

FOR SALE

OWNER/USER OR INVESTMENT OPPORTUNITY



*Multi-Tenant Office Building Located in Desirable
Cameron Park Submarket*

1010 CAMERADO DR, CAMERON PARK, CA 95682

TOM CONWELL
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LIC N° 01394155

*±7,476 SF Free Standing, 2-Story
Multi-Tenant Office Building*

Majority of tenants are MTM with long term tenancy

High performer in income (tenants pay for utilities & janitorial)

Built in 1990

Great windowline/views of airport & Cameron Park Lake (West side of building)

Internet to the building fiber serviced by Comcast & AT&T

Recently resurfaced and striped parking lot

Zoned General Commercial

APN# 083-112-013

\$995,000

\$1,095,000

SALE PRICE



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INCOME & EXPENSE

INCOME

2025 Gross Income

Current RR Pro Forma

\$79,794.00

EXPENSES

Taxes	\$11,826.00
Management Fee	\$406.00
Insurance	\$2,606.00
Garbage	\$1,929.00
Cleaning & Maintenance	\$2,324.00
Fire System Maintenance	\$1,233.00
Utilities	\$1,324.00
Water	\$3,578.00
Total Expenses	\$25,226.00
Net Operating Income	\$54,568.00



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FIRST FLOOR PLAN



±1,050 SF

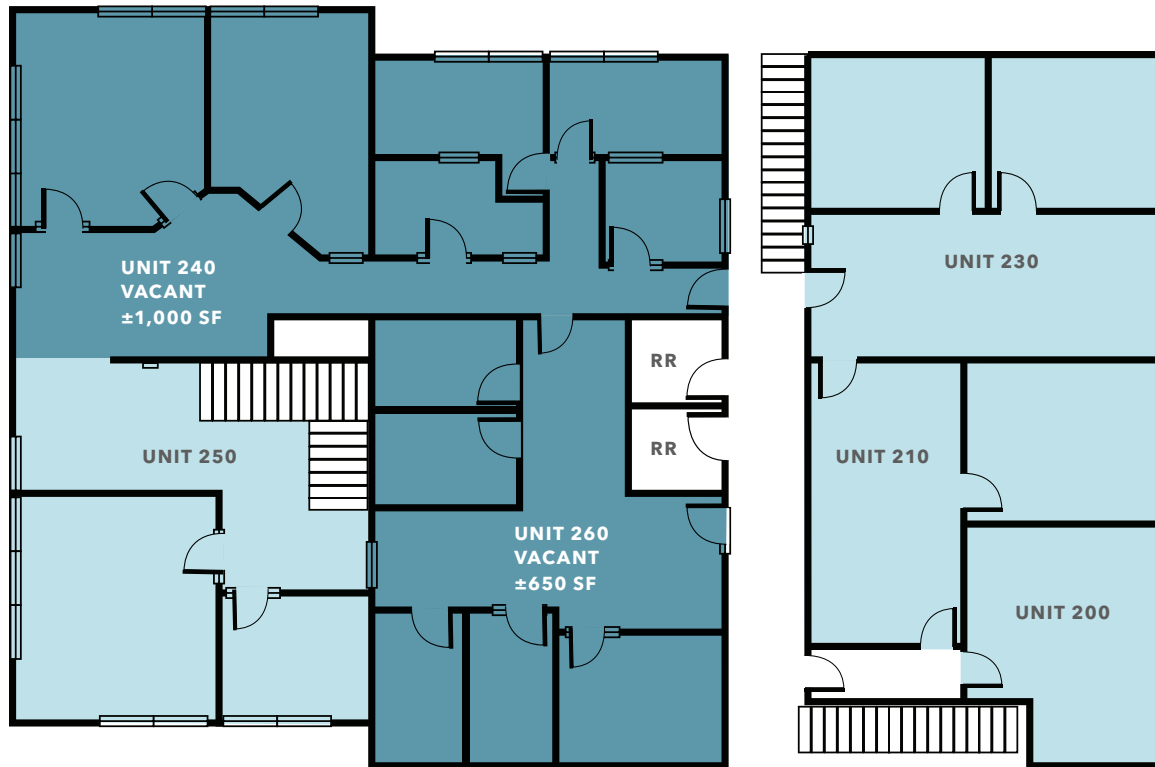
AVAILABLE

PARKING LOT

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SECOND FLOOR PLAN



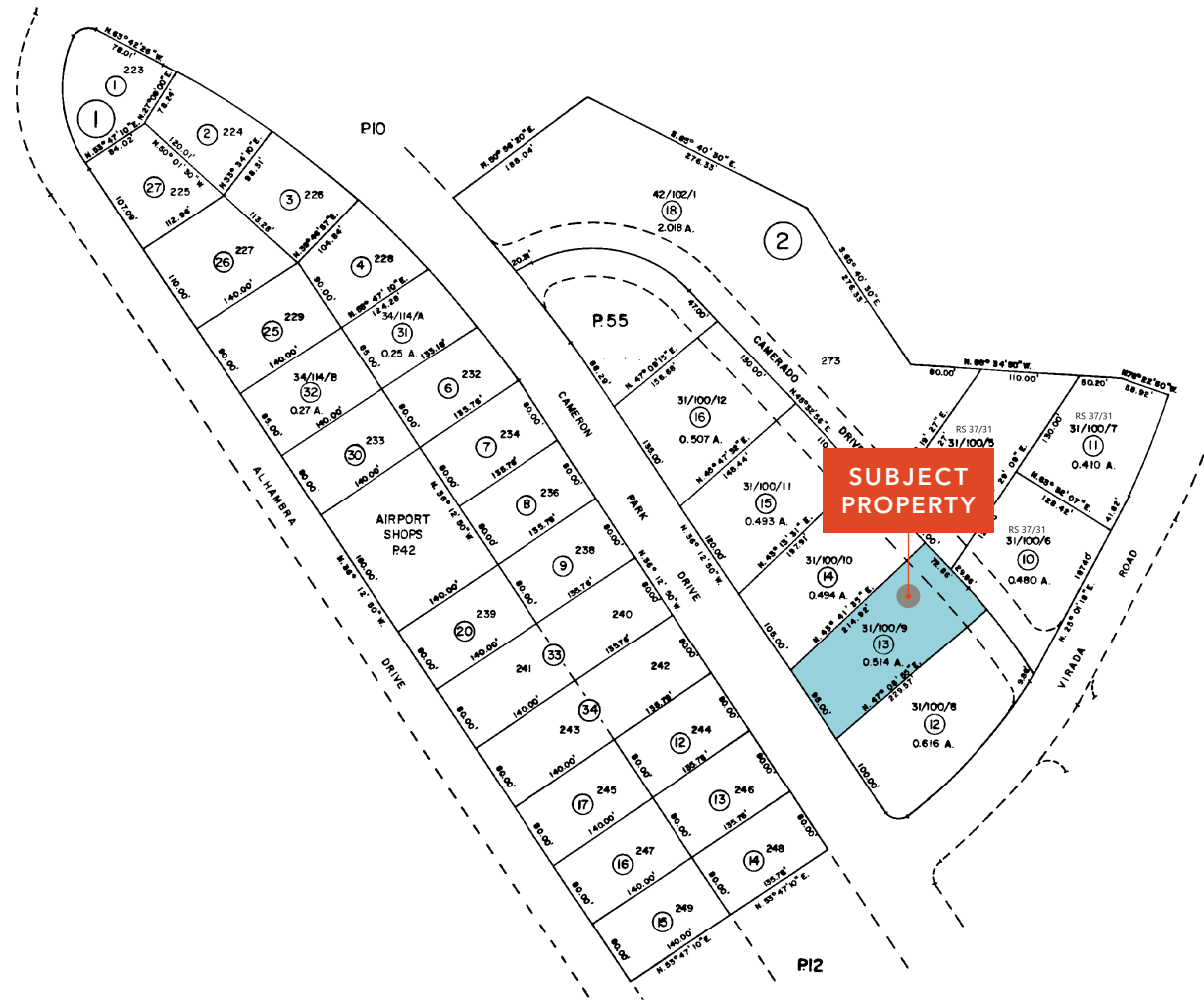
±2,275 SF

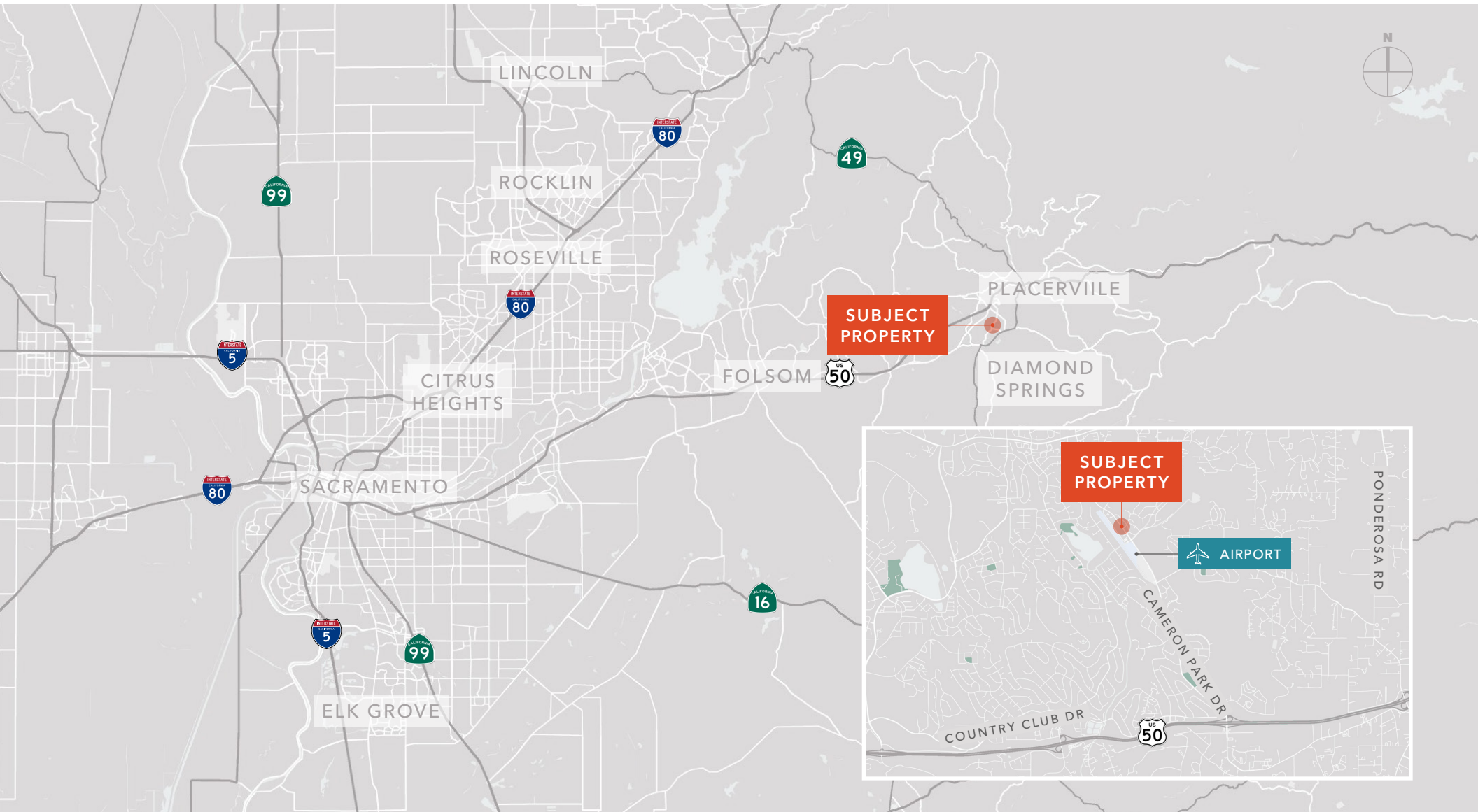
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PARCEL MAP







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1010 CAMERADO DRIVE

Exclusively listed by

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