



For Sale or Lease

1,624 Office Condo

947 Enterprise Drive, Loft C // Sacramento CA 95825

\$503,440 (\$310/SF)

CARLSEN O'CONNELL
— COMMERCIAL REAL ESTATE —

Dave Carlsen

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Property Details

- Lease Rate – \$2.15/SF Full Service
- Monthly Association Dues – \$432
- Creative, modern finishes with vaulted ceilings and second story loft.
- Close Proximity to Hwy 50 via Howe Ave.
- Countless nearby amenities.



Interior Photos



Own Your Commercial Space With Historically Low Interest Rates.



Financing Scenario #1

Purchase Price	\$	503,440
Down Payment (10%)	\$	50,344
Loan Amount	\$	453,096
Interest Rate		5.00%
Term		25/10

Monthly Payment \$ **2,648.75**

Financing Scenario #2

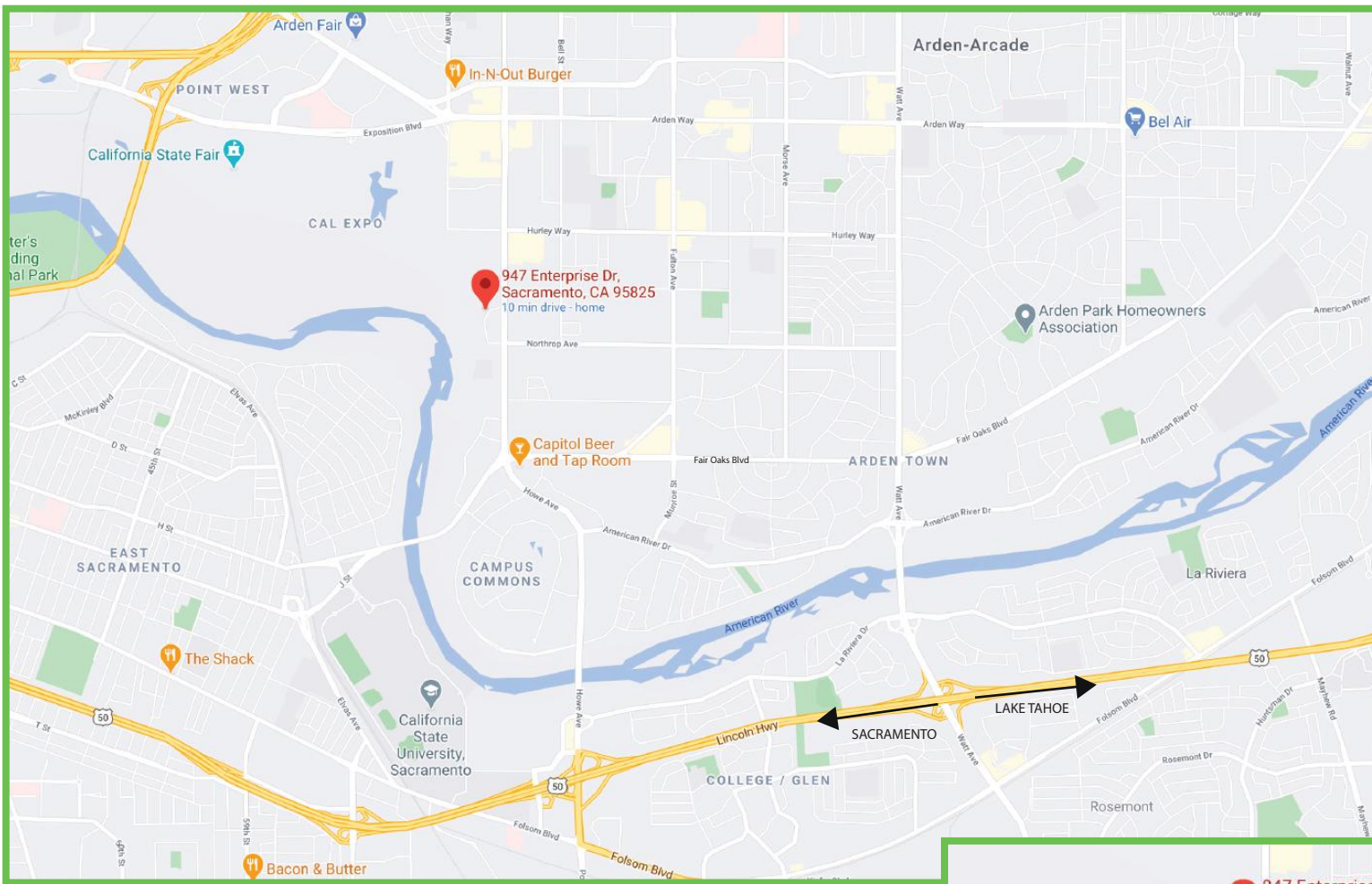
Purchase Price	\$	503,440
Down Payment (15%)	\$	75,516
Loan Amount	\$	427,924
Interest Rate		4.05%
Term		20/10

Monthly Payment \$ **2,638.45**

*Terms subject to change.

For additional information regarding these terms please contact:

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For more information about this property, please contact exclusive agents:

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Demographics – 3 mile radius



POPULATION

3 Mile

2020 Population	137,462
Annual Growth 2020-2025	0.9%
Median Age	37.4
Bachelor's Degree or Higher	36%



HOUSEHOLDS

3 Mile

2020 Households	61,964
2025 Household Projection	64,664
Annual Growth 2020-2025	0.9%
Owner Occupied	27,230
Renter Occupied	37,434
Avg Household Size	2.2



INCOME

3 Mile

Avg Household Income	\$87,028
Median Household Income	\$60,518



EMPLOYEES

3 Mile: 112,030



BUSINESSES

3 Mile: 12,618

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