



ABORN POWERS

2570 AND 2558 GREENWOOD LN

CAMERON PARK, CA 95682

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

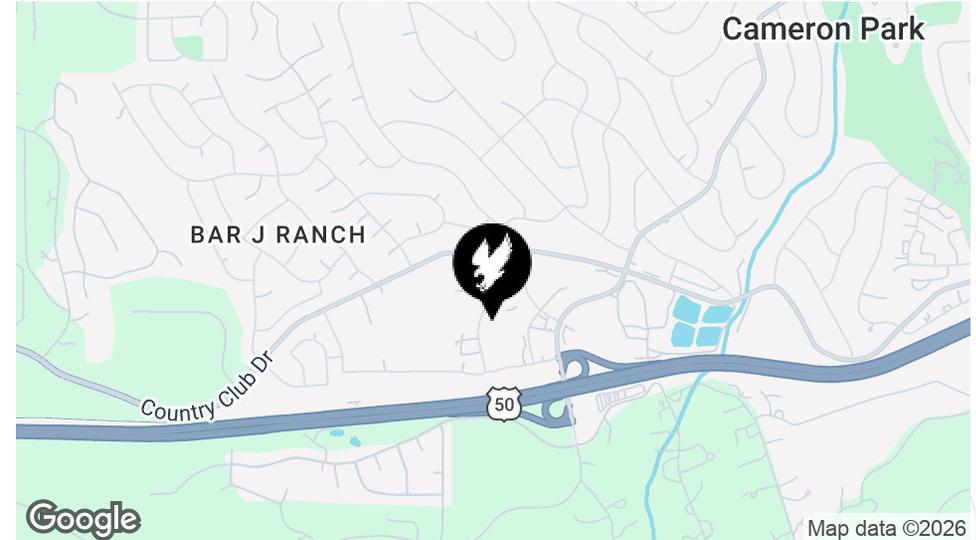
CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

RETAIL PROPERTY **FOR LEASE**

RETAIL PROPERTY FOR LEASE

2570 AND 2558 GREENWOOD LN



Lease Rate	\$1.35 SF/MONTH + NNN
------------	------------------------------

PROPERTY OVERVIEW

2570 Greenwood Ln Unit A
+/- 2,000 SF
Former dance school
NNN is approx. \$0.22 /SF

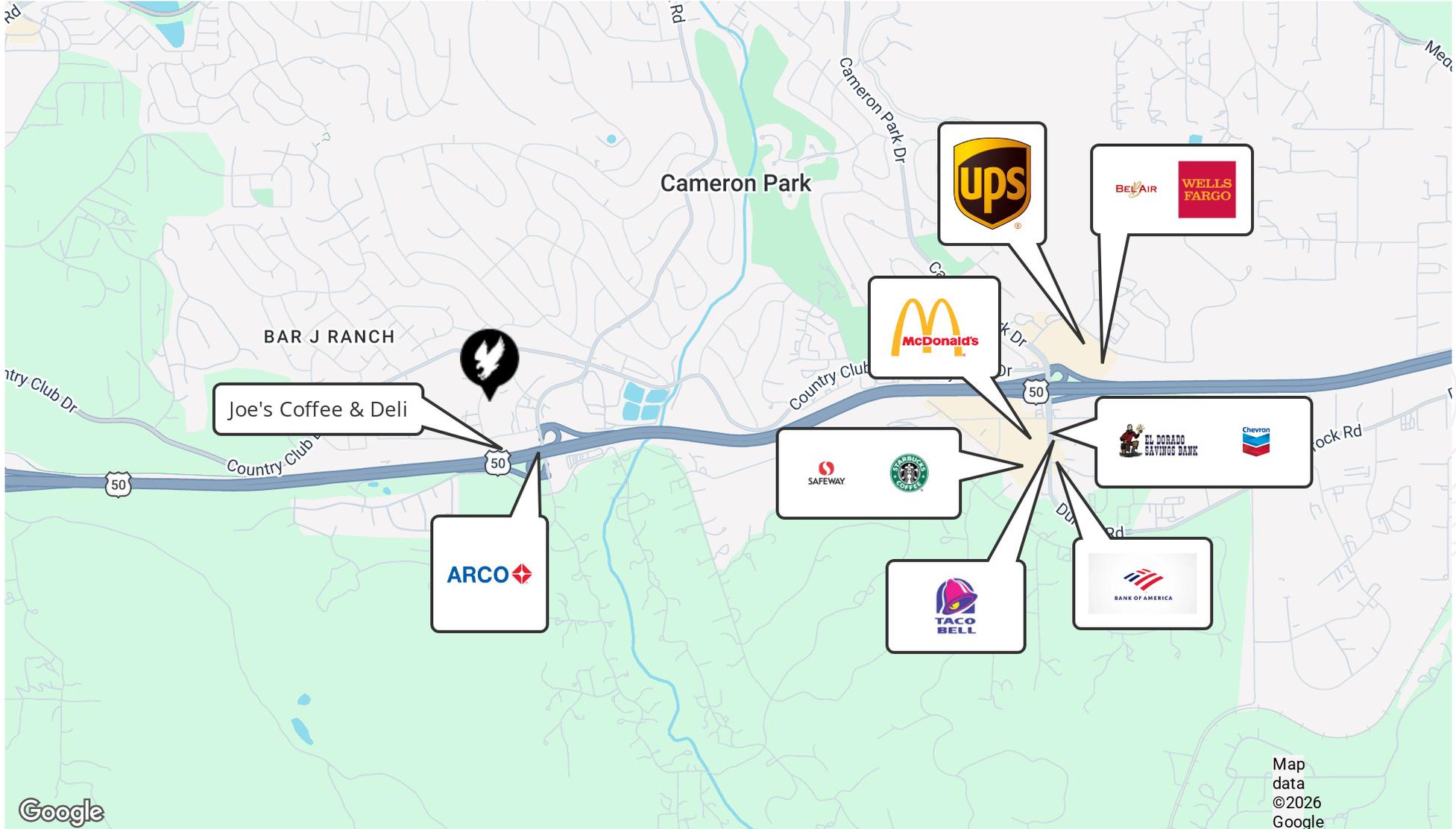
OFFERING SUMMARY

Building Size:	10,050 SF
Available SF:	2,000 SF
Lot Size:	40,052 SF
Number of Units:	2
Year Built:	2005
Zoning:	CL

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR LEASE

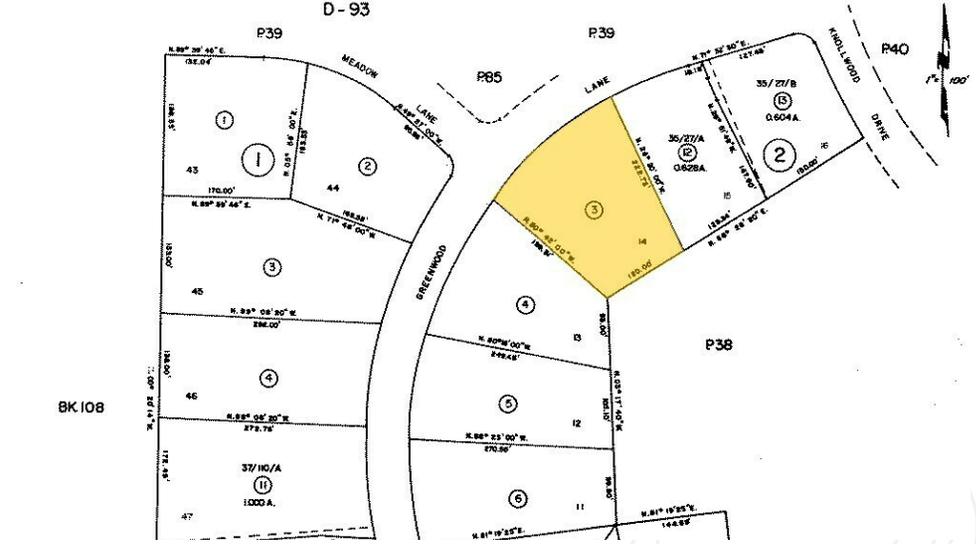
2570 AND 2558 GREENWOOD LN



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR LEASE

2570 AND 2558 GREENWOOD LN



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR LEASE

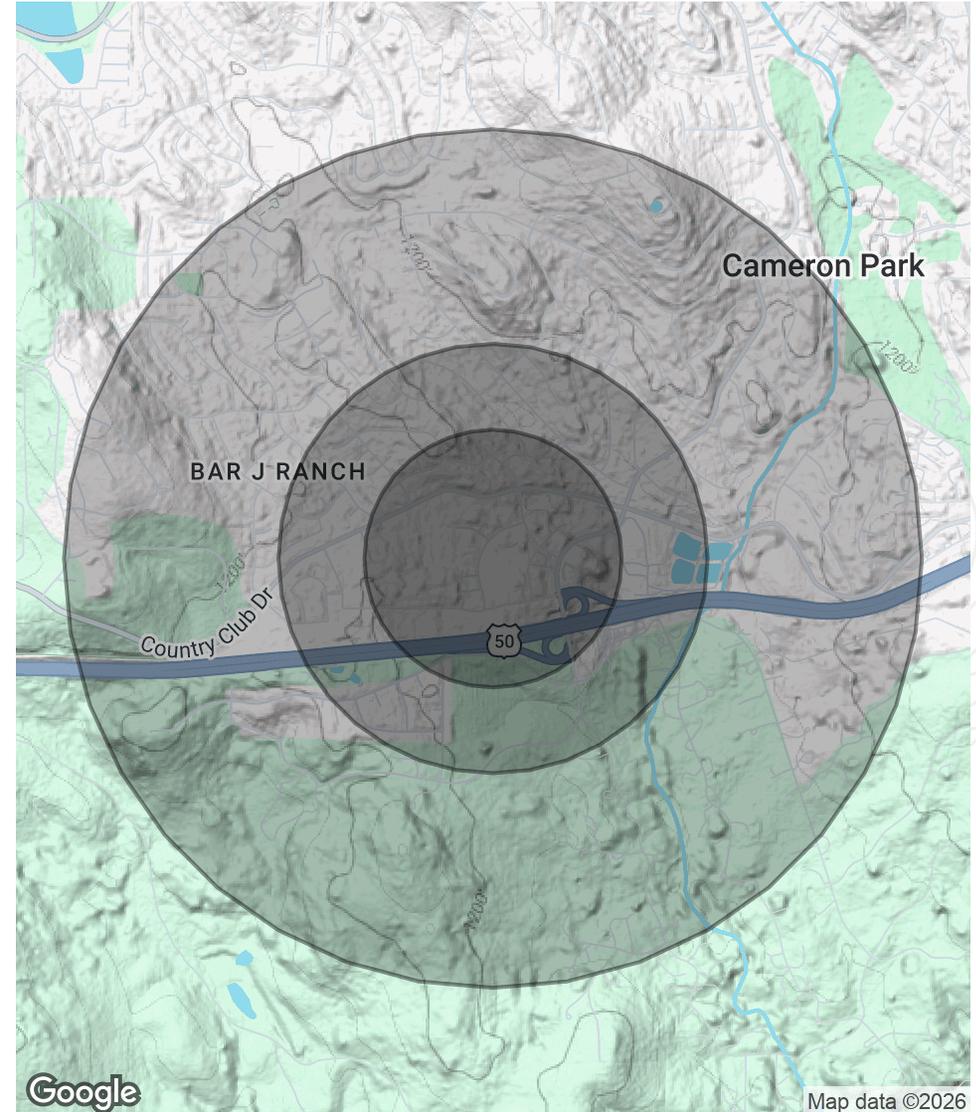
2570 AND 2558 GREENWOOD LN



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	858	2,271	6,353
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	833	2,389
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$143,806	\$140,364	\$143,614
Average House Value	\$751,087	\$763,957	\$738,781

Demographics data derived from AlphaMap



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777