



7200 S LAND PARK DR

SACRAMENTO , CA 95831

THOMAS NELSON

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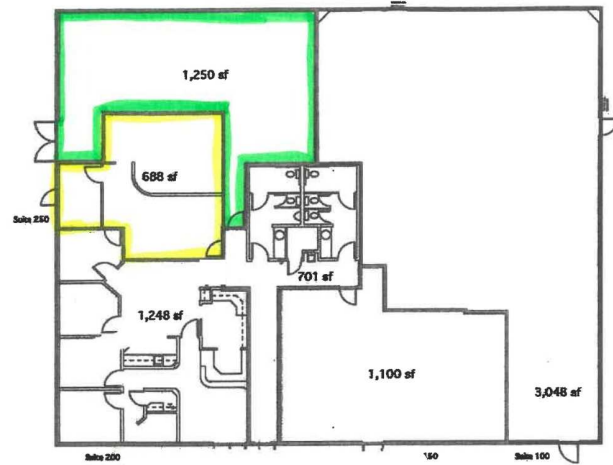
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CalDRE #02114777



OFFICE BUILDING FOR LEASE

# 7200 S LAND PARK DR



Lease Rate	<b>\$2.20 SF/MONTH</b>
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## OFFERING SUMMARY

Building Size:	8,000 SF
Available SF:	1,250 SF
Lot Size:	0.97 Acres
Year Built:	1985
Zoning:	OB
Market:	Sacramento
Submarket:	South Sacramento

## PROPERTY OVERVIEW

- 7200 S Land Park Medical Office space available
- STE 300, 1,250 SF vacant (outlined in GREEN)
- Monument signage

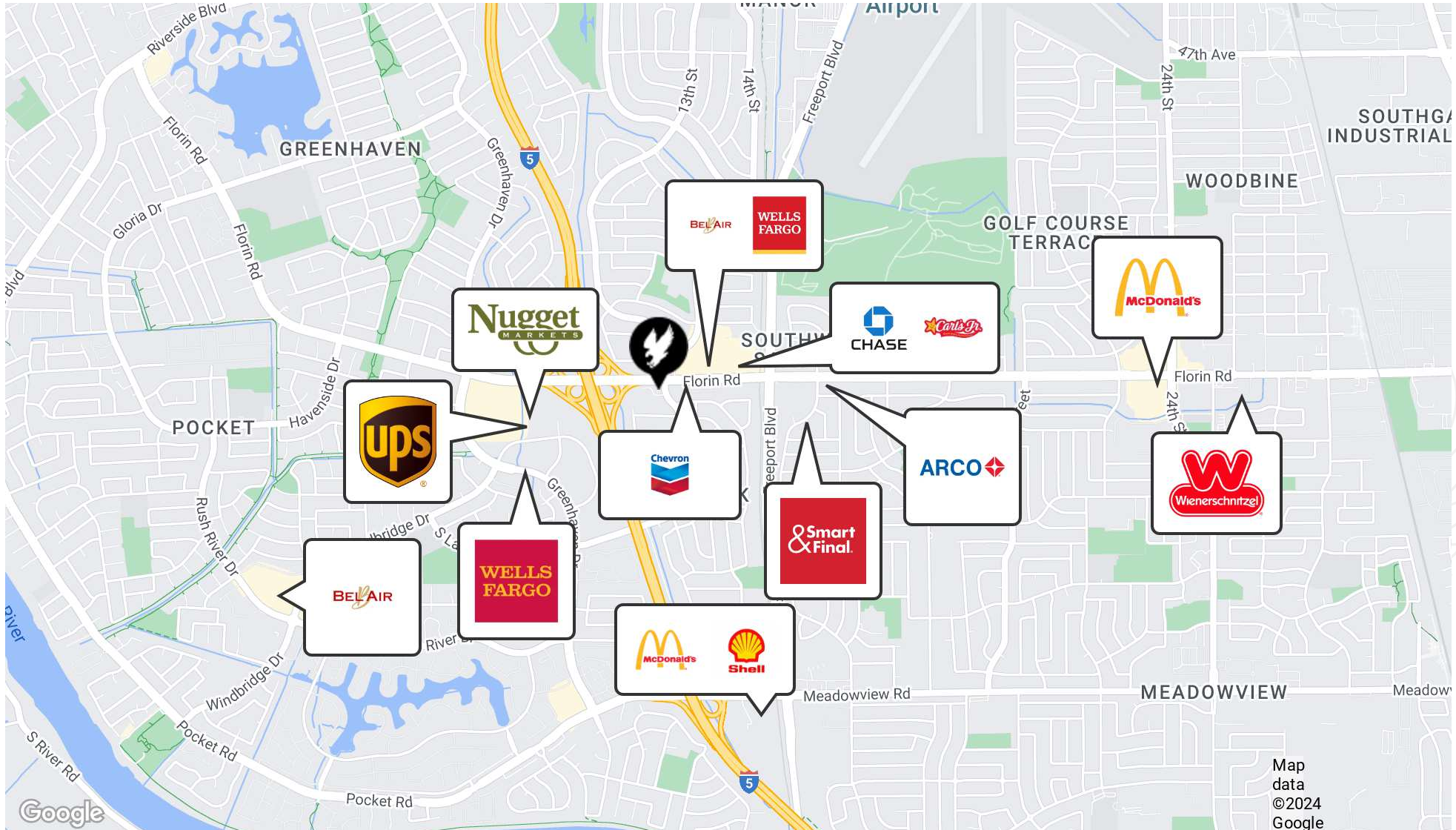
## LOCATION OVERVIEW

- Easy access to I-5
- Close to the Pocket
- High traffic counts along Florin Rd
- Great visibility
- Former Chiropractic Office

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OFFICE BUILDING FOR LEASE

# 7200 S LAND PARK DR UNIT 300



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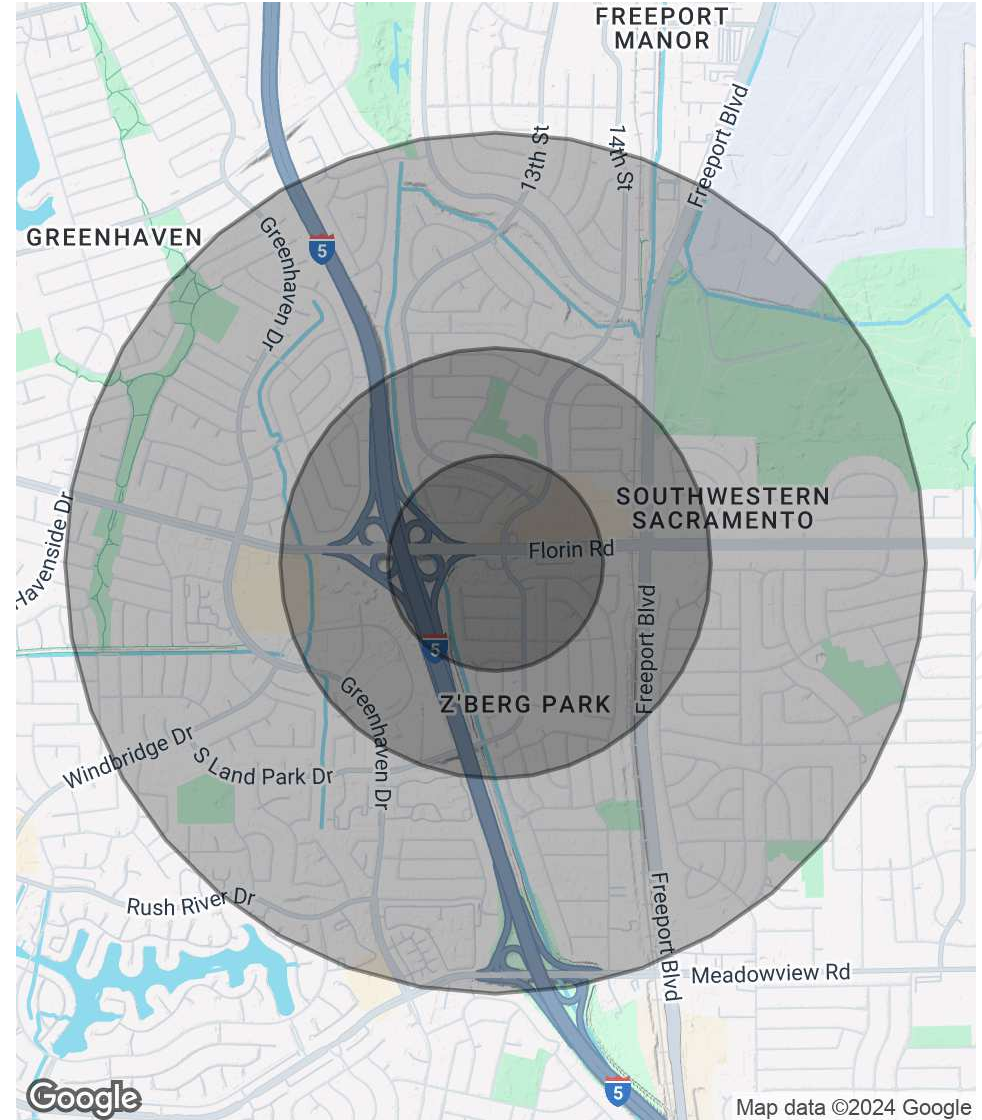


<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	871	4,183	18,417
Average Age	40.4	38.4	41.6
Average Age (Male)	35.5	32.8	38.6
Average Age (Female)	43.4	40.3	44.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	361	1,692	7,483
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,683	\$83,308	\$95,400
Average House Value	\$390,123	\$295,734	\$353,269

2020 American Community Survey (ACS)



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