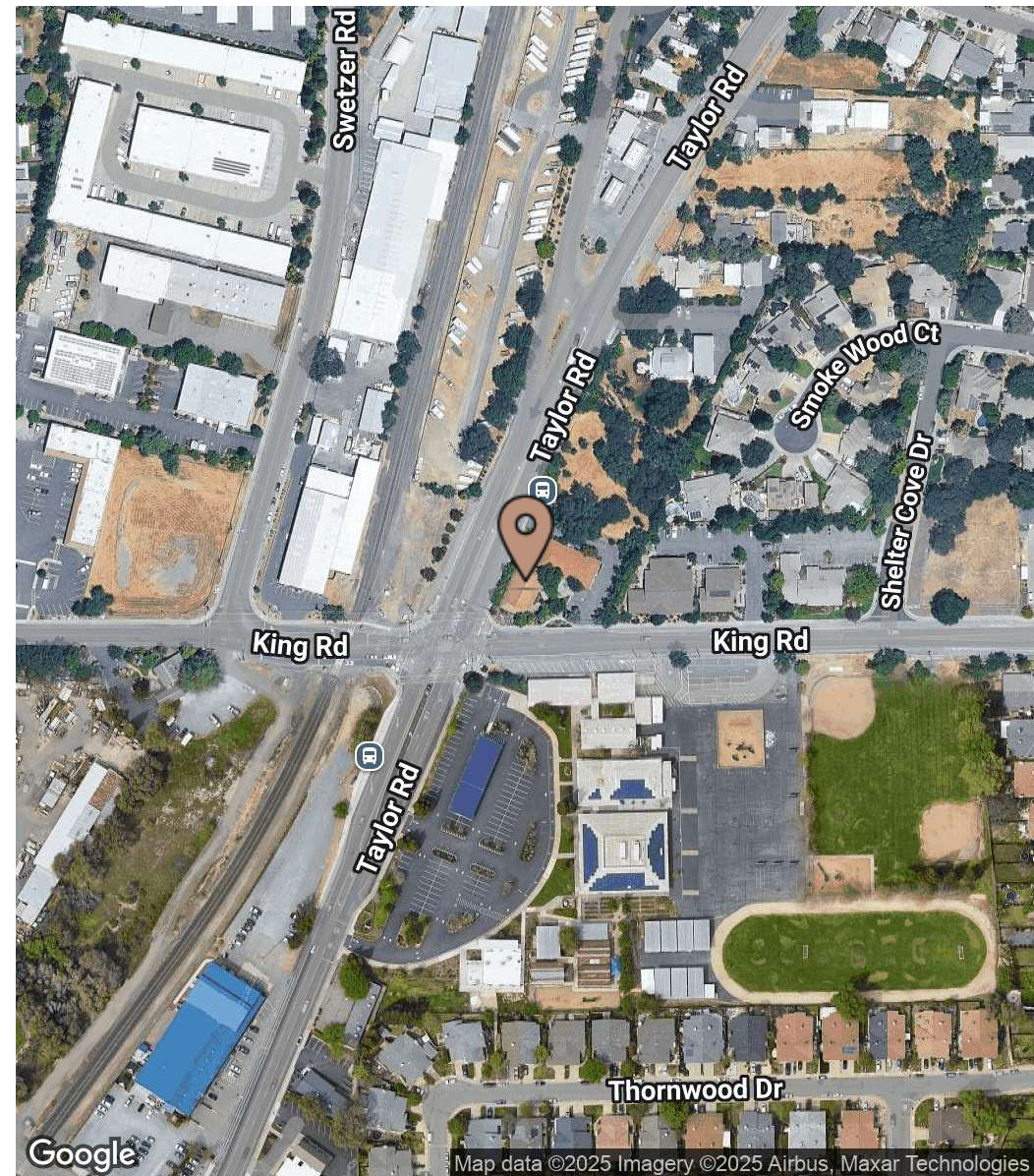
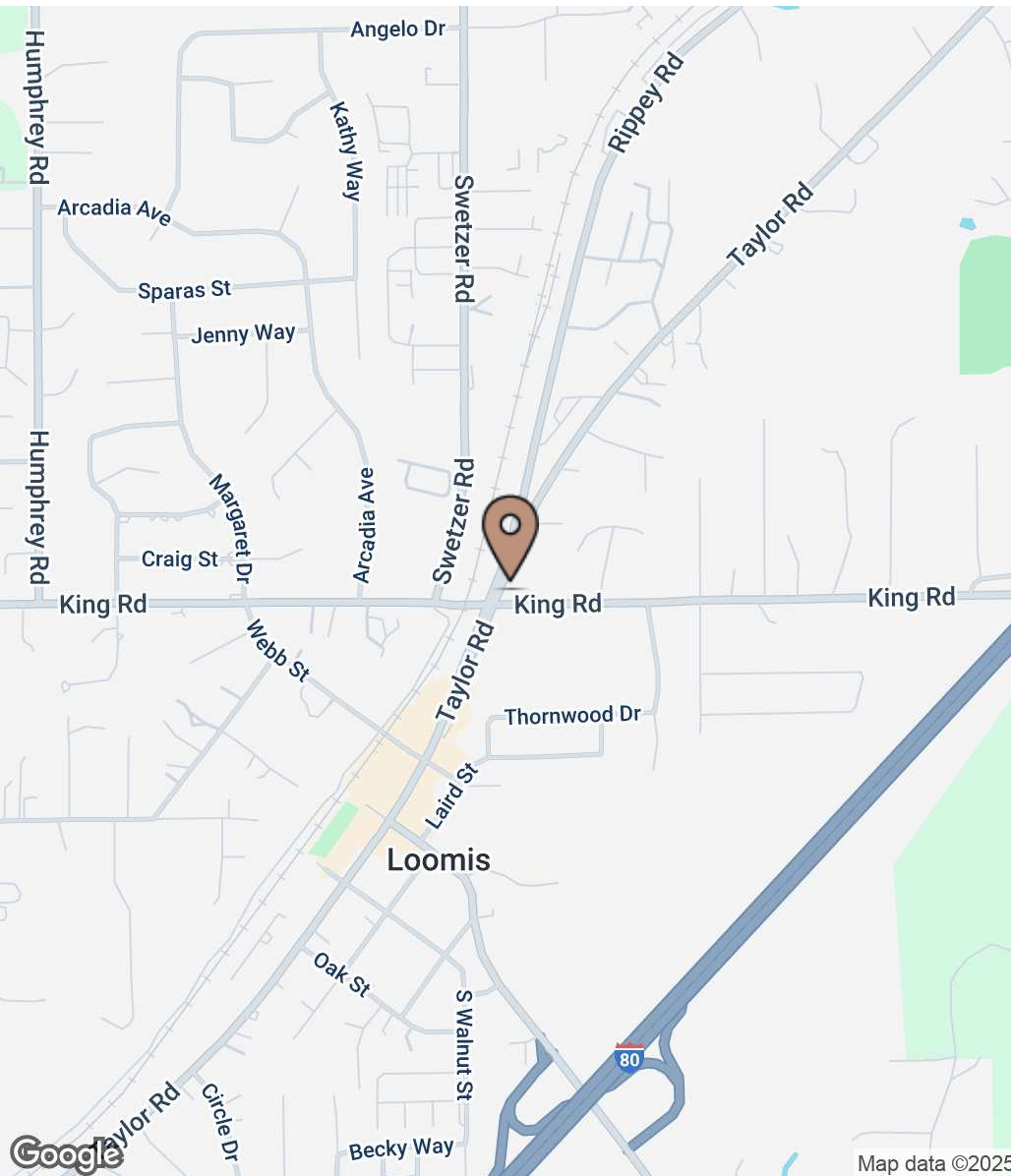
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Location Map



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Area Analytics

Population	1 Mile	3 Miles	5 Miles
Total Population	4,789	23,718	90,422
Average Age	41	43	43
Average Age (Male)	39	42	42
Average Age (Female)	43	44	44

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	1,744	8,621	33,838
Persons per HH	2.7	2.8	2.7
Average HH Income	\$143,148	\$174,671	\$169,003
Average House Value	\$897,118	\$958,881	\$867,489
Per Capita Income	\$53,017	\$62,382	\$62,593

Map and demographics data derived from AlphaMap

