

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

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DOUG SCALZI

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**SACRAMENTO COMMERCIAL
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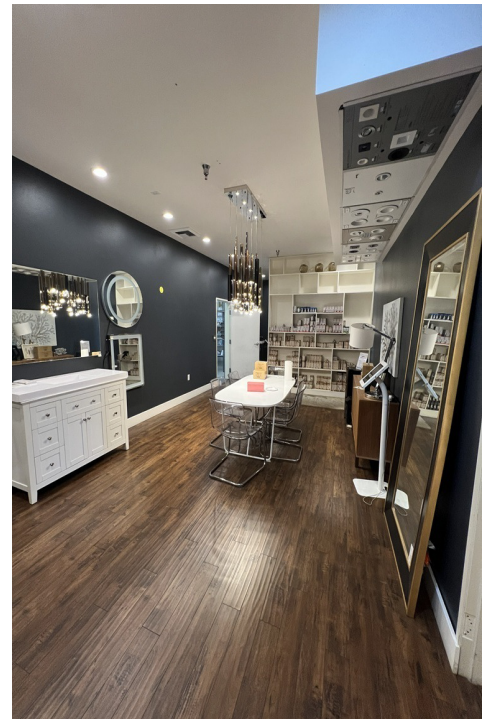
Each Office Independently Owned and Operated

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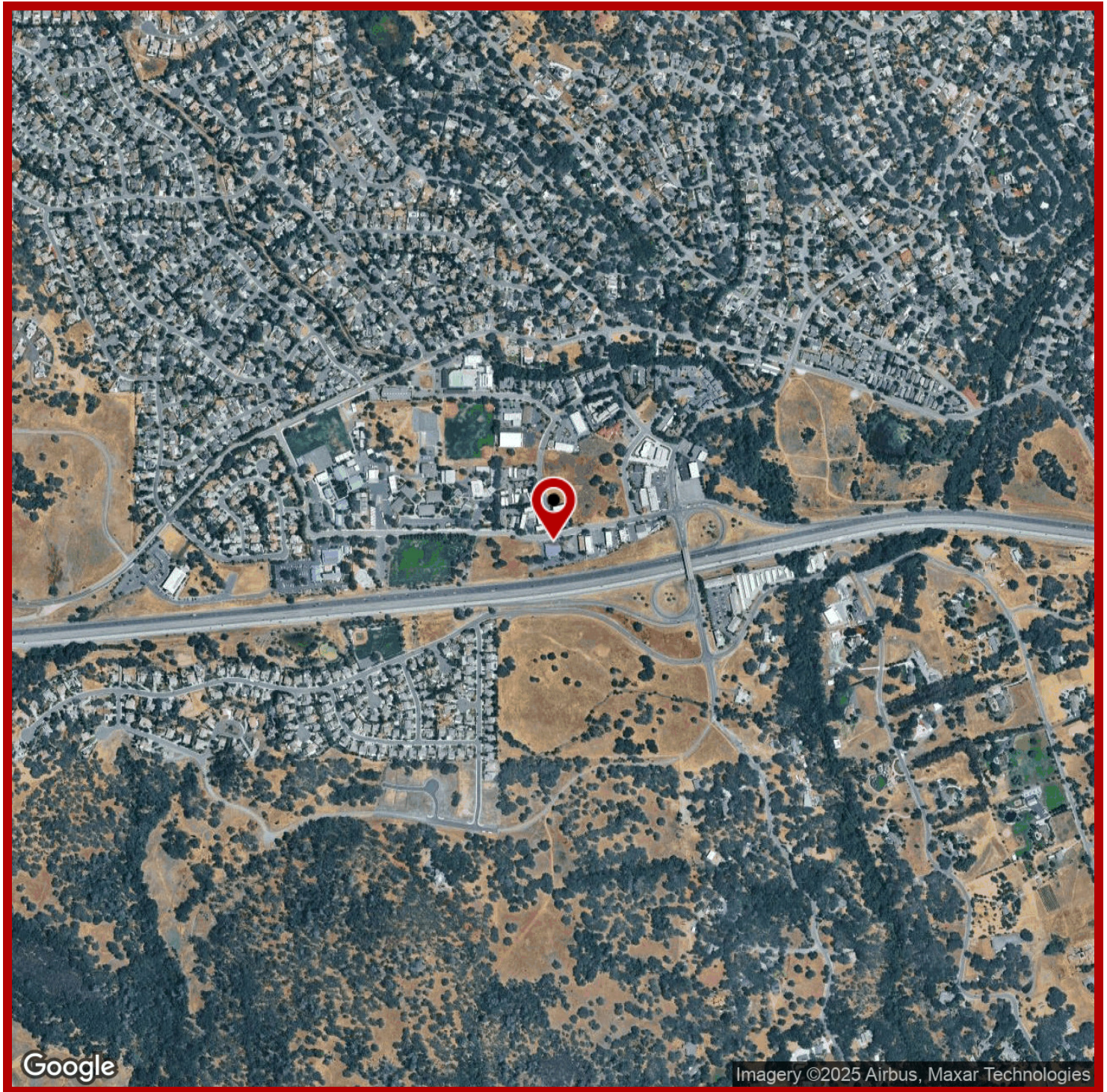
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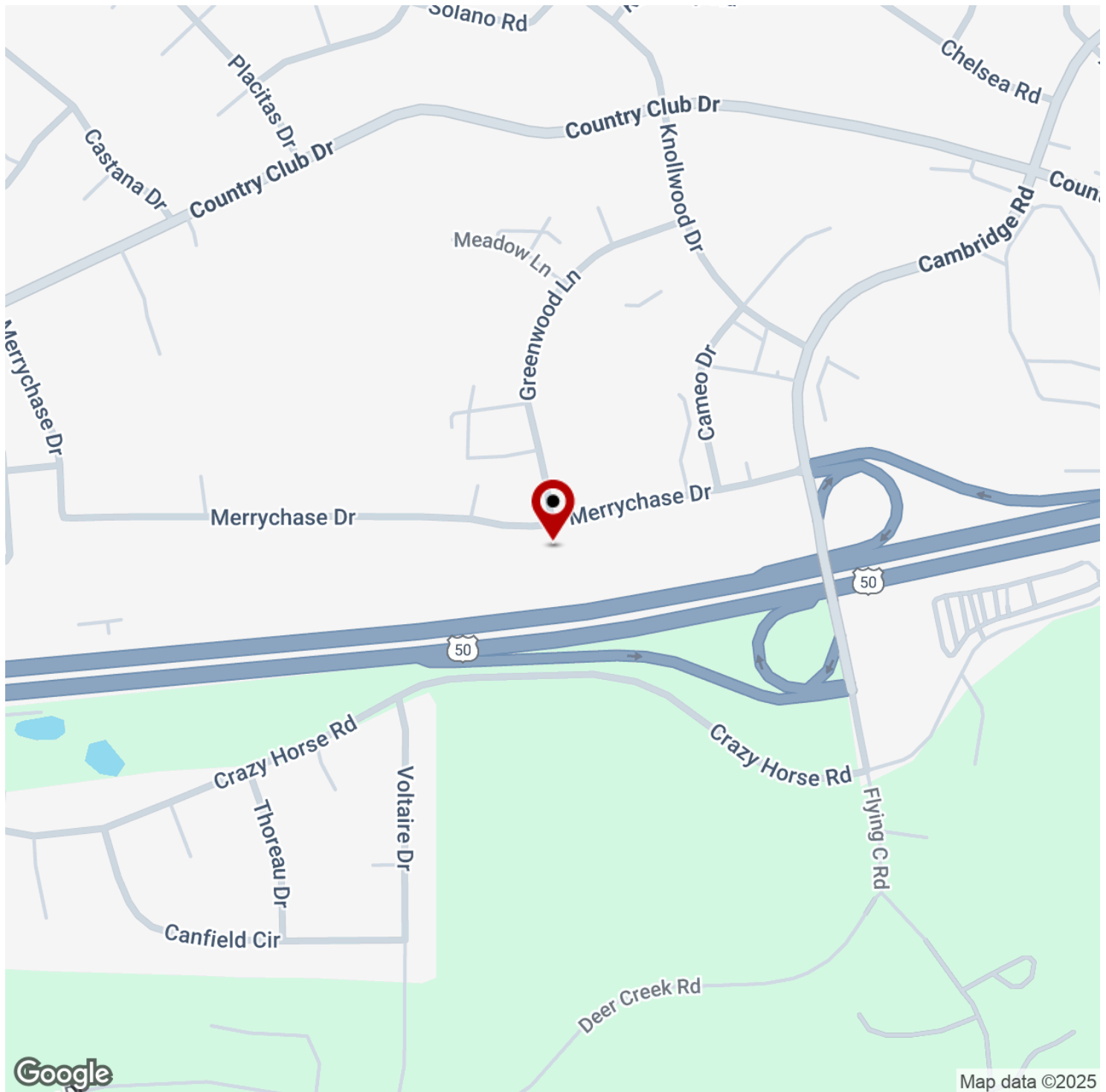
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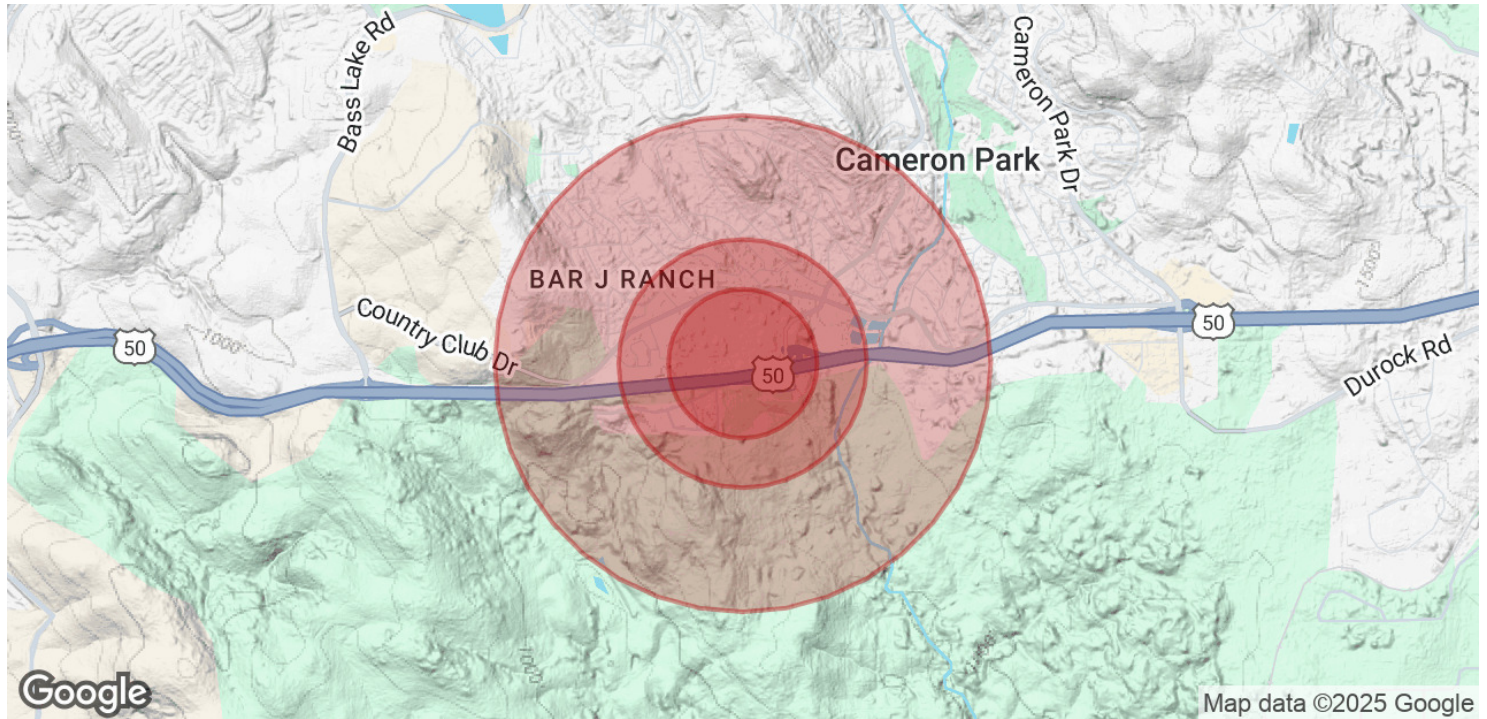
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	559	1,759	5,483
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	42

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

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