



**ABORN POWERS**

3161 CAMERON PARK DR

CAMERON PARK, CA 95682

THOMAS NELSON

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CalDRE #02114777

JED PRICHARD

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OFFICE BUILDING FOR LEASE

# 3161 CAMERON PARK DR



Lease Rate	<b>\$0.90 SF/MONTH</b>
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## OFFERING SUMMARY

Building Size:	57,614 SF
Available SF:	2,638 SF
Lot Size:	7,969,389,120 SF
Number of Units:	48
Year Built:	1987
Zoning:	CP

## PROPERTY OVERVIEW

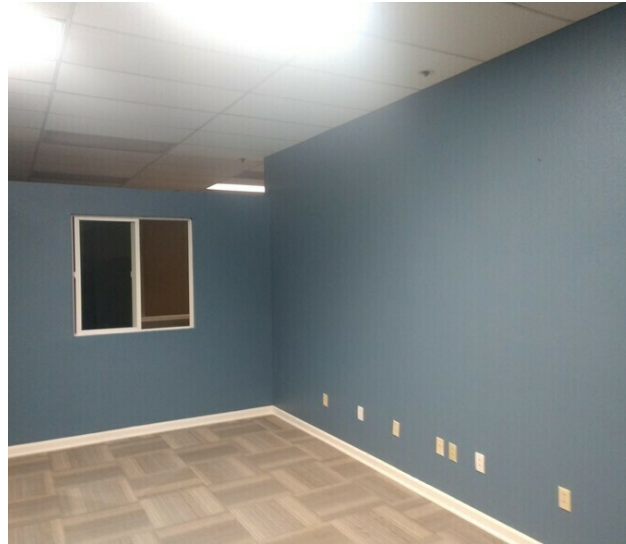
2,638 SF of office space available for lease  
\$0.90 /SF + NNN  
Multiple private offices  
Breakroom  
Conferenced room  
Two single occupant bathrooms

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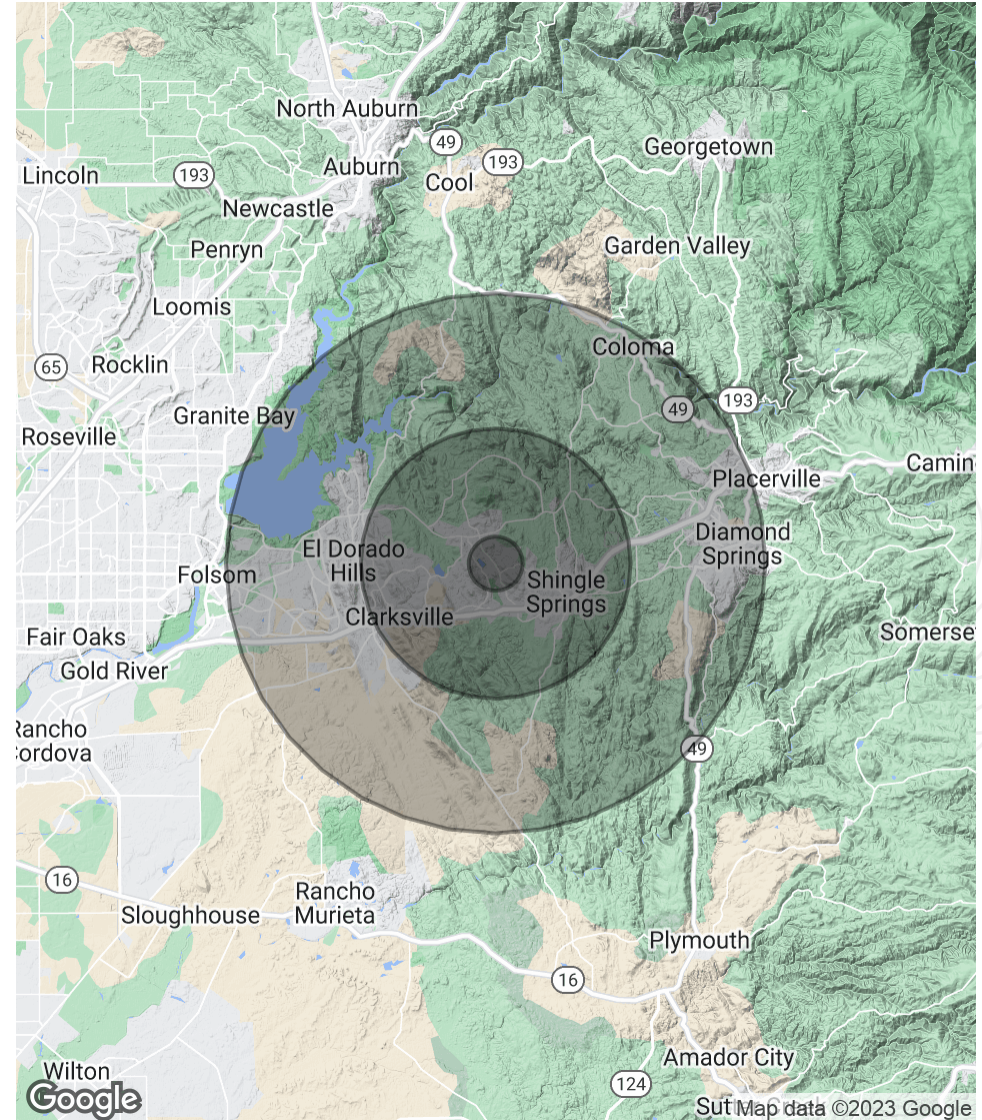


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,625	52,890	165,542
Average Age	48.9	44.1	43.5
Average Age (Male)	48.1	42.7	42.4
Average Age (Female)	48.5	45.8	44.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,909	19,806	61,216
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$99,052	\$134,701	\$132,249
Average House Value	\$511,518	\$597,853	\$552,037

\* Demographic data derived from 2020 ACS - US Census



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