

# 3201 Professional Drive

Auburn, CA 95602

For Lease

*Medical Office*

Property Summary



## Property Description

Freestanding Medical Building located on the corner of Bell Rd and Professional Dr.

## Property Highlights

- For Lease
- 1,200 SF Medical Office
- \$2.00 PSF MG
- Bell Road Visibility - Corner Location
- Newly Remodeled Building
- 2/1000 SF Parking

## Offering Summary

Lease Rate	\$2.00 SF/month (MG)
Available SF	1,200 SF
Lot Size	0.22 Acres
Building Size	3,670 SF

## Demographics

	1 Mile	2 Miles	3 Miles
Total Households	2,408	5,963	9,893
Total Population	6,188	14,757	23,255
Average HH Income	\$72,647	\$86,411	\$83,035

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Location Map



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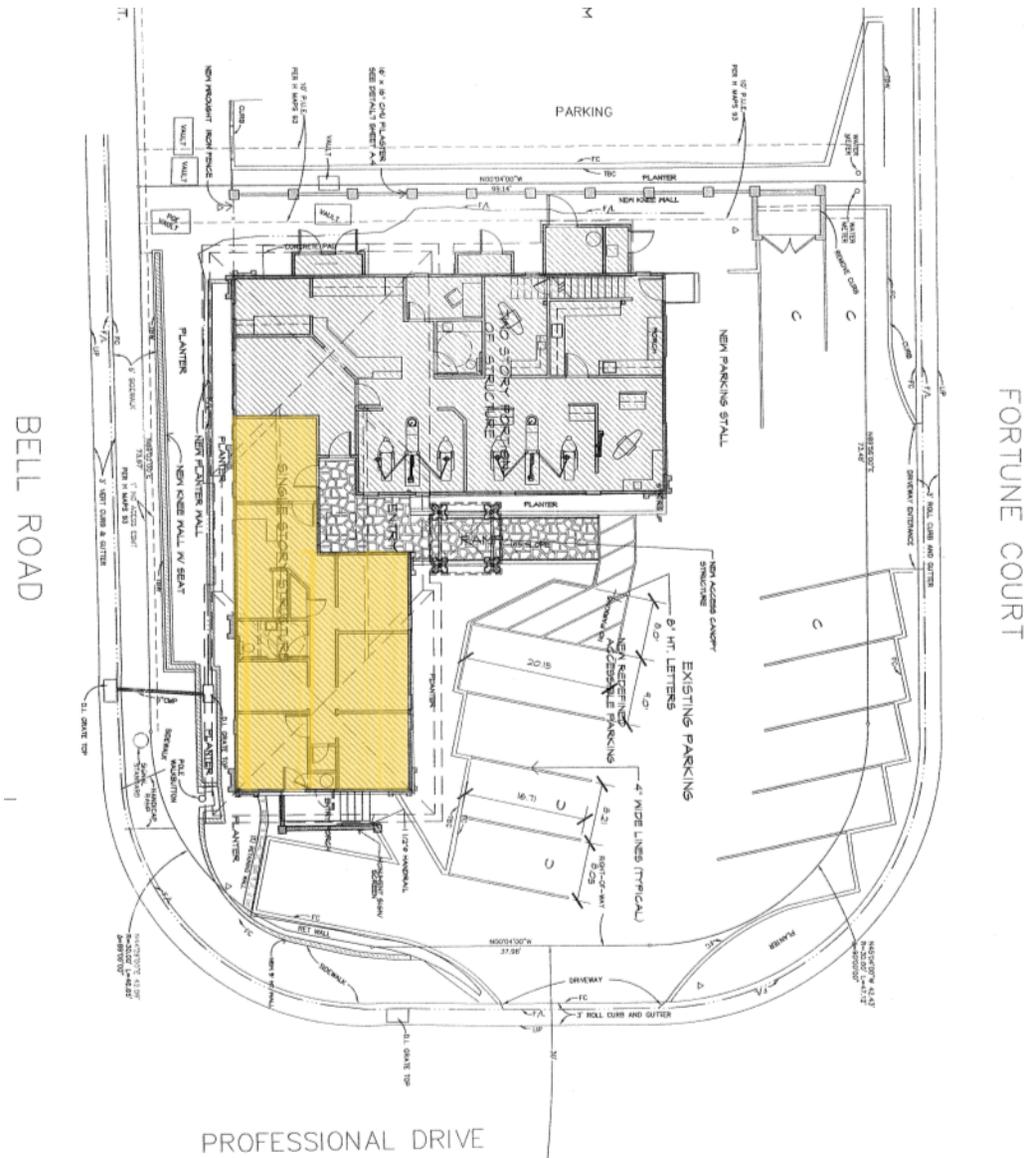
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Photos



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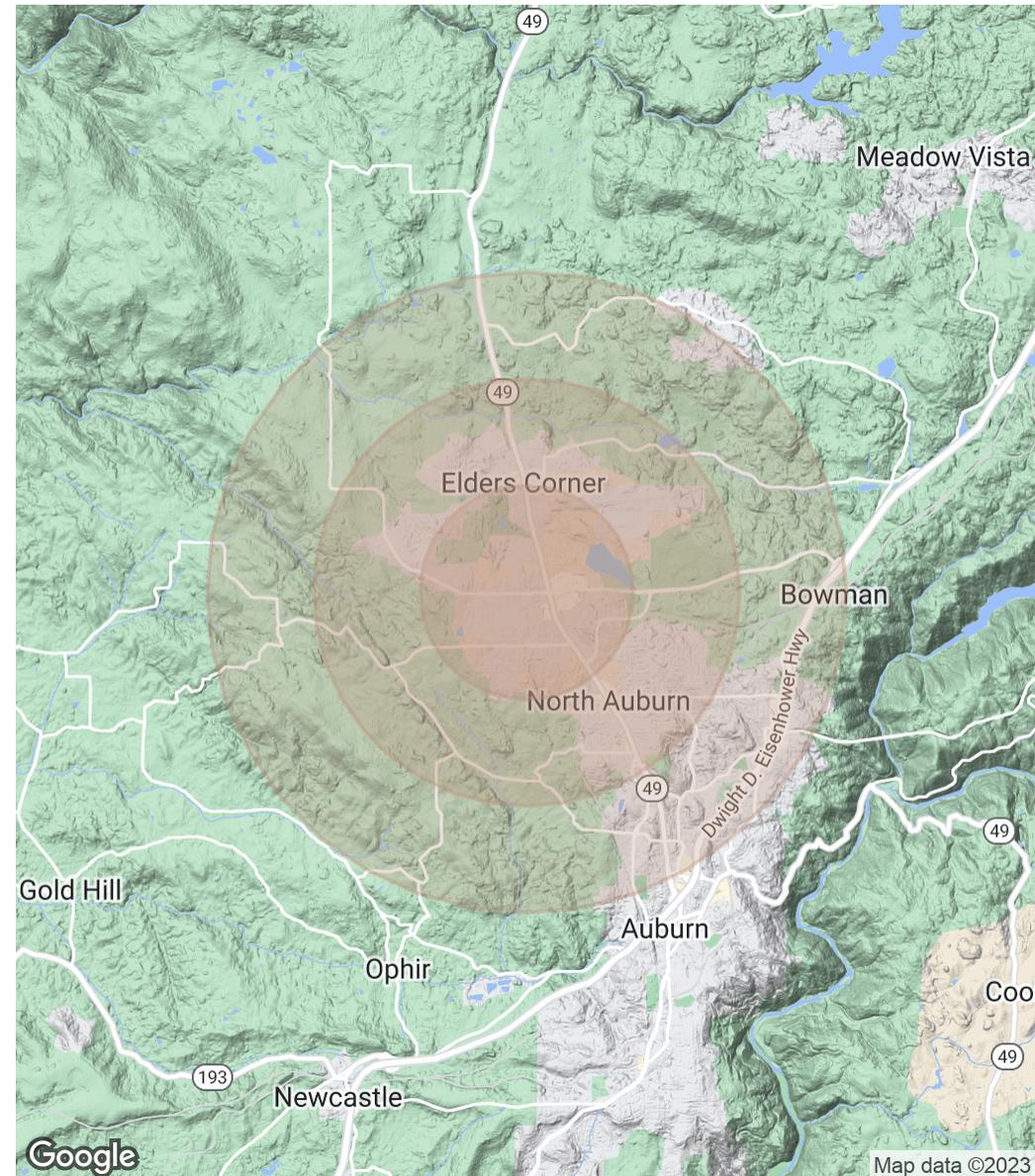
Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	6,188	14,757	23,255
Average Age	42.9	45.0	46.9
Average Age (Male)	38.5	43.1	44.2
Average Age (Female)	45.6	45.6	48.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,408	5,963	9,893
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$72,647	\$86,411	\$83,035
Average House Value	\$221,586	\$312,800	\$361,106

\* Demographic data derived from 2020 ACS - US Census



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