



ABORN POWERS



4181 CALIFORNIA 49

DIAMOND SPRINGS, CA 95619

THOMAS NELSON
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CalDRE #02114777



RETAIL PROPERTY FOR LEASE

4181 CALIFORNIA 49



Lease Rate	\$1.75 SF/MONTH
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PROPERTY OVERVIEW

NEW NATIONAL TENANT MOVING INTO FORMER LOVEBIRDS LOCATION

- Retail center anchored by Quick Stop Gas and Car Wash
- Other tenant includes Subway
- Two spaces available, can combine to +/- 2,049 SF
 - Unit #200 - 1,153 SF
 - Unit #300 - 896 SF
- Asking rent: \$1.75 /SF + NNN
- 2026 NNN is approx. \$0.54 /SF

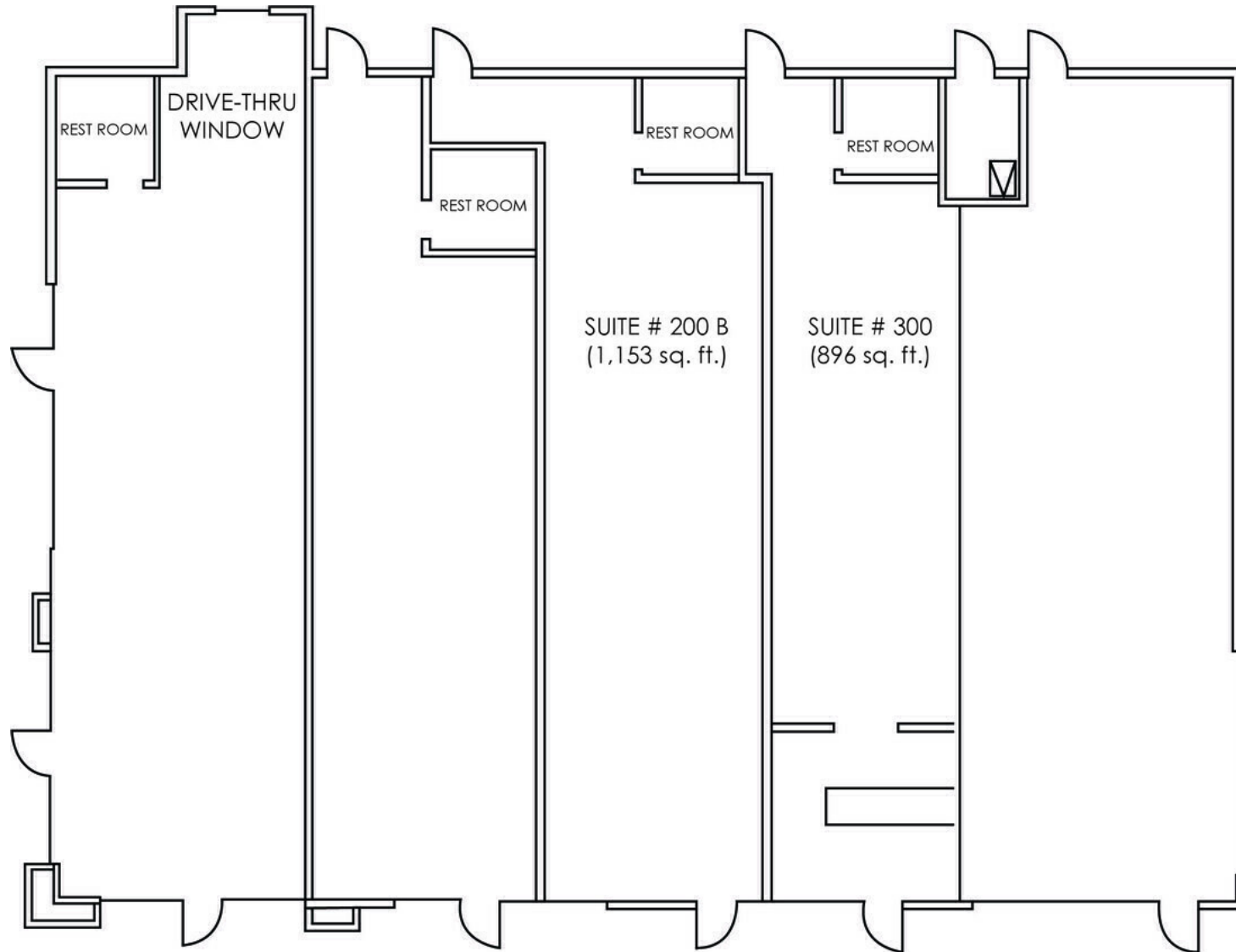
OFFERING SUMMARY

Building Size:	6,000 SF
Available SF:	896 - 2,049 SF

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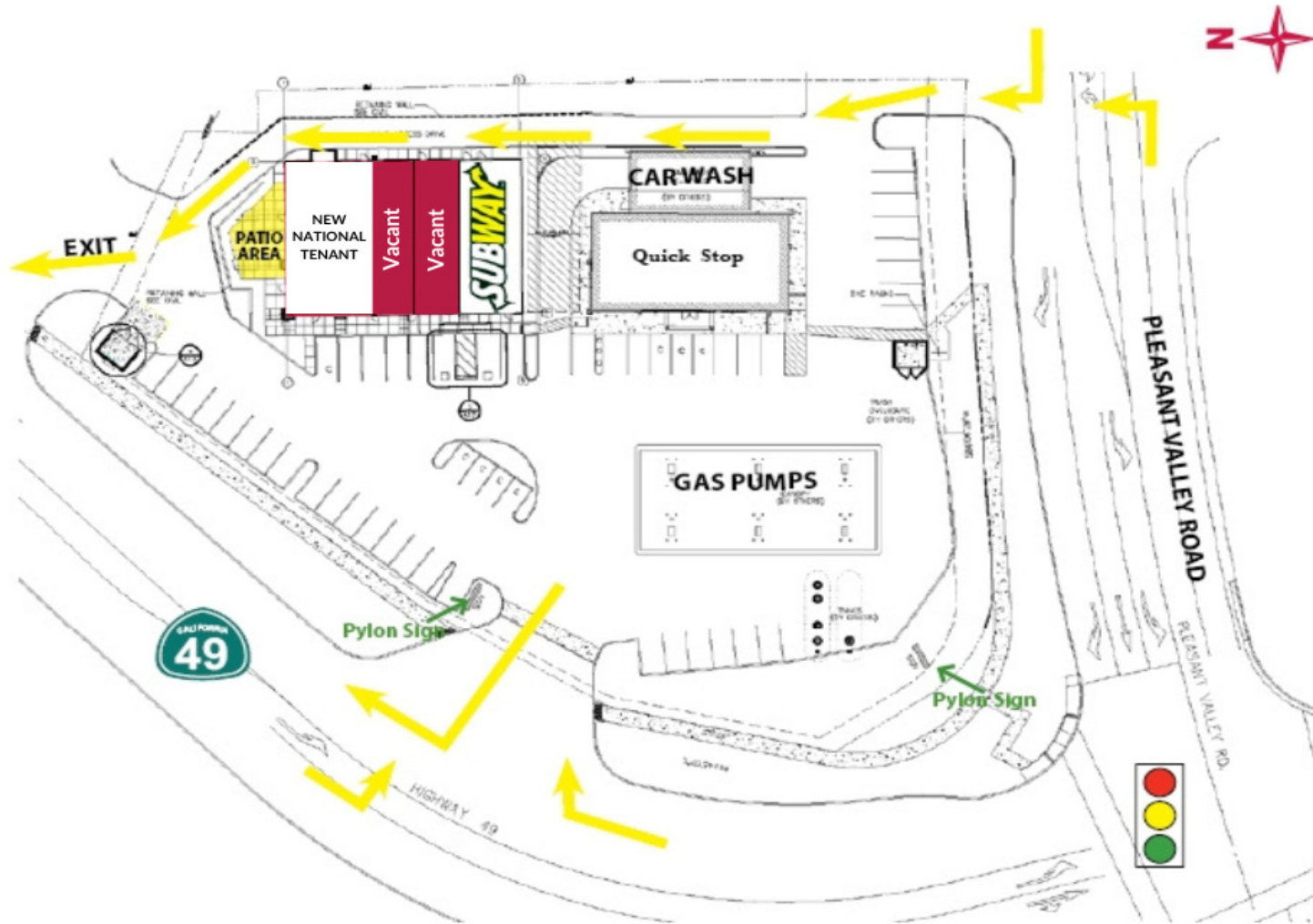
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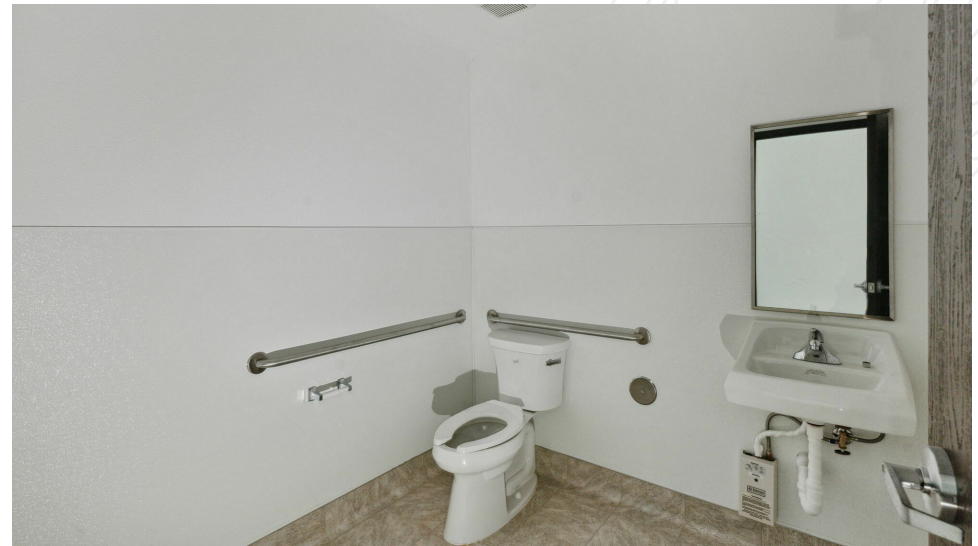
4181 CALIFORNIA 49 - UNIT #200



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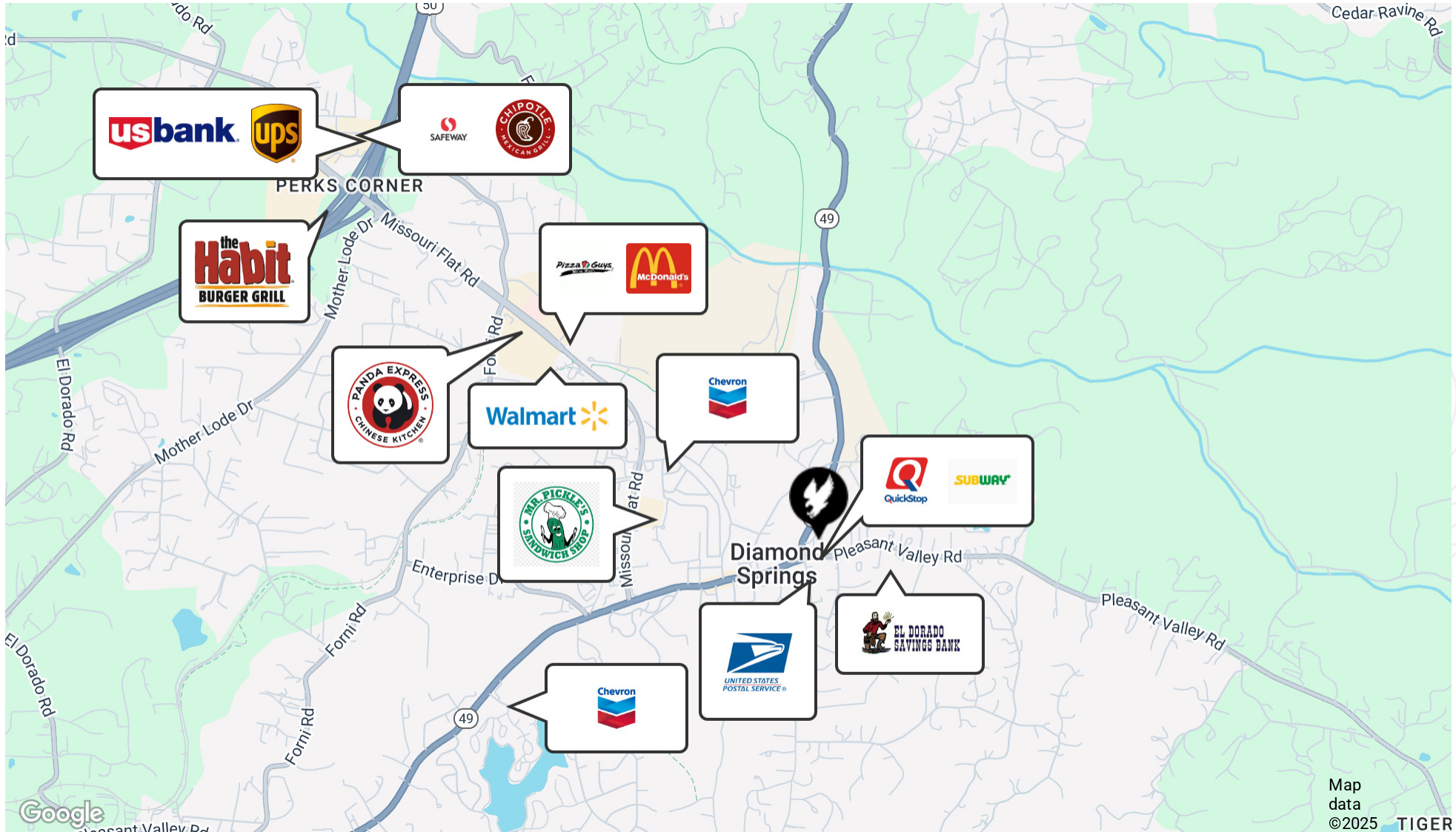
RETAIL PROPERTY FOR LEASE

4181 CALIFORNIA 49 - UNIT #300



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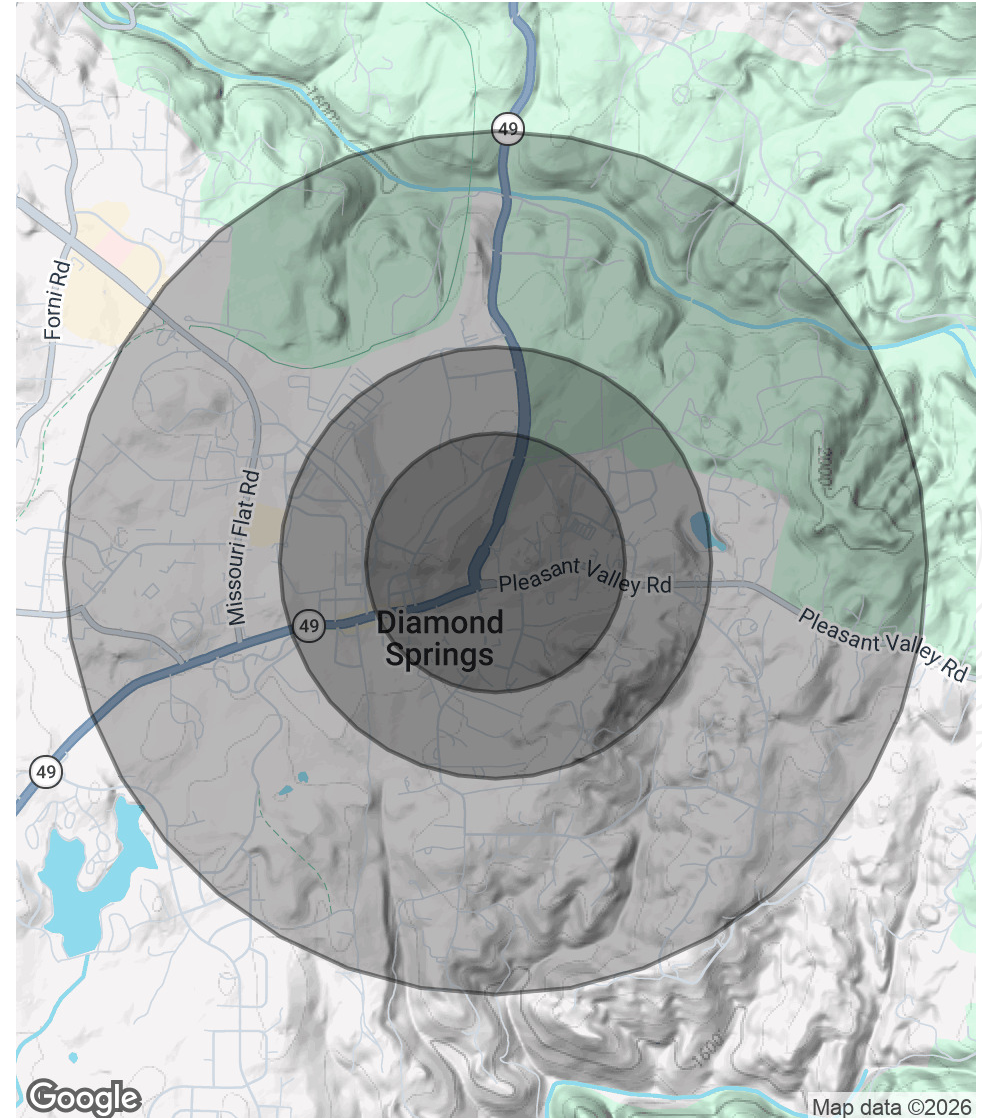
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	377	1,200	2,900
Average Age	44	46	47
Average Age (Male)	43	44	45
Average Age (Female)	45	48	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	512	1,213
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$113,478	\$103,960	\$96,588
Average House Value	\$589,875	\$544,362	\$512,691

Demographics data derived from AlphaMap



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