



New Ownership/New Improvements

For Lease | ±1,700-4,625 SF Medical/General Office

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Property Overview

Availability

- ±1,700-4,625 SF Medical/General Office
- **Building A (Suites 4 & 5):** 2nd generation space available September 1, 2024
- **Building B (Suites 6-9):** newly improved suites available September 15, 2024
- Building B can be demised to 1,700 SF

Lease Rate

- Building A (Suites 4 & 5): \$1.10/SF NNN, \$0.34 NNN
- Building B (Suites 6-9): \$1.59/SF NNN, \$0.34 NNN

Highlights

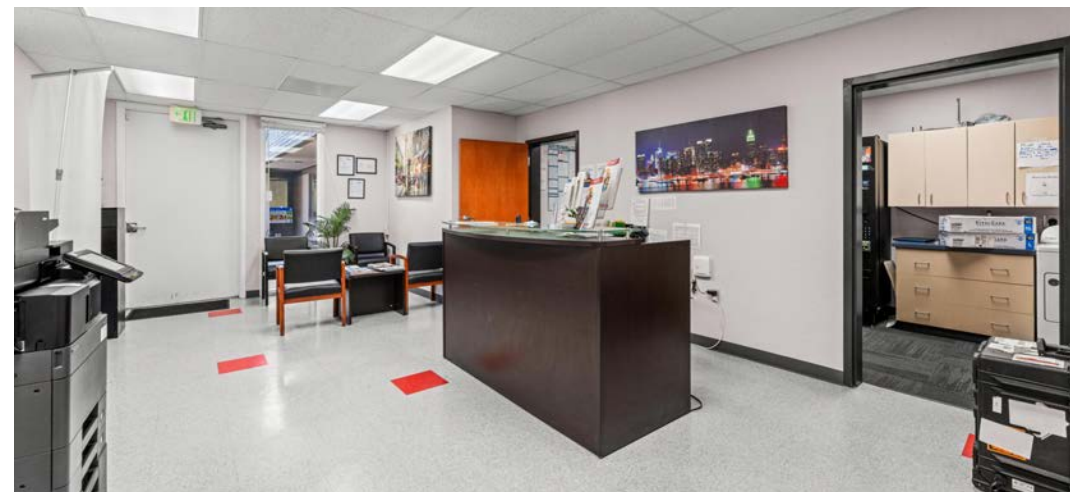
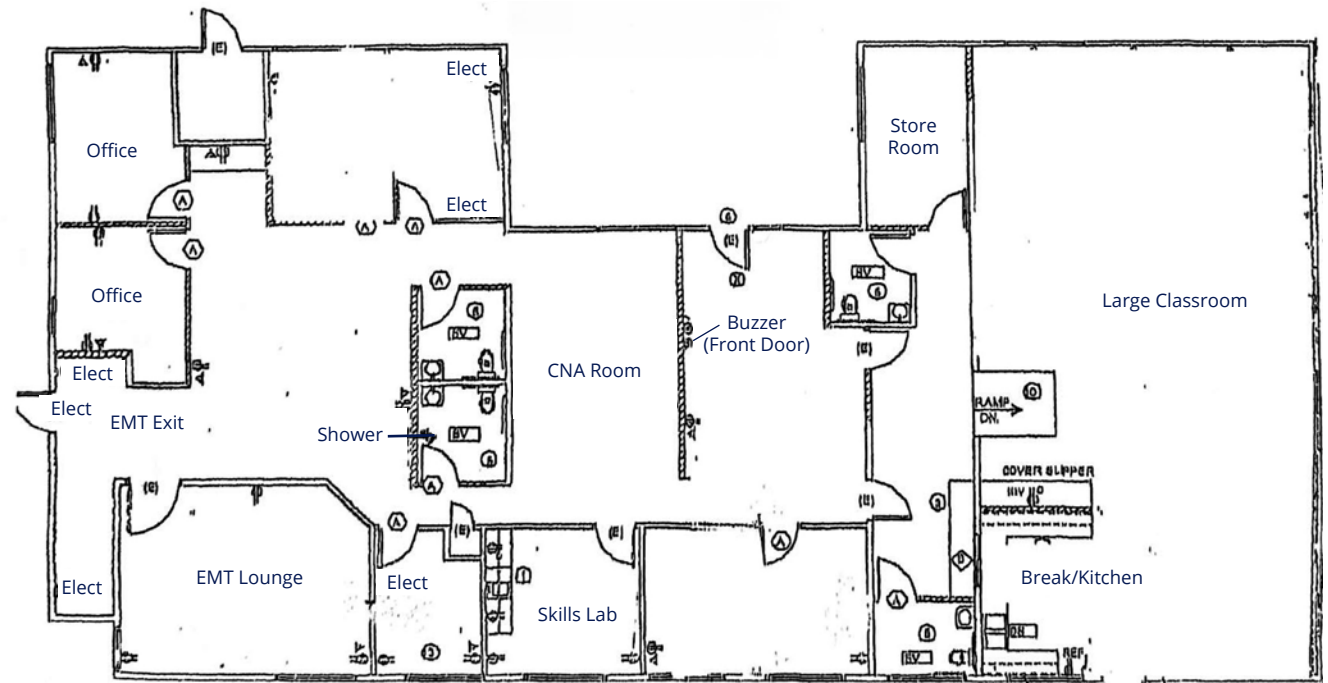
- New ownership/new improvements
- Exterior and interior improvements
- Ample parking - 6/1,000
- Parking lot recently re-stripped and re-sealed
- Centrally located to Hwy 50, Interstate 80, & Fair Oaks Blvd
- Single story building for easy patient access
- Monument signage available



Floorplan

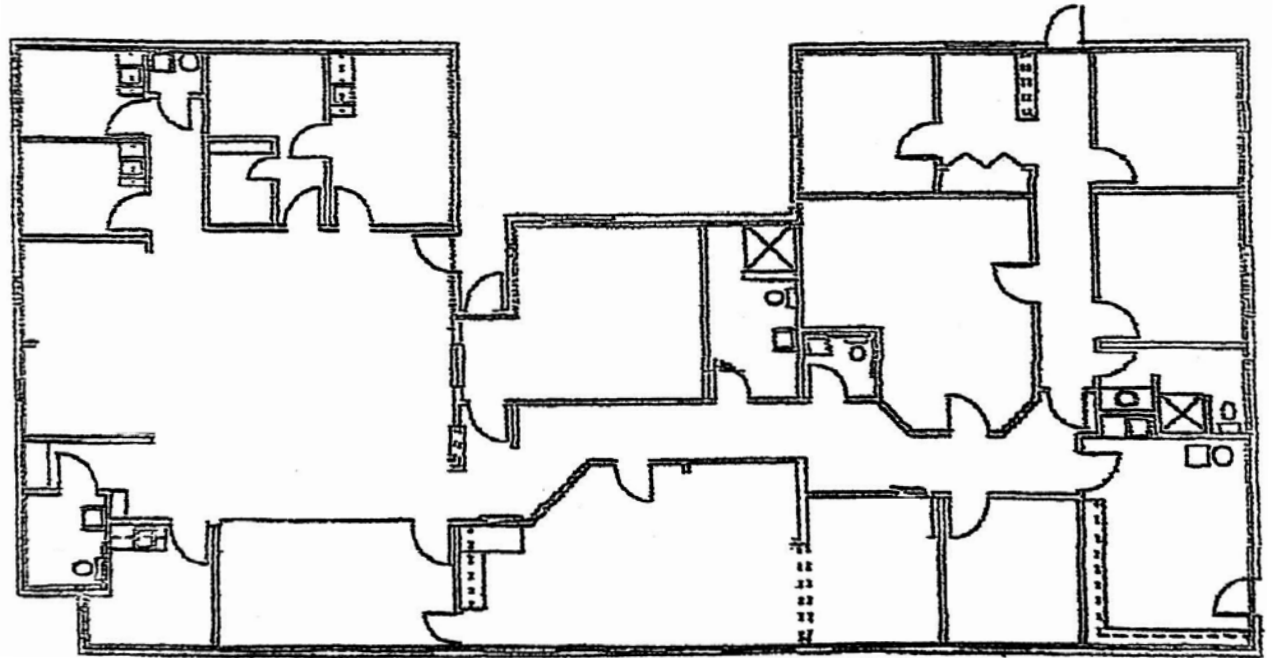
Building A (Suites 4 & 5): 4,620 SF

- 2nd generation office space



Floorplan

Building B (Suites 6-7): 4,625 SF



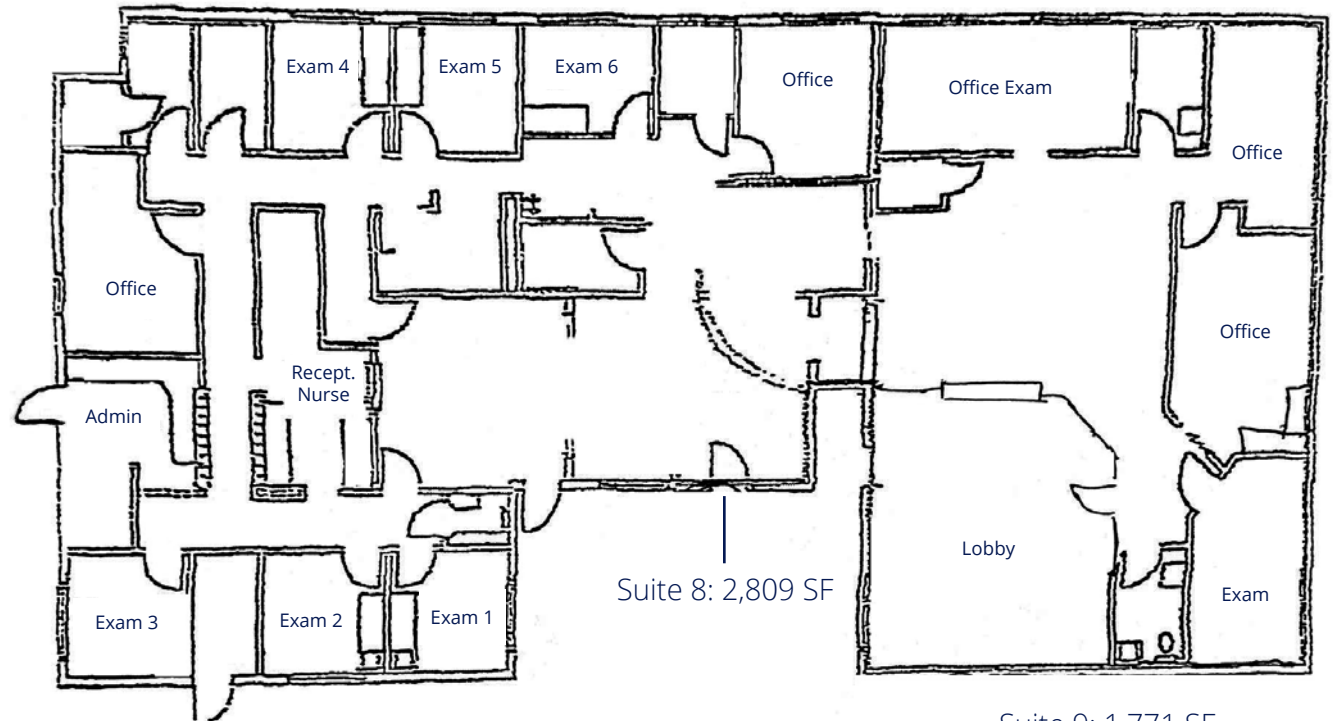
Floorplan

Building B (Suites 8-9): 4,580 SF

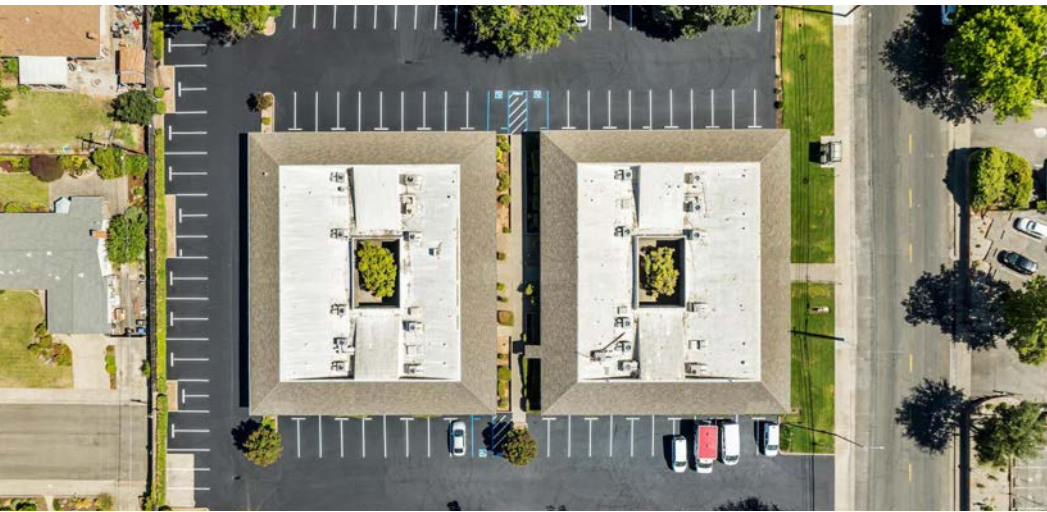
- Divisible (separately metered)
- Suite 8: 2,809 SF
- Suite 9: 1,771 SF

New improvements include:

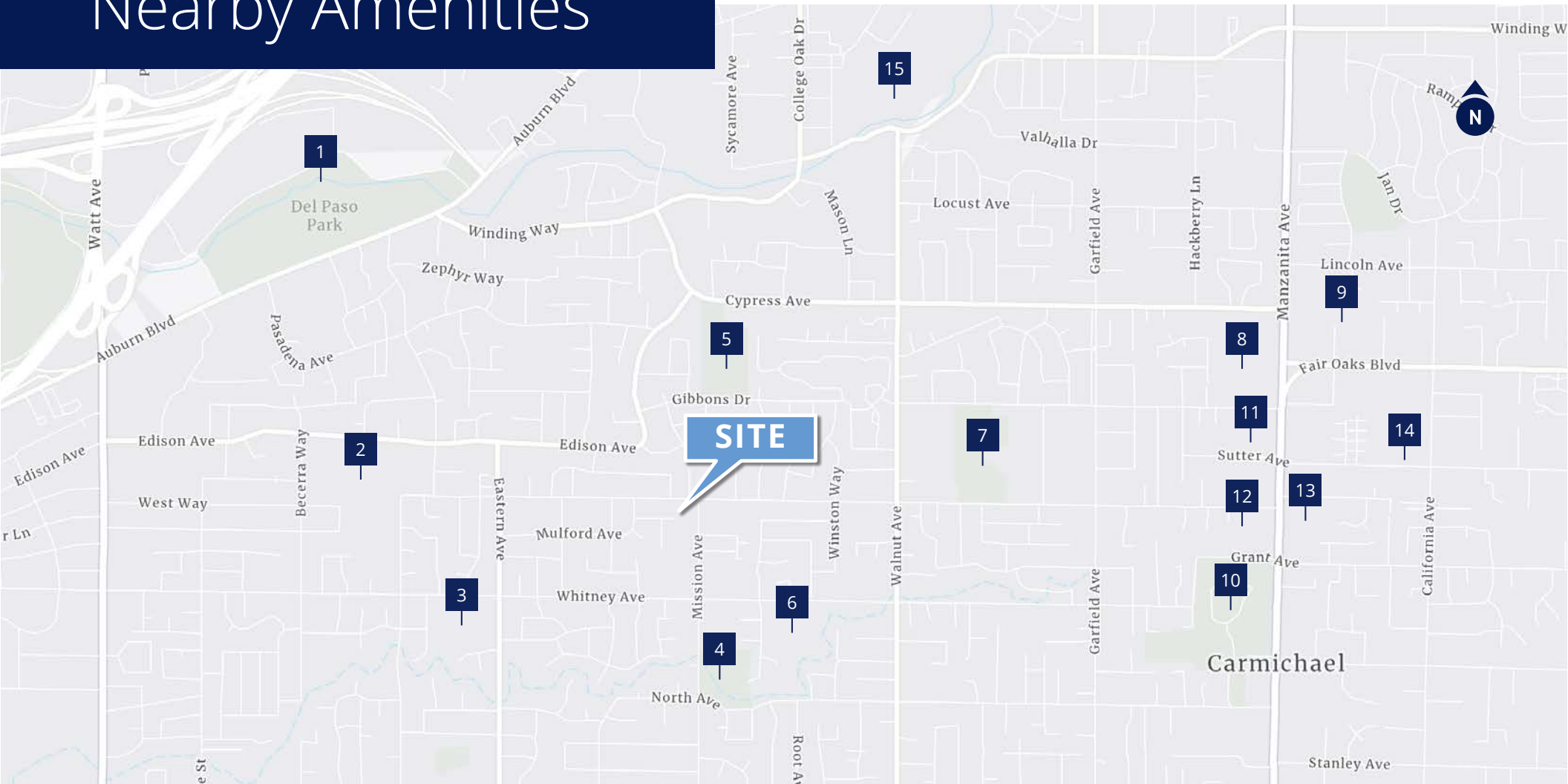
- Flooring
- Paint
- Ceiling tiles
- Restroom finishes
- HVAC thermostats



Property Photos

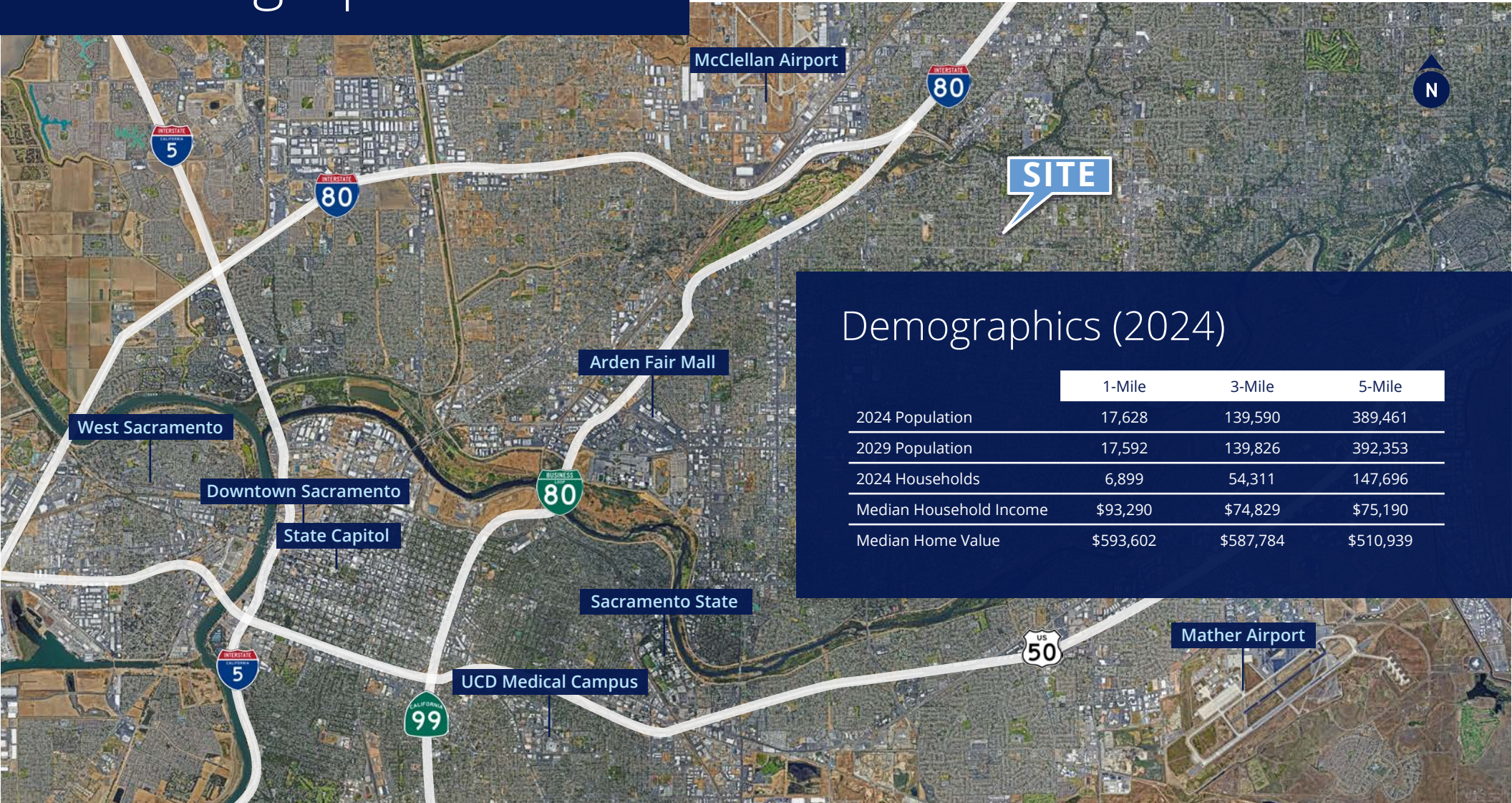


Nearby Amenities



- | | | | |
|------------------------------|---|---|--|
| 1. Del Paso Regional Park | 7. La Sierra Community Center | 9. Manzanita Plaza
- Safeway
- AT&T
- Rite Aide
- US Bank | 13. La Bou Bakery & Cafe |
| 2. Mira Loma High School | 8. Carmichael Village
- Round Table Pizza
- Taco Bell
- Bel Air
- Dollar Tree
- Ace Hardware | 10. Carmichael Park | 14. Carmichael Elementary |
| 3. Whitney Avenue Elementary | 6. Winston Churchill Middle School | 11. McDonald's | 15. American River College |
| 4. Mission North Park | | 12. Big Lots | 16. Carmichael Oaks Shopping Center
- Papa Murphy's
- Subway |

Demographics



Demographics (2024)

	1-Mile	3-Mile	5-Mile
2024 Population	17,628	139,590	389,461
2029 Population	17,592	139,826	392,353
2024 Households	6,899	54,311	147,696
Median Household Income	\$93,290	\$74,829	\$75,190
Median Home Value	\$593,602	\$587,784	\$510,939

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