

# 3521 Mission Ave

Carmichael, CA 95608

For Lease

*Medical Office/Office*

Property Summary



## Property Highlights

- +/- 4000 SF Free Standing Building
- 9 Offices, Reception, Break Room, Storage Closets
- 4 Bathrooms
- Gated Private Parking / Yard Area
- Zoning: BP - Sacramento
- Year Built: 1969 - Renovated in 2023

## Offering Summary

|               |                       |
|---------------|-----------------------|
| Lease Rate    | \$2.10 SF/month (NNN) |
| Available SF  | 4,000 SF              |
| Lot Size      | 17,996 SF             |
| Building Size | 4,000 SF              |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 640       | 1,753     | 7,229     |
| Total Population  | 1,651     | 4,487     | 18,343    |
| Average HH Income | \$103,664 | \$112,908 | \$119,974 |

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Floor Plans



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Additional Photos



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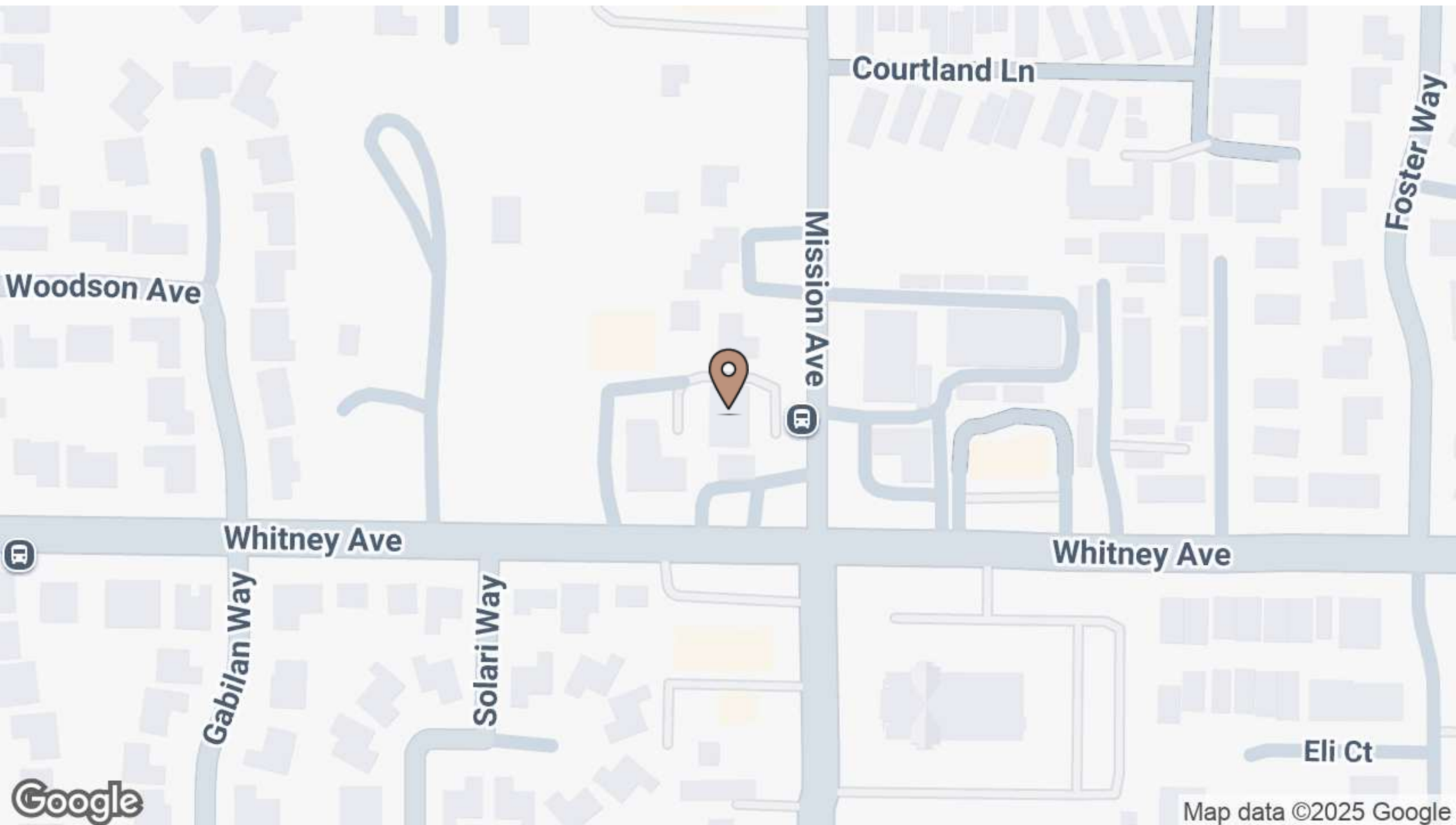
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Location Map



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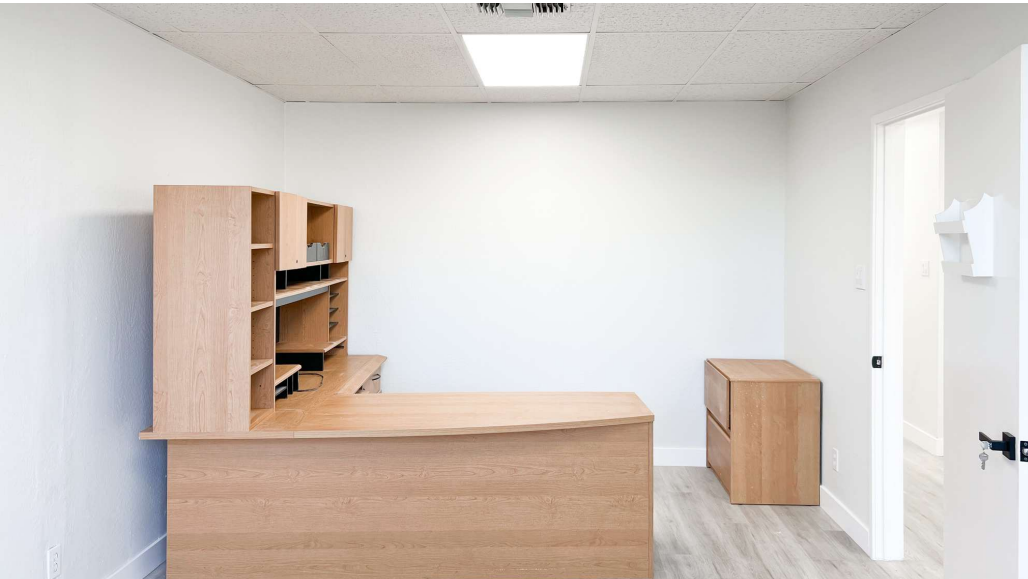
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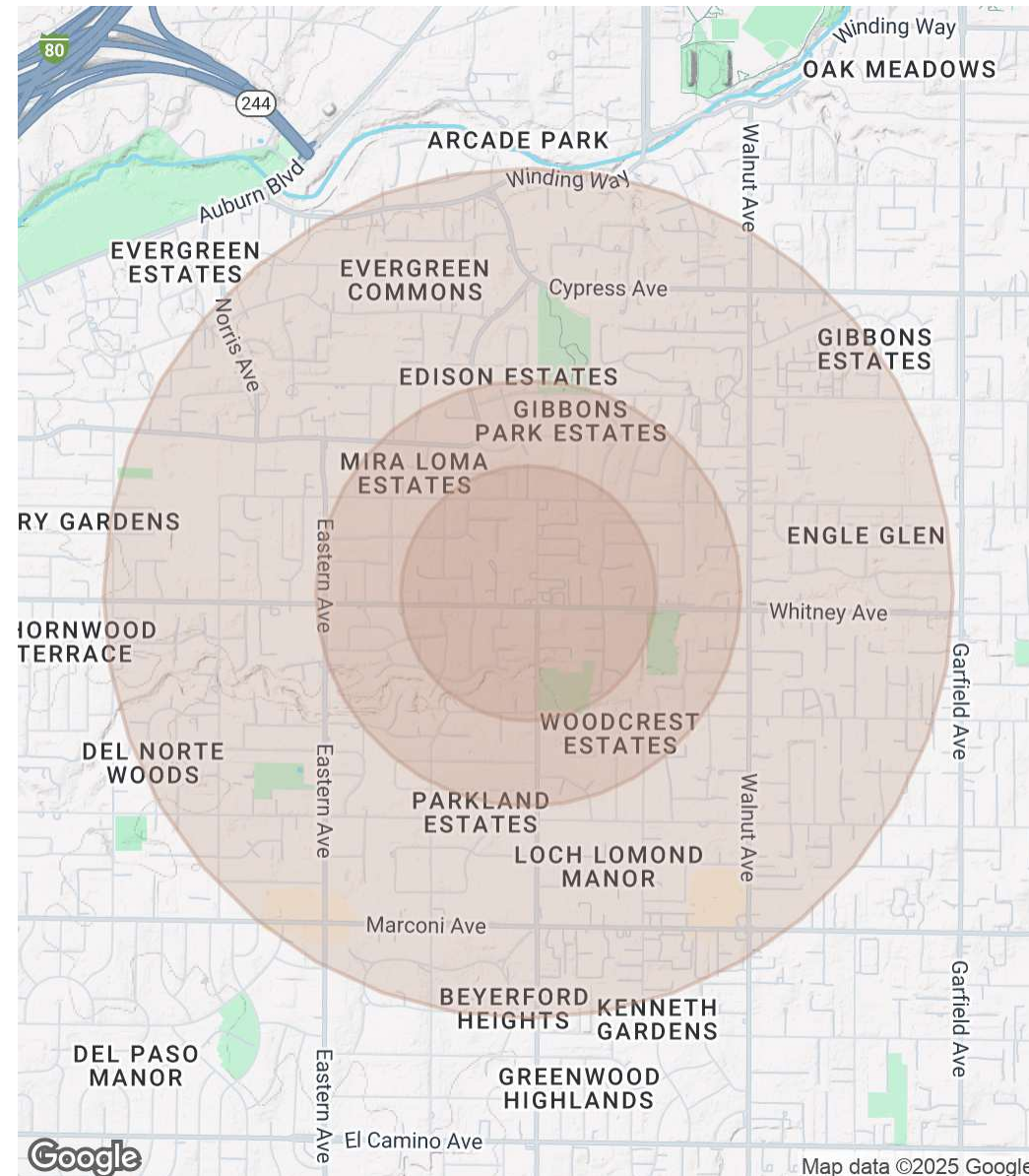
Medical Office/Office

Demographics Map & Report

| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,651     | 4,487     | 18,343 |
| Average Age          | 47        | 46        | 45     |
| Average Age (Male)   | 45        | 44        | 43     |
| Average Age (Female) | 49        | 48        | 46     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 640       | 1,753     | 7,229     |
| # of Persons per HH | 2.6       | 2.6       | 2.5       |
| Average HH Income   | \$103,664 | \$112,908 | \$119,974 |
| Average House Value | \$649,557 | \$640,279 | \$607,523 |

Demographics data derived from AlphaMap



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