



3971 DUROCK ROAD

SHINGLE SPRINGS, CA 95682

JED PRICHARD

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CalDRE #02114776

THOMAS NELSON

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RETAIL PROPERTY FOR LEASE

3971 DUROCK ROAD



OFFERING SUMMARY

Lease Rate:	\$1.05 SF/month (MG)
Available SF:	1,850 SF
Building Size:	15,300 SF

LEASE NOTES

- 1 year lease term minimum
- Tenant to pay for electric, gas and trash
- Billboard signage available
- Within 1 mile of US HWY 50
- Plenty of parking space available
- Owner not paying lease comission

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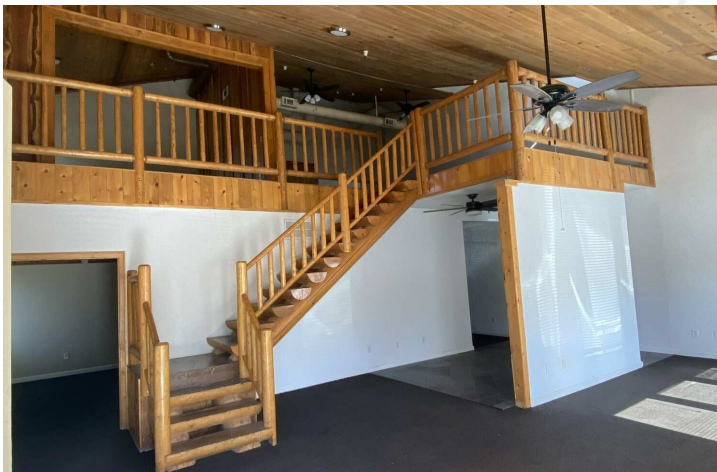
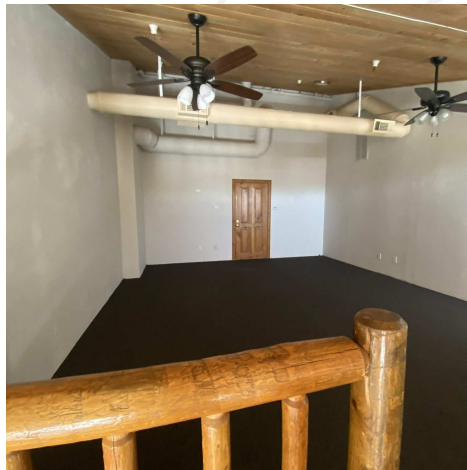
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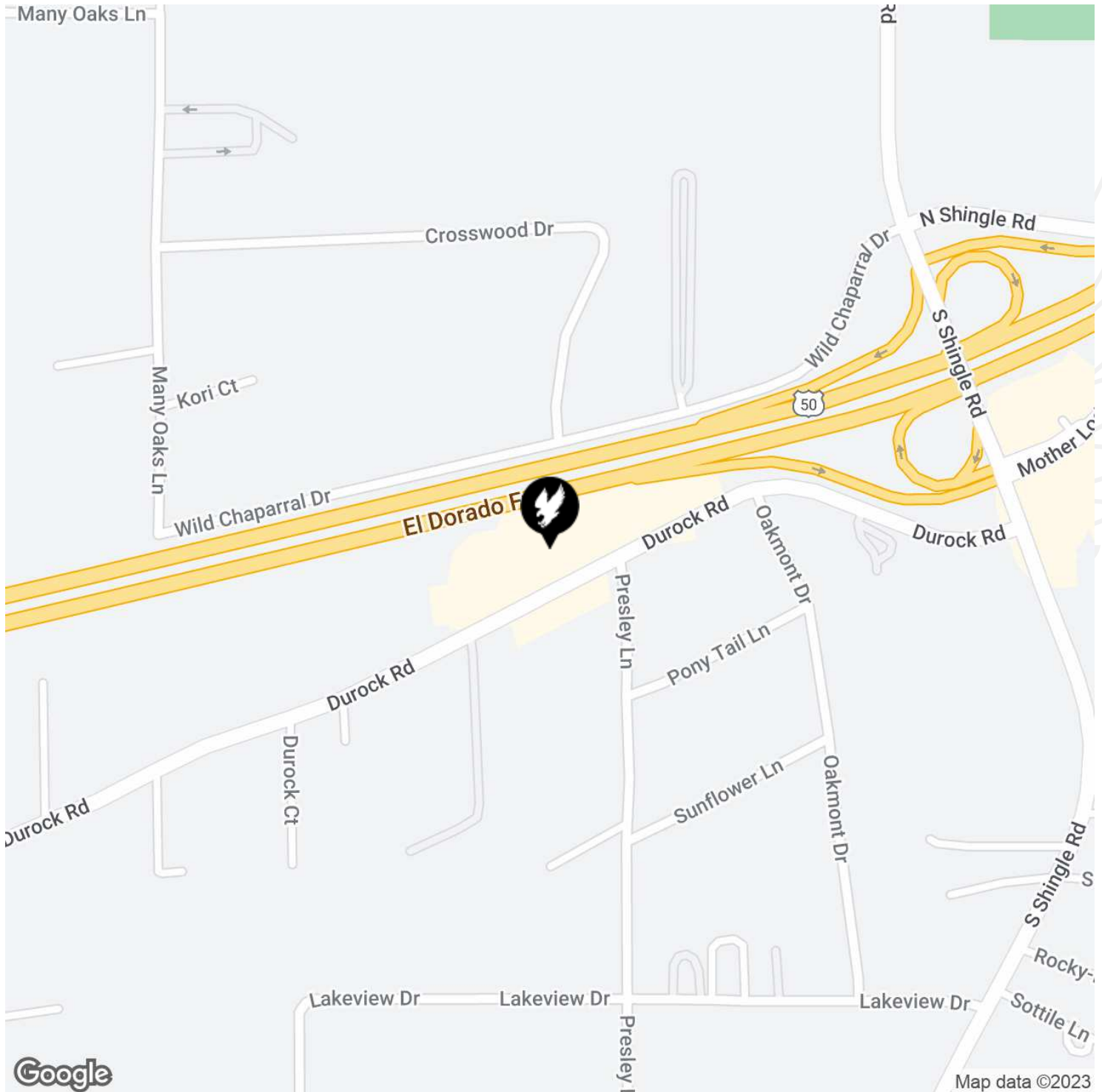
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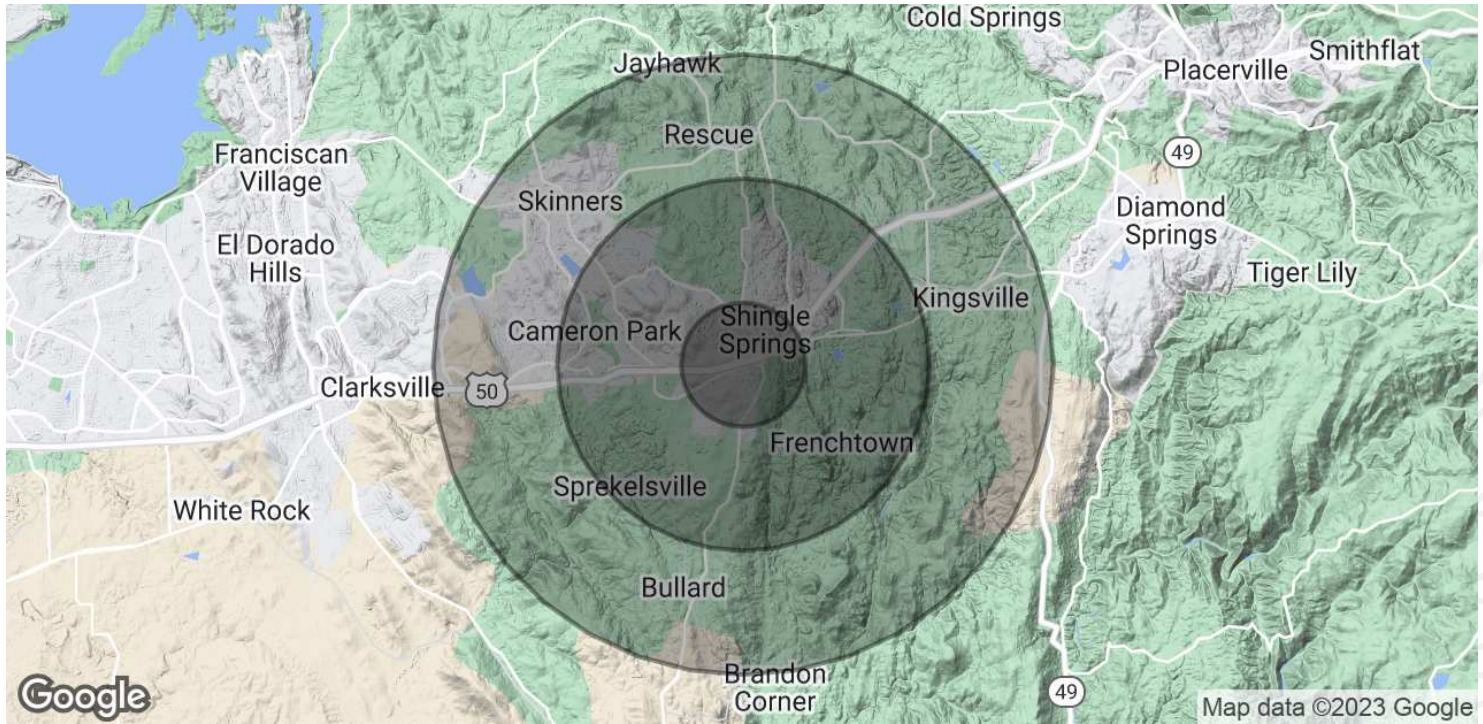
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,762	15,869	38,437
Average Age	48.0	47.2	45.0
Average Age (Male)	39.4	44.7	42.9
Average Age (Female)	55.9	48.8	47.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	797	6,393	15,192
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$85,968	\$108,675	\$112,428
Average House Value	\$549,495	\$565,754	\$533,656

* Demographic data derived from 2020 ACS - US Census

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