

2835 EASTERN AVE, SUITE 1  
SACRAMENTO, CA 95821

**FOR LEASE**  
Lease rate: \$2.60 per s.f. modified gross



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#### Property Highlights:

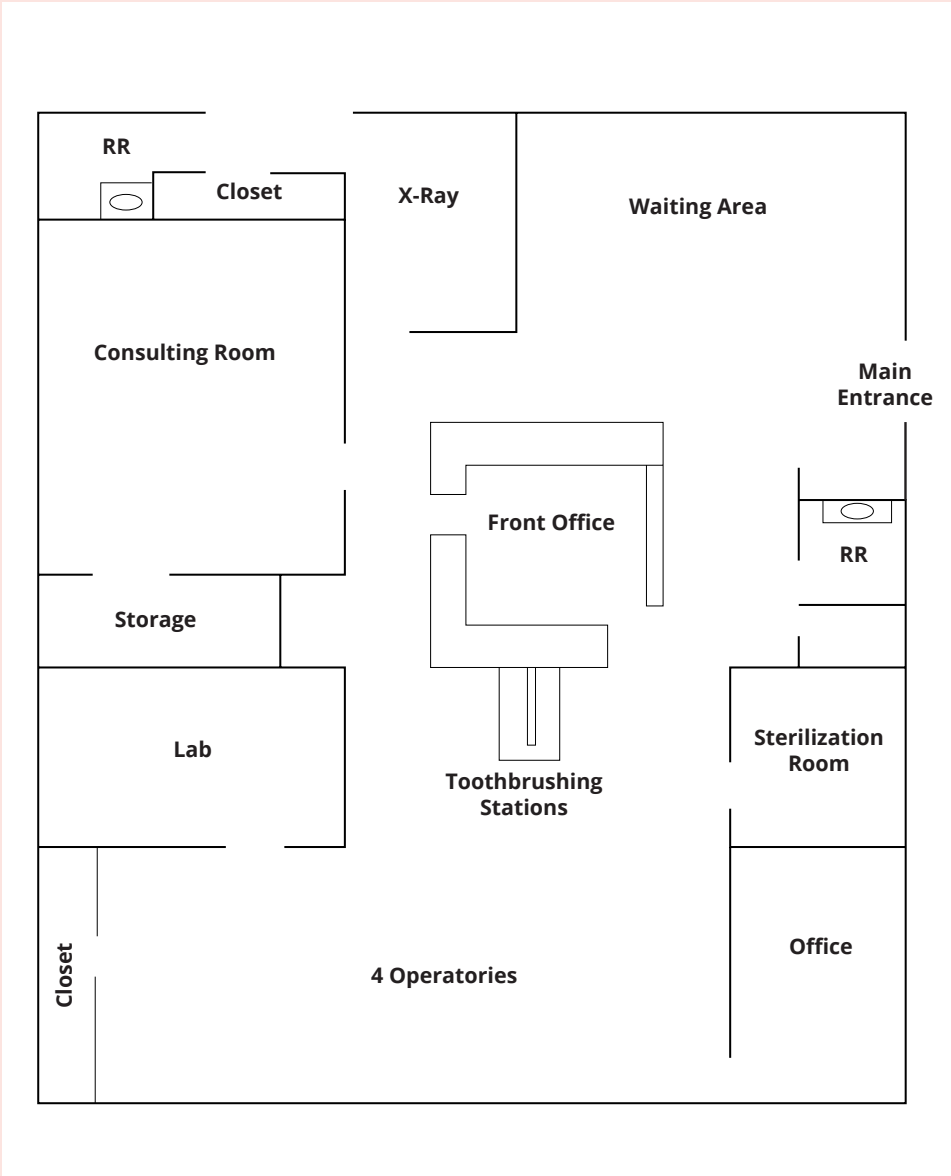
- 1,644 s.f office for lease in Two-building dental complex
- Other tenants are general dentists, dental laboratory and Pediatric Dentist
- Former location of successful orthodontic practice
- Abundant parking and monument signage
- Built out as an orthodontist office
- Features four operatories, consulting 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

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.



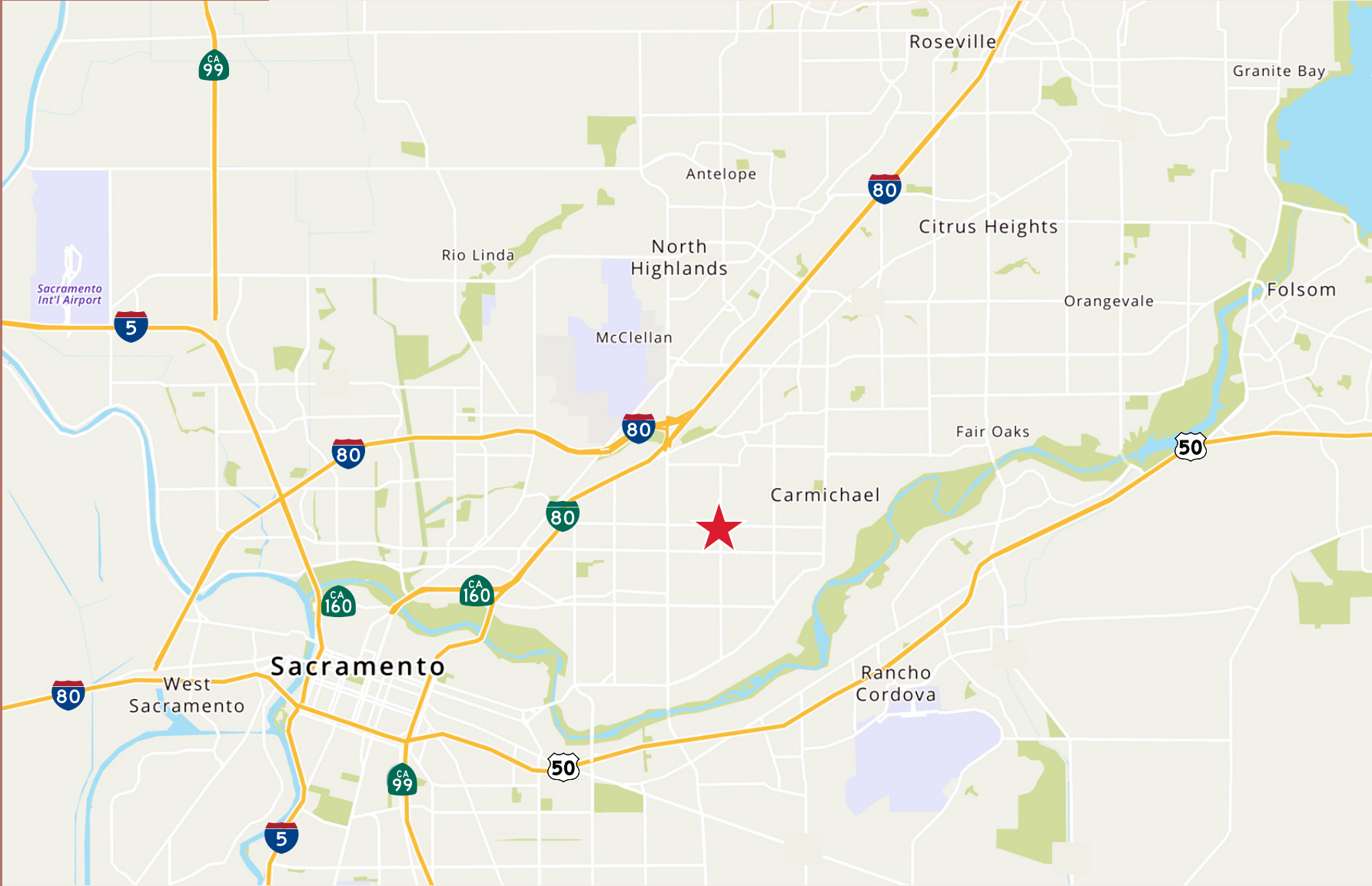
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# THE PROPERTY



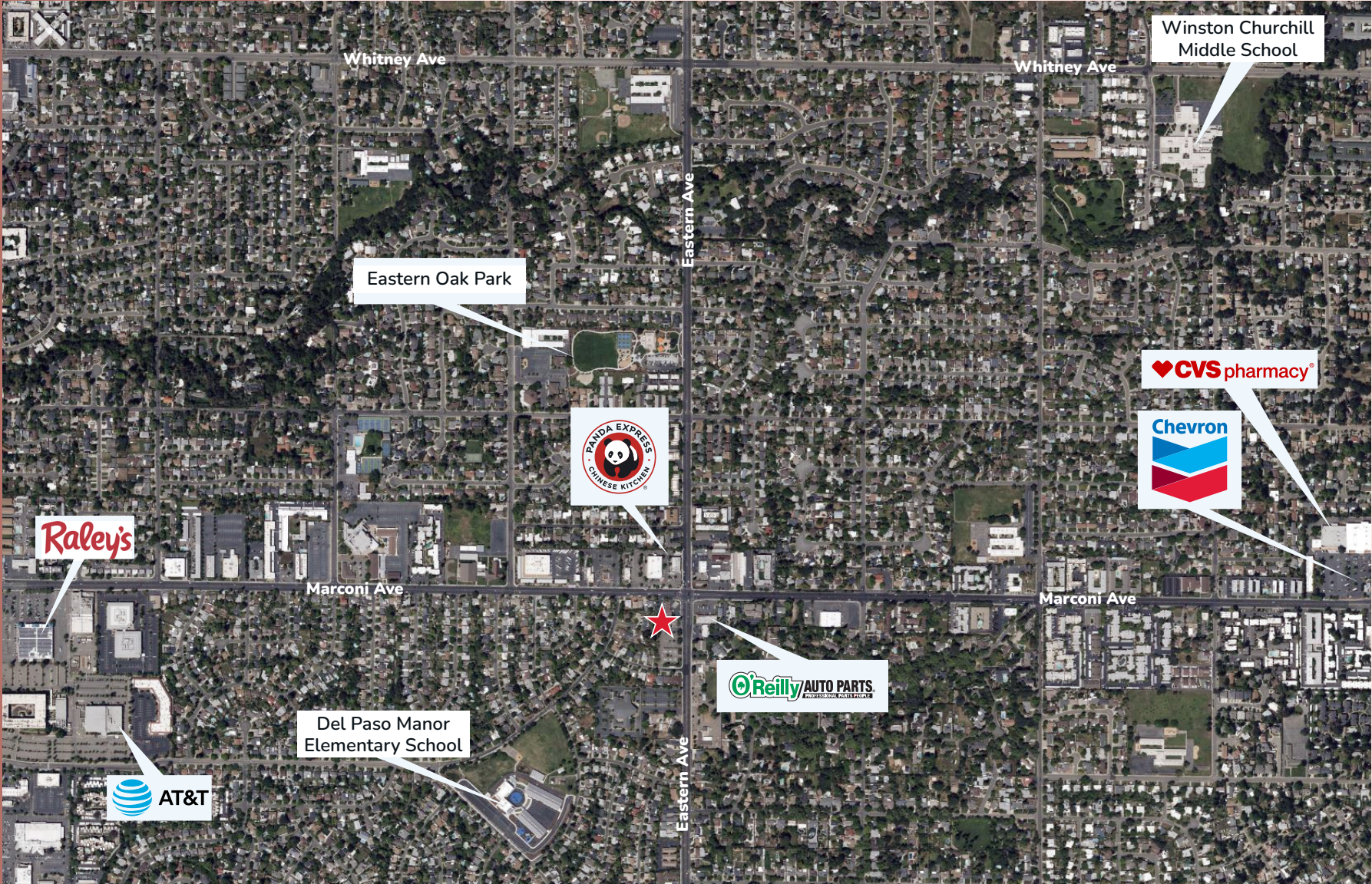
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# LOCATION MAP



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# VICINITY MAP



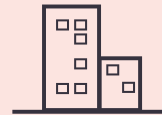
Key Facts: 5 Mile Radius



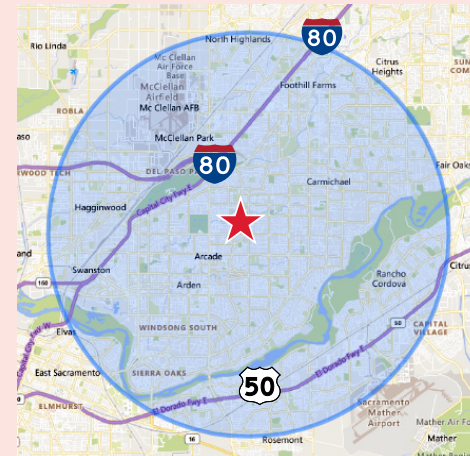
**377,806**  
Total Population (2022)



**\$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