

FOR LEASE | MEDICAL OFFICE SPACES

4500 47TH AVE, SACRAMENTO, CA 95824

LOCATED TWO BLOCKS EAST OF THE HIGHWAY 99 AND 47TH AVE ENTRANCE / EXIT



Veronica Sukkary

Associate | Office & Retail

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

MEDICAL OFFICE SPACES

**4500 47TH AVE
SACRAMENTO, CA**

Available For Lease

- Suite 5A: ±1,177 SF
 - Reception
 - 3 Private Offices
 - Break Room
- Suite 5B: ±1,403 SF
 - Former Birthing Center
 - Reception
 - Updated Restroom and Shower
 - 4 Private Offices



SUITE 5A



SUITE 5B

Property Details

- Immediate Freeway Access
- Ample Parking
- Building is Comcast Business Class ready
- Property is Gated for Added Security



LEASE RATE: \$1.35/SF/MONTH, MODIFIED GROSS *

* Tenant pays for utilities plus internet and phone.

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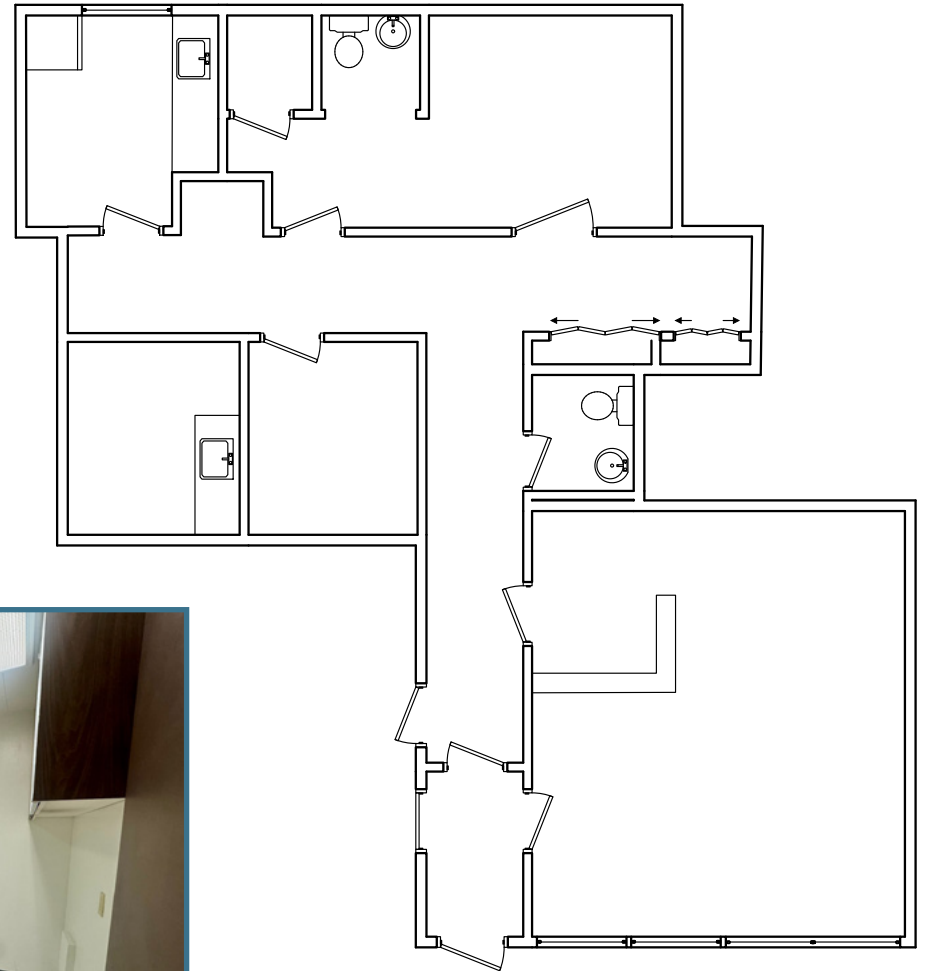
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4500 47TH AVE
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SUITE 5A



4500 47th Ave Ste A
±1,141 SF

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MEDICAL OFFICE SPACES

4500 47TH AVE
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4500 47th Ave Ste B
±1,373 SF



SUITE 5B



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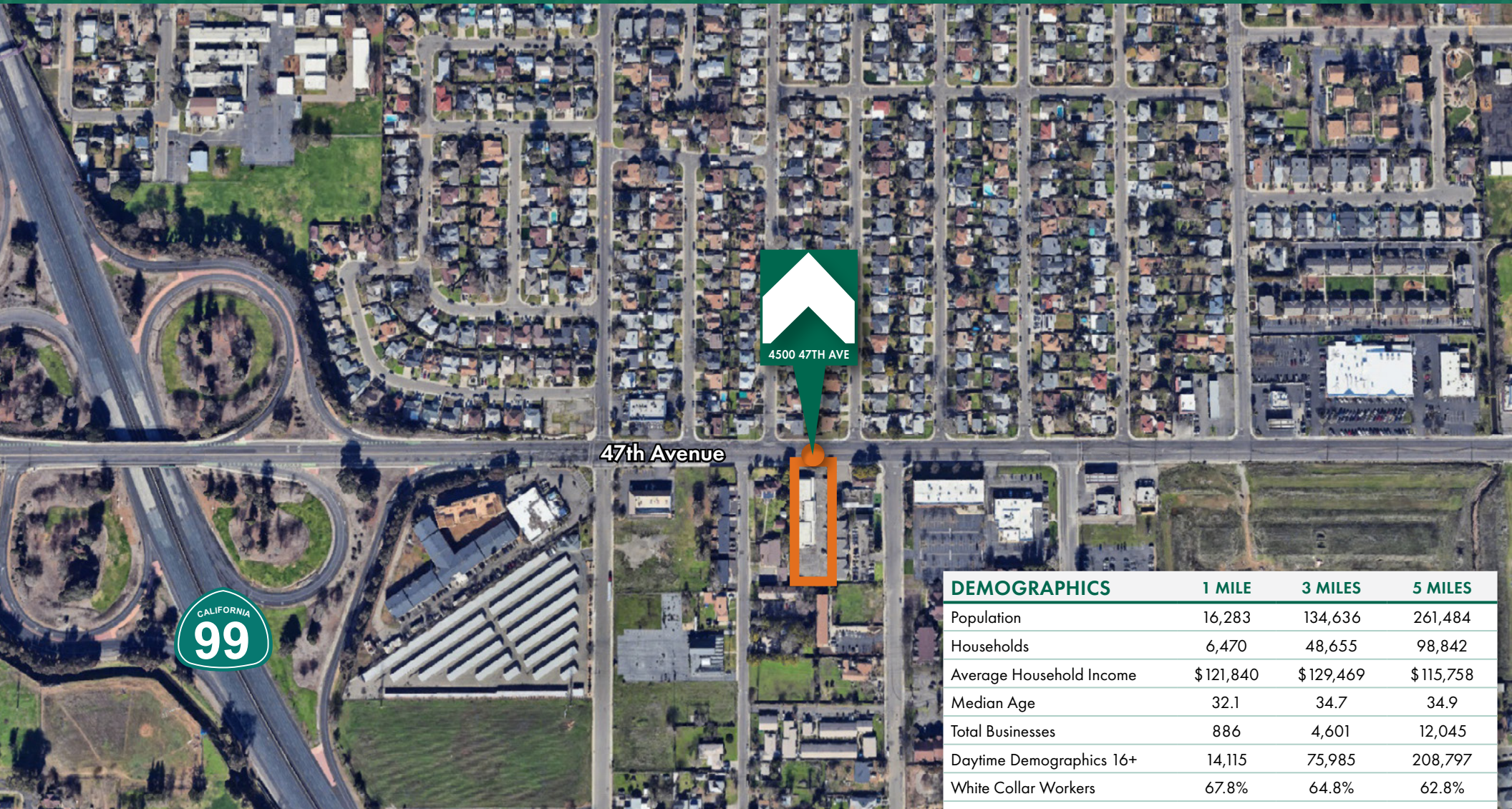
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,283	134,636	261,484
Households	6,470	48,655	98,842
Average Household Income	\$121,840	\$129,469	\$115,758
Median Age	32.1	34.7	34.9
Total Businesses	886	4,601	12,045
Daytime Demographics 16+	14,115	75,985	208,797
White Collar Workers	67.8%	64.8%	62.8%
Blue Collar Workers	32.2%	35.2%	37.2%

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