

2835 EASTERN AVE, SUITE 1
SACRAMENTO, CA 95821

FOR LEASE

Lease rate: \$2.10 per s.f. modified gross



Property Highlights:

- 1,644 s.f office for lease in Two-building dental complex
- Other tenants are general dentists, dental laboratory and Pediatric Dentist
- Former location of successful orthodontic practice
- Abundant parking and monument signage
- Built out as an orthodontist office
- Features four operatories, consulting room, office, tooth brushing stations, lab, etc.
- Located near the major intersection of Marconi & Eastern Avenues in Sacramento
- Located near the El Camino Fundamental School

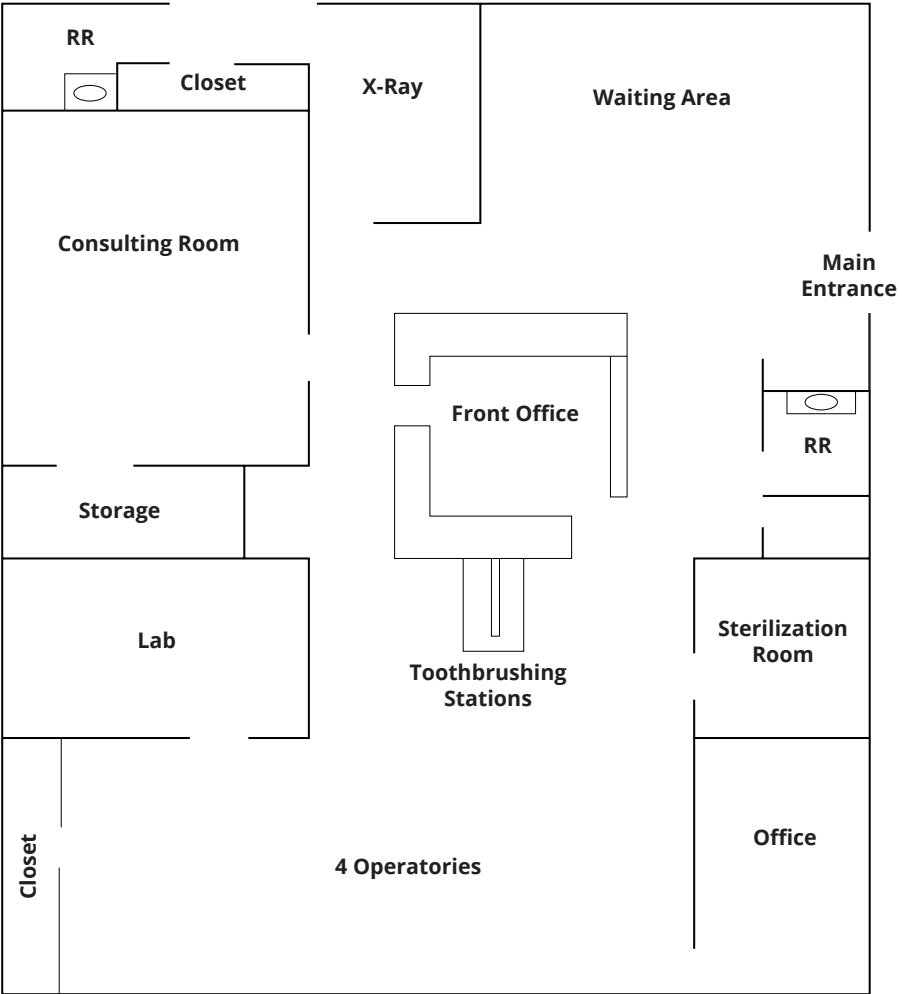
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The information contained herein including square footages has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



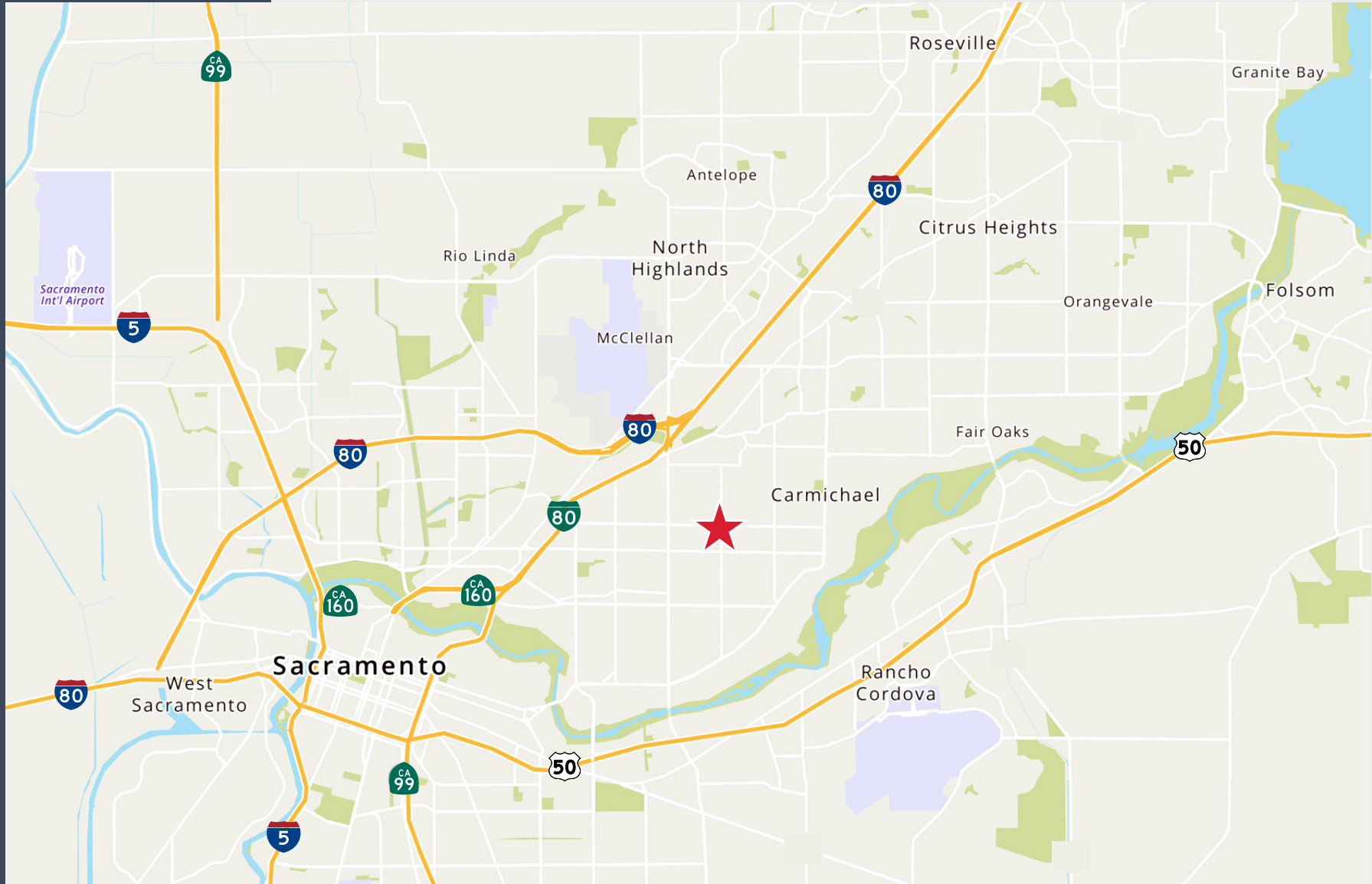
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THE PROPERTY



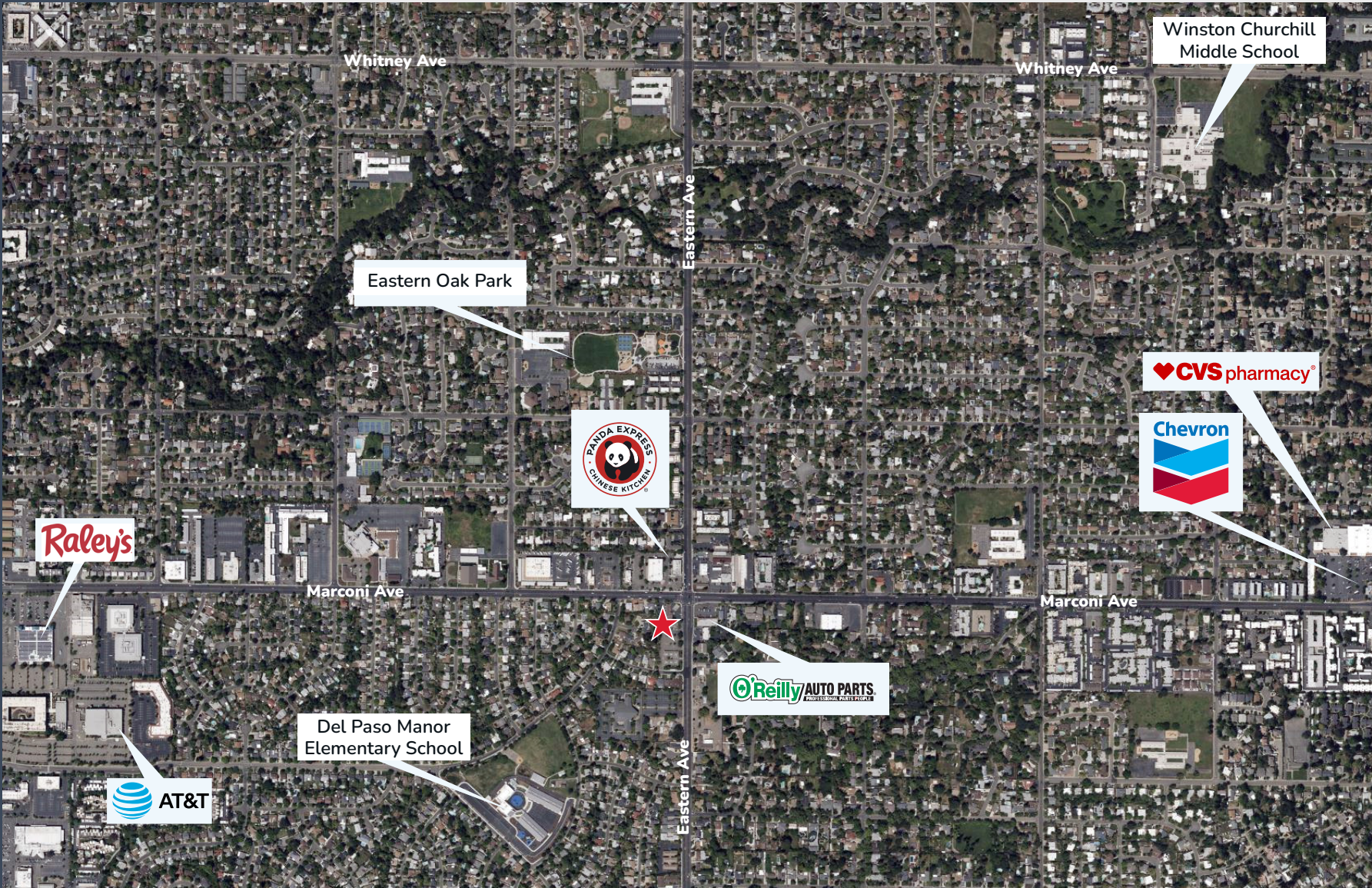
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LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



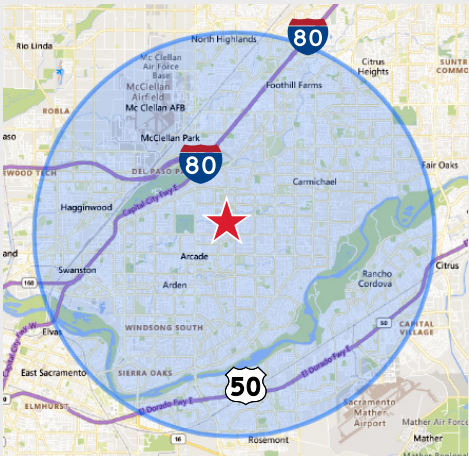
377,806
Total Population (2022)



\$82,066
Average Household Income



17,921
Businesses



147,420
Daytime Employees



75,938
Owner Occupied Households



\$359,314
Median Home value

ADT Eastern @ Lyle Street s **24,916**

Data obtained from CoStar