

# OFFICE SPACE FOR LEASE



**691 PAULINE CT**

Sonora, CA 95370

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This exceptional commercial space is available for lease in a well-maintained property, where the other portion of the building is currently leased by Aegis Treatment Centers. The available space offers flexibility and potential for various professional or commercial uses. The lease for this space will follow a NNN structure, with terms including rental rates, lease duration, and tenant improvement considerations. This is an excellent opportunity for businesses seeking a prime location with the added benefit of a stable, established co-tenant.

## LOCATION DESCRIPTION

Located in the heart of Sonora, CA, this property is part of the Foothill Medical Center subdivision, which places it in a central, high-demand area with easy access to the surrounding community. Sonora is a growing town in Tuolumne County, rich in amenities and known for its strong healthcare infrastructure and community services. Positioned conveniently near major roadways and with proximity to local retail, dining, and other service businesses, this property enjoys excellent visibility and accessibility, making it highly appealing to both tenants and investors.

## OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Available SF:	1,782 SF
Building Size:	3,682 SF

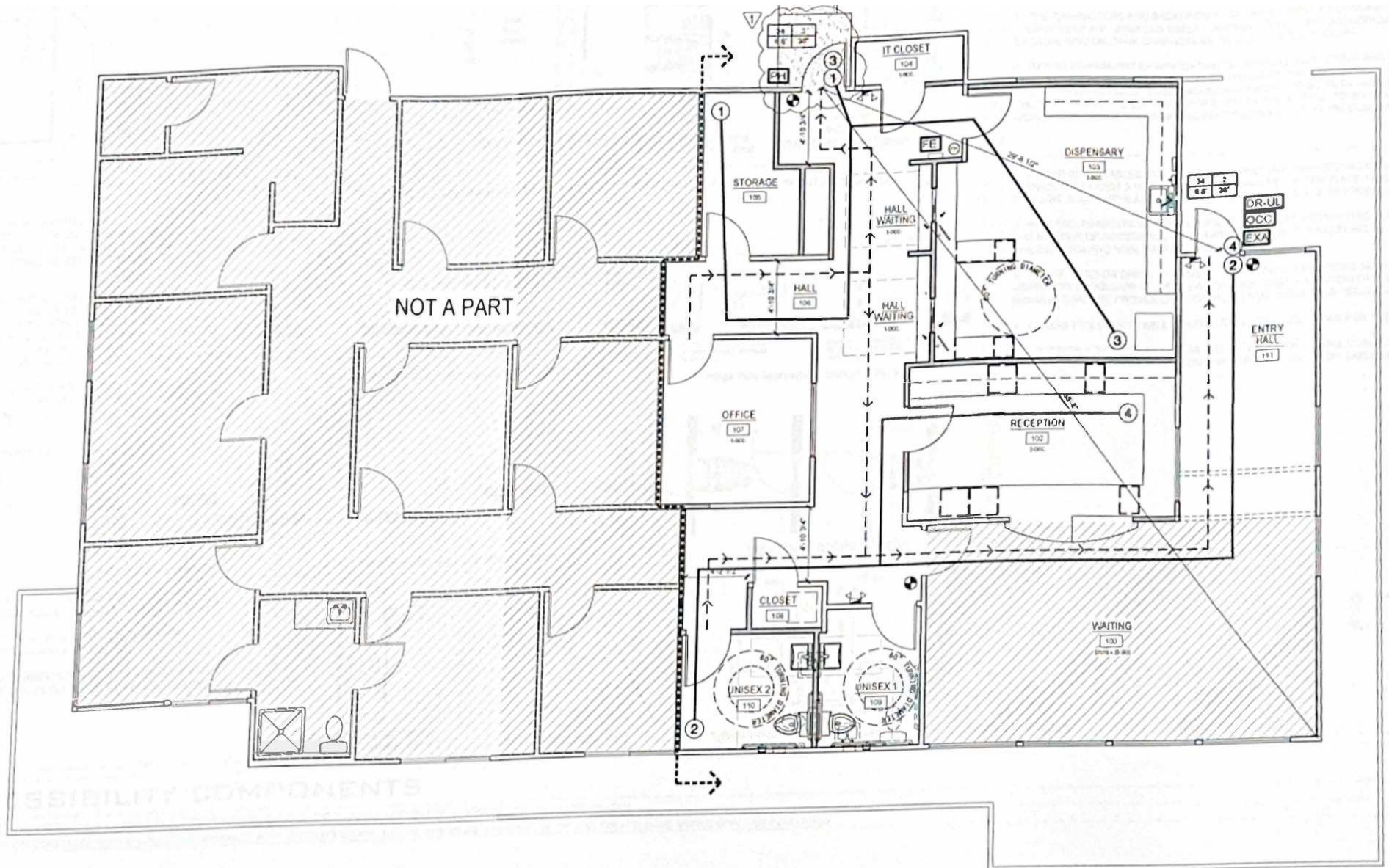
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	4,286	10,996	19,360
Total Population	9,371	24,896	45,286
Average HH Income	\$101,852	\$104,576	\$106,542

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## SITE PLANS (NOT A PART IS THE AVAILABLE SPACE)



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# RETAILER MAP



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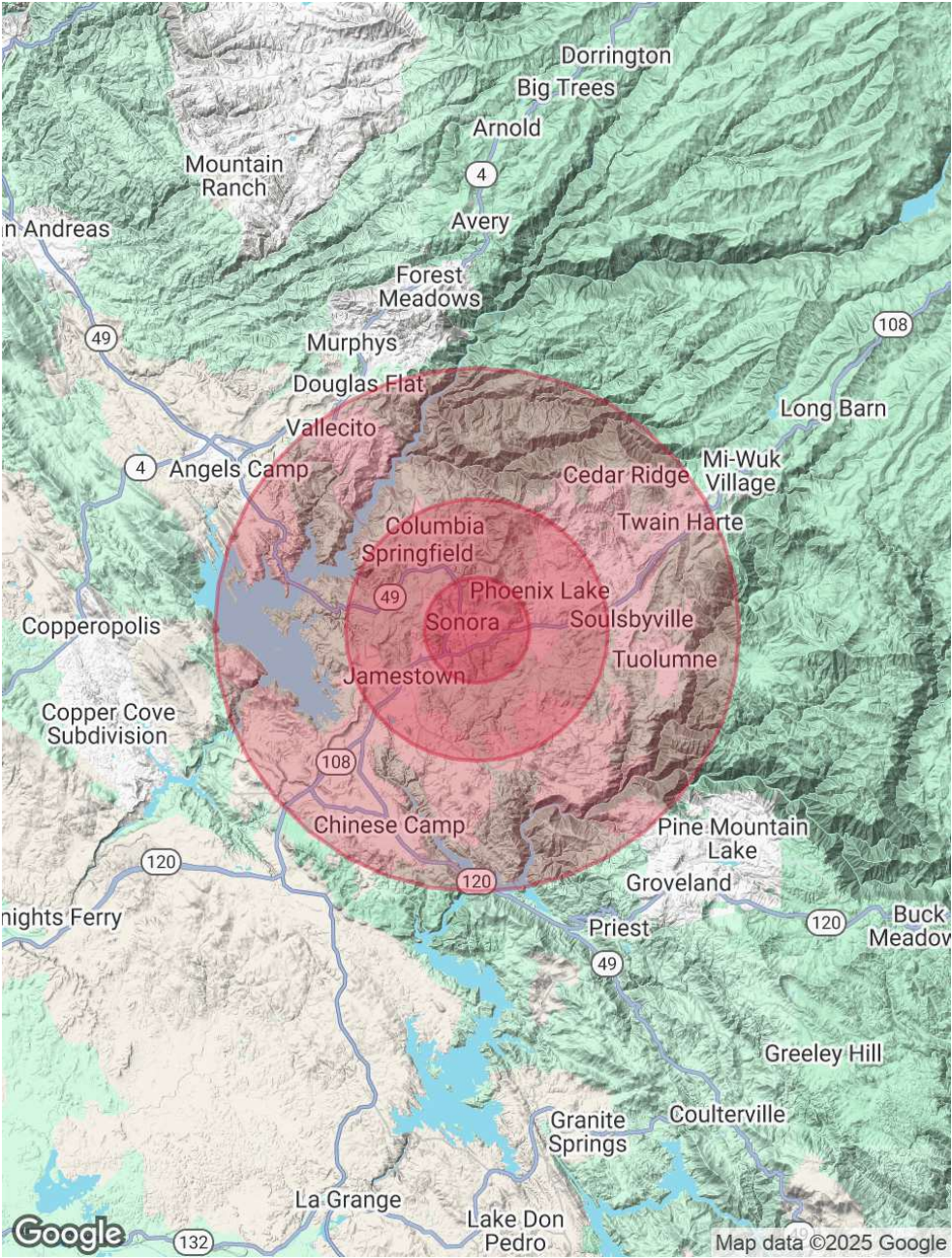
# DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	9,371	24,896	45,286
Average Age	48	48	47
Average Age (Male)	46	46	46
Average Age (Female)	49	49	48

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	4,286	10,996	19,360
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$101,852	\$104,576	\$106,542
Average House Value	\$467,448	\$494,514	\$492,223

RACE	2 MILES	5 MILES	10 MILES
Total Population - White	7,382	19,880	35,958
% White	78.8%	79.9%	79.4%
Total Population - Black	83	174	401
% Black	0.9%	0.7%	0.9%
Total Population - Asian	307	529	733
% Asian	3.3%	2.1%	1.6%
Total Population - Hawaiian	29	49	115
% Hawaiian	0.3%	0.2%	0.3%
Total Population - American Indian	150	403	884
% American Indian	1.6%	1.6%	2.0%
Total Population - Other	363	1,006	1,891
% Other	3.9%	4.0%	4.2%

Demographics data derived from AlphaMap



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