



2259 SUNRISE BLVD

GOLD RIVER, CA 95670

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

INDUSTRIAL PROPERTY **FOR LEASE**

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Lease Rate

\$1.40 SF/MONTH

OFFERING SUMMARY

Building Size:	4,065 SF
Available SF:	4,065 SF
Lot Size:	25,416 SF
Year Built:	1980
Zoning:	GC

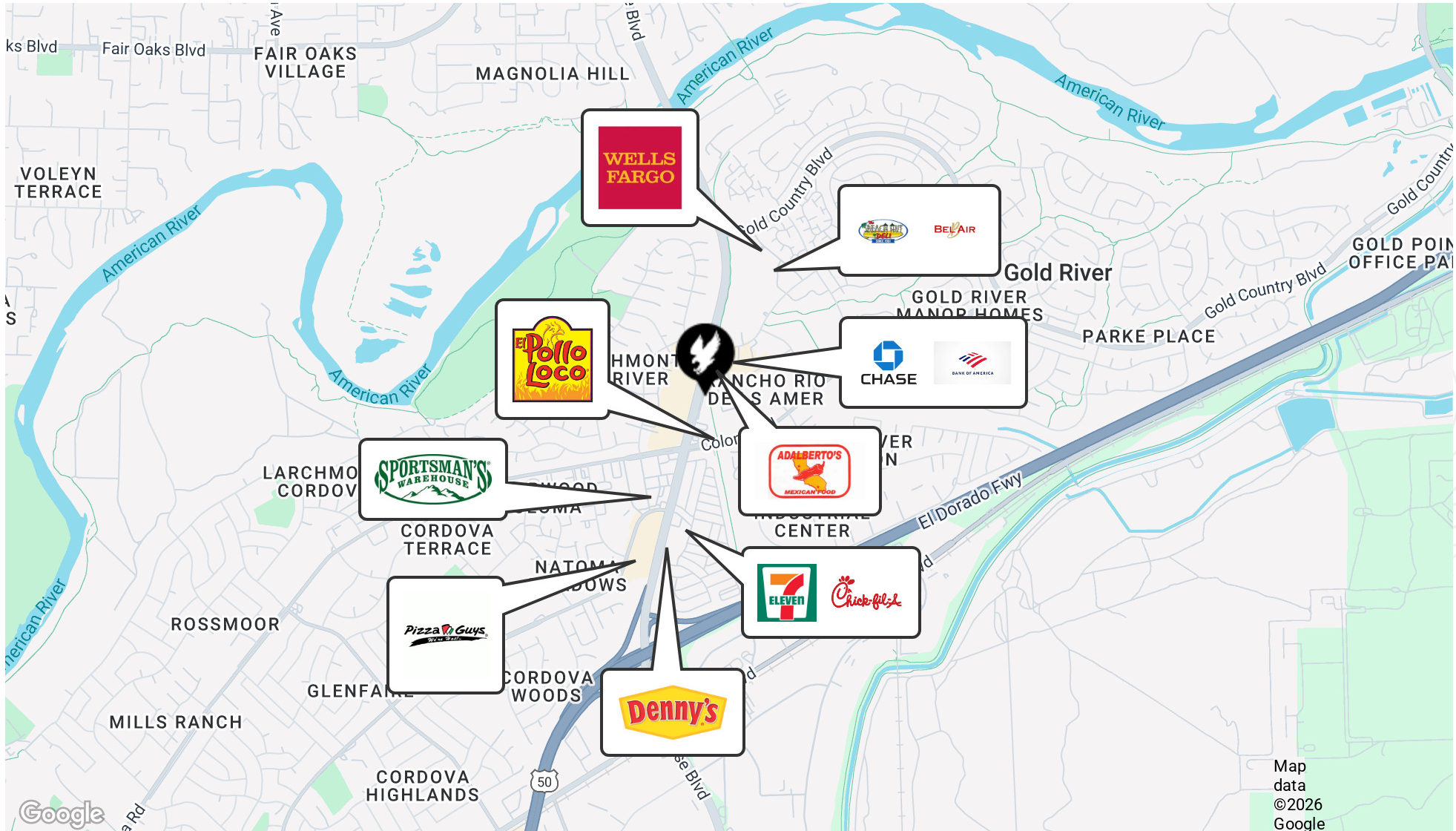
PROPERTY OVERVIEW

2259 Sunrise Blvd
\$1.40 /SF
4,065 SF - Former Big-O Tire Center
Tenant pays utilities + property tax
Call to schedule tours

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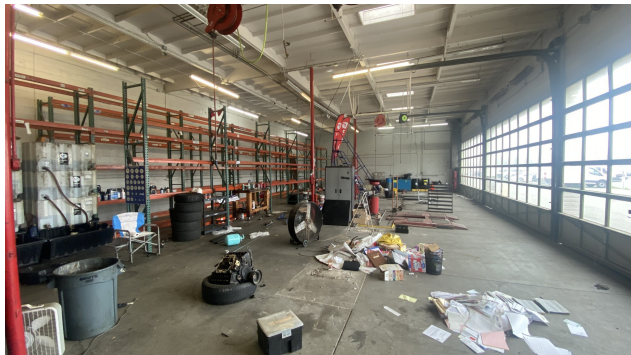
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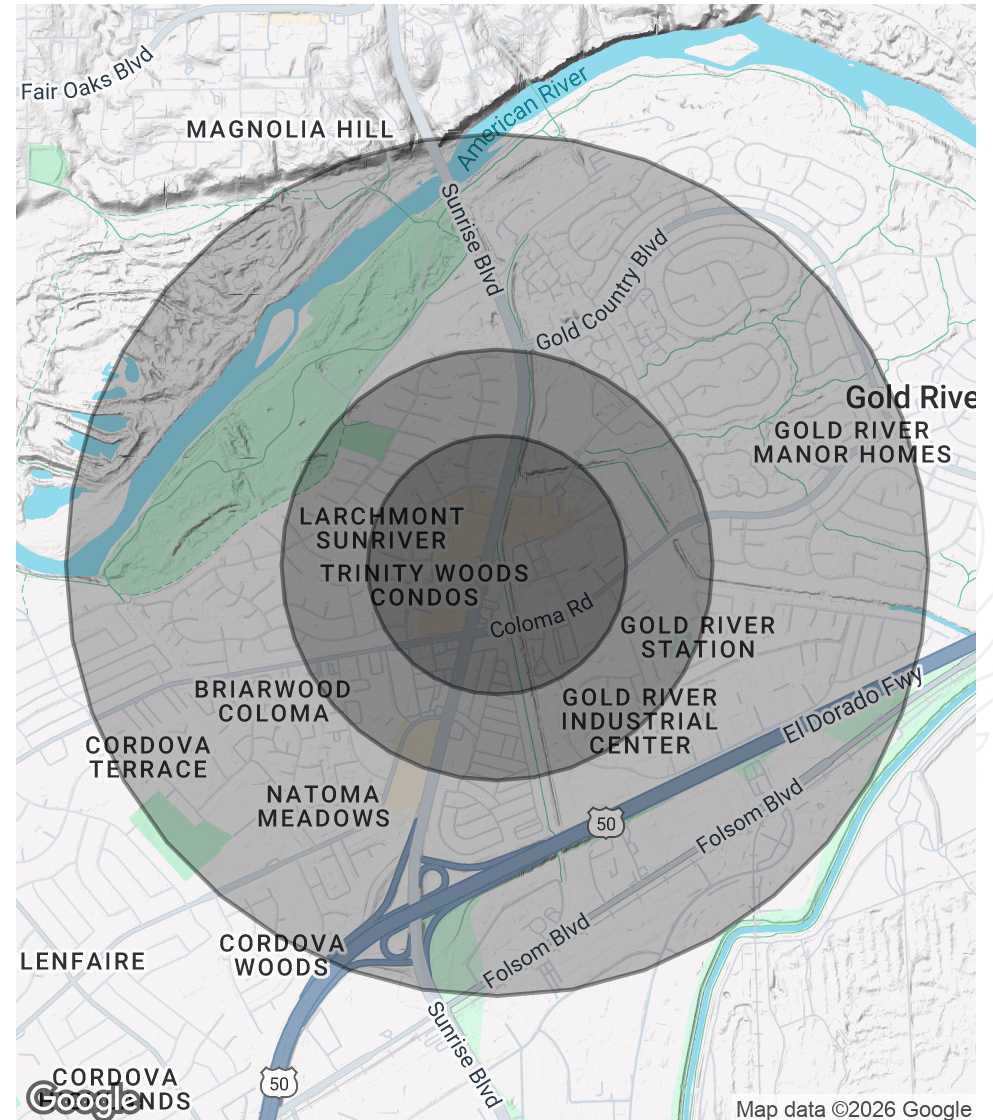
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,105	2,679	10,669
Average Age	51	49	47
Average Age (Male)	50	48	46
Average Age (Female)	52	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	527	1,233	4,630
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$113,208	\$115,199	\$129,197
Average House Value	\$520,345	\$510,730	\$567,495

Demographics data derived from AlphaMap



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