

RETAIL FOR LEASE

RARE FREEWAY VISIBLE RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



PROPERTY DESCRIPTION

Discover the perfect location for your business at 2522 Merrychase Dr, Cameron Park, CA, 95682. This exceptional property offers a modern interior showroom, conference room, retail point of sale counter, breakroom, offices, two ada bathrooms, approximate 5,000 sq/ft. distribution warehouse, large exterior area, and freeway visibility. Tenants will appreciate the ample parking for employees and visitors, as well as the convenient access to major transportation routes. With flexible lease options and a prime location, this property is primed to elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Rare Free standing building
- Retail, special purpose, church, and much more
- Approximately 5,000 sq/ft. interior showroom
- Approximately 5,000 sq/ft. warehouse
- Large Yard and ample parking
- Freeway signage and visibility
- Can accommodate many uses

OFFERING SUMMARY

Lease Rate:	\$13.20 SF/yr (NNN)
Number of Units:	1
Available SF:	10,000 SF
Lot Size:	33,553 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	643	2,062
Total Population	559	1,759	5,483
Average HH Income	\$138,353	\$140,129	\$138,179

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI

Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

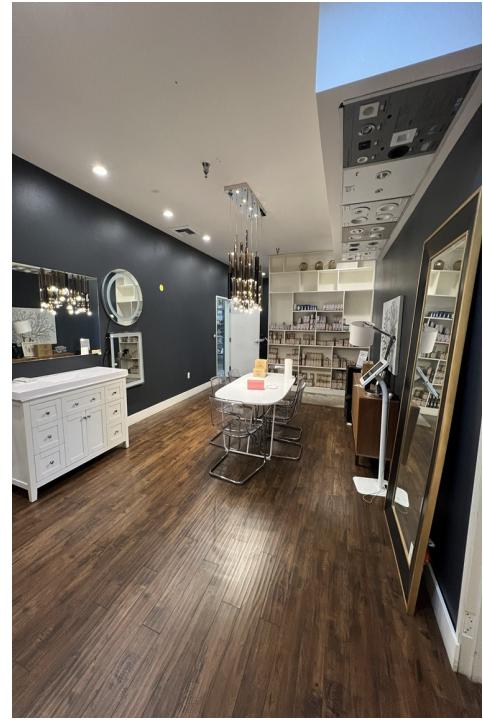
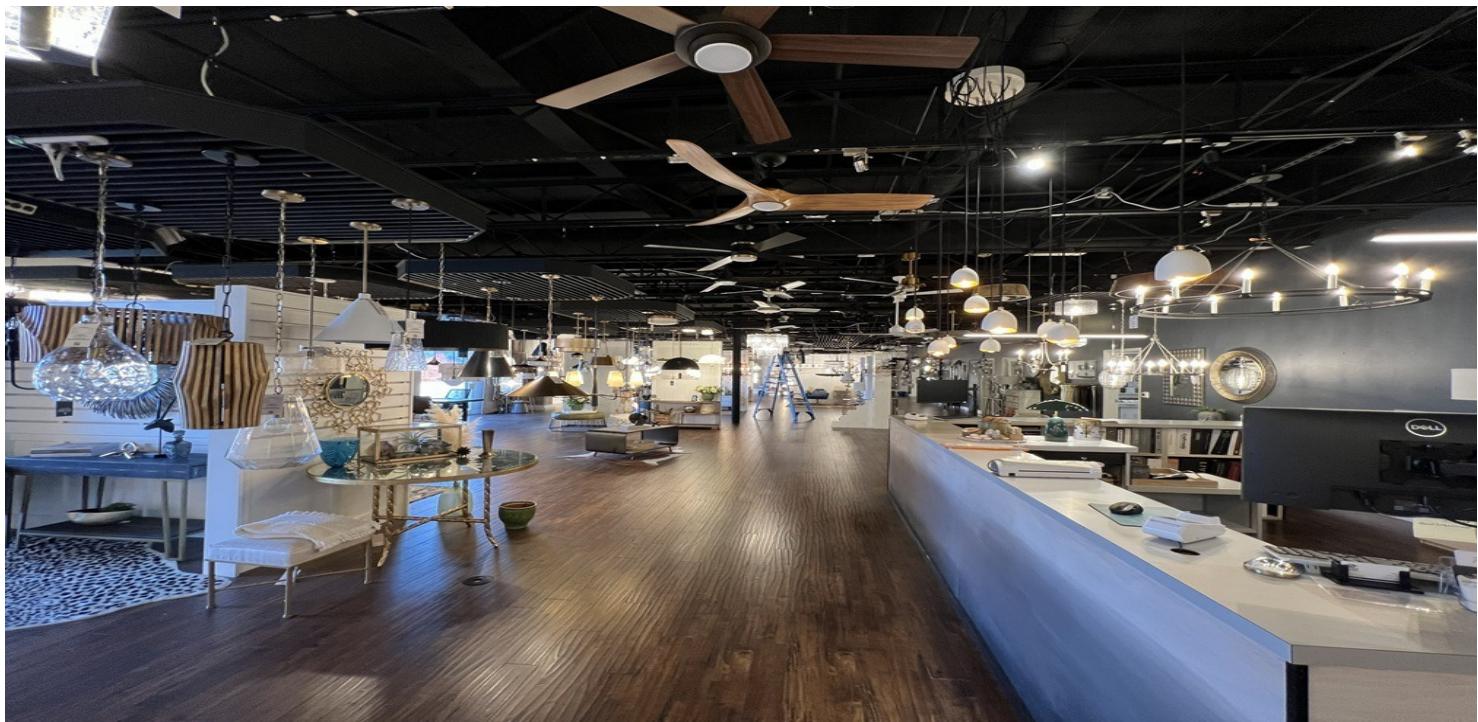
SACRAMENTO COMMERCIAL PROPERTIES, INC.
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI

Regional Director Of KW Commercial

0: 916.220.6200

doug@sacprop.com

CA #01237807

SACRAMENTO COMMERCIAL

PROPERTIES, INC.

916.220.6200

302 Leidesdorff Street

Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI
Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

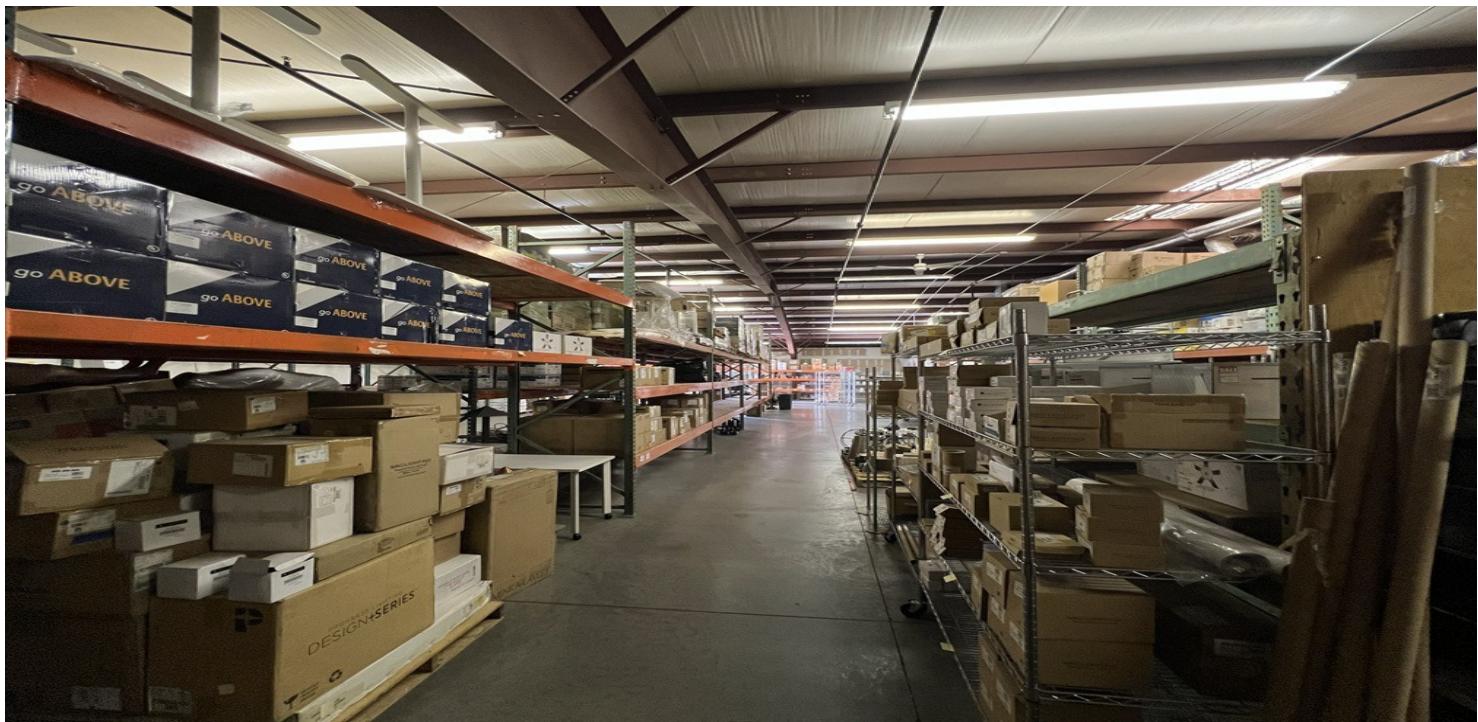
SACRAMENTO COMMERCIAL PROPERTIES, INC.
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI
Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

SACRAMENTO COMMERCIAL PROPERTIES, INC.
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI
Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

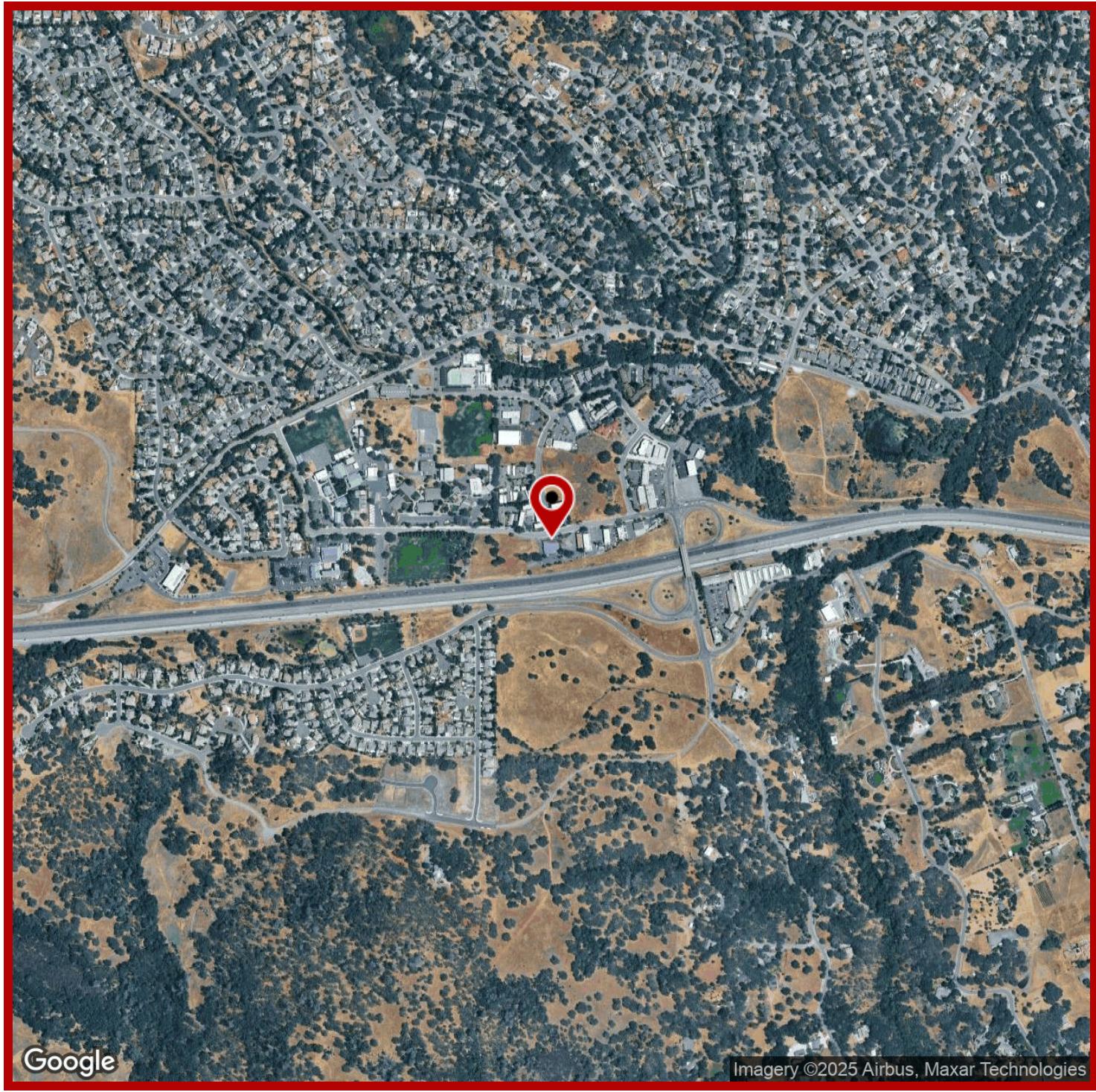
SACRAMENTO COMMERCIAL PROPERTIES, INC.
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI
Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

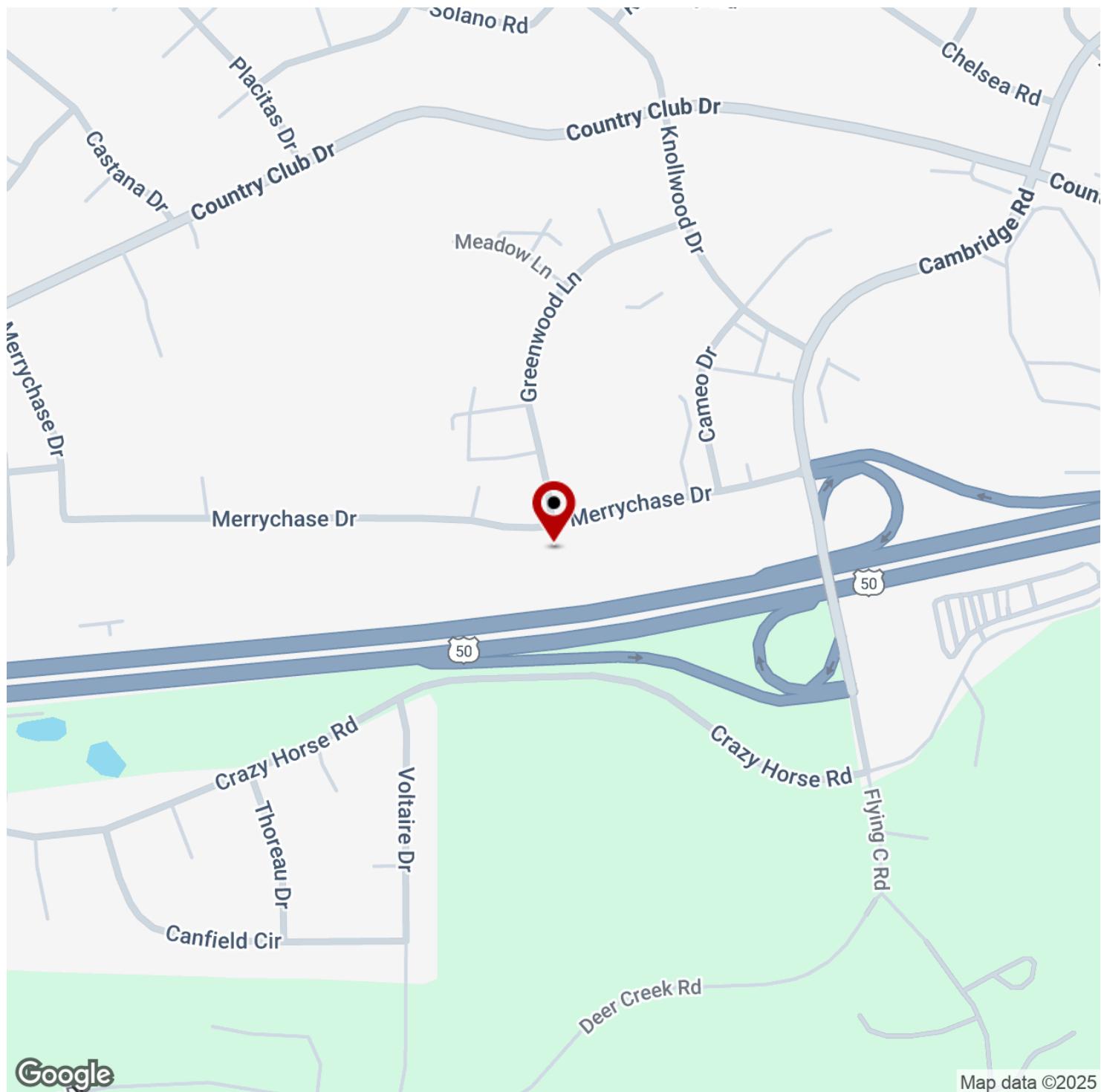
**SACRAMENTO COMMERCIAL
PROPERTIES, INC.**
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI

Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

SACRAMENTO COMMERCIAL
PROPERTIES, INC.
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

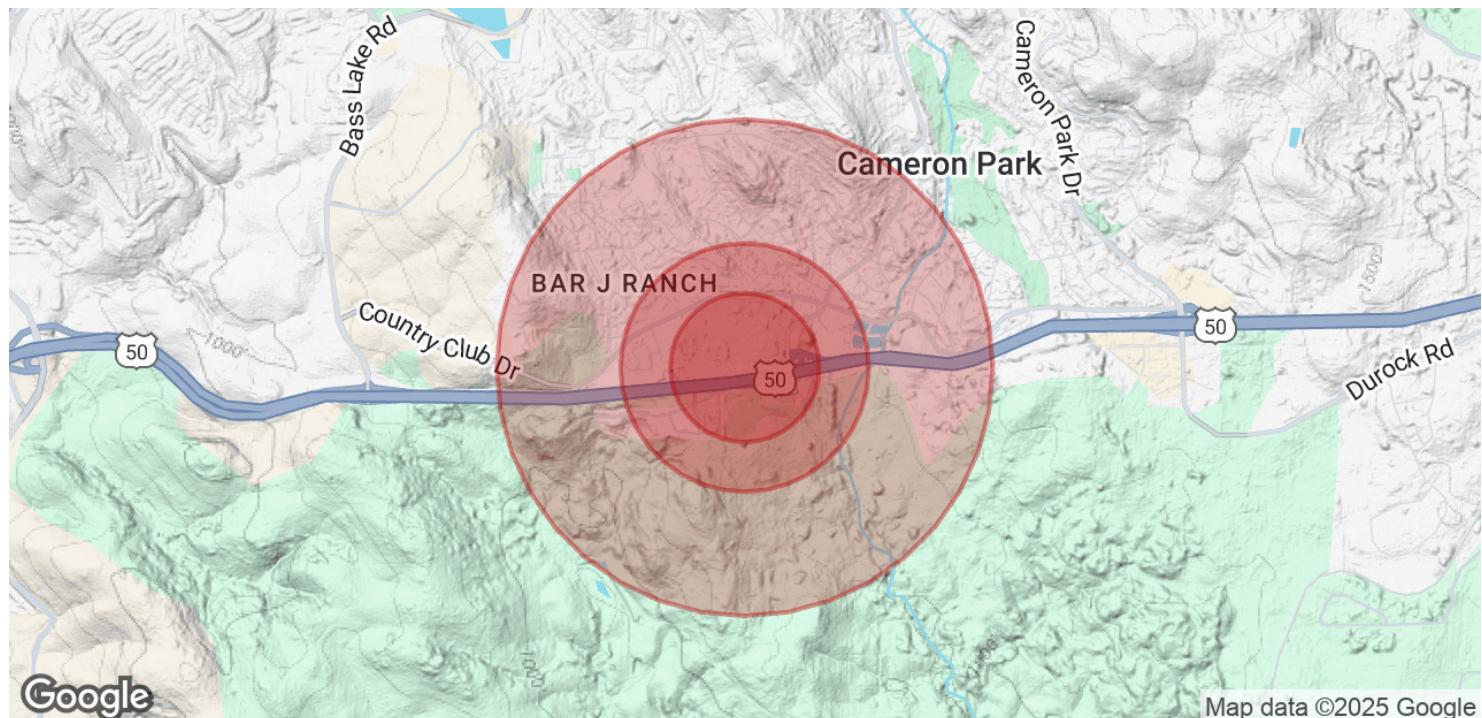
DOUG SCALZI
Regional Director Of KW Commercial
0: 916.220.6200
doug@sacprop.com
CA #01237807

**SACRAMENTO COMMERCIAL
PROPERTIES, INC.**
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

Each Office Independently Owned and Operated

RETAIL/SHOWROOM/WAREHOUSE

2522 Merrychase Dr, Cameron Park, CA 95682



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	559	1,759	5,483
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	643	2,062
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$138,353	\$140,129	\$138,179
Average House Value	\$719,682	\$777,417	\$739,669

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI
 Regional Director Of KW Commercial
 O: 916.220.6200
 doug@sacprop.com
 CA #01237807

SACRAMENTO COMMERCIAL PROPERTIES, INC.
 916.220.6200
 302 Leidesdorff Street
 Folsom, CA 95630