

# FOR LEASE | EXECUTIVE OFFICE UNIT

3117 EL CAMINO AVE, SACRAMENTO, CA 95821

LOCATED BETWEEN WATT AVE. AND FULTON AVE. NEAR MORSE AVE.



**Veronica Sukkary**

Associate | Office & Retail

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LIC: #01905861

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# OFFICE SPACE

3117 EL CAMINO AVE  
SACRAMENTO, CA

## Property Details

- ±200 SF Office Available for Lease
- Busy Street with High Visibility
- Full Service Lease (Tenant Pays for Internet and Phone)
- Perfect for Starter Business
- 2 Restrooms (Shared)
- Close to Freeway
- Turnkey
- Many Restaurants, Banks and other Retail Services in Close Proximity.



**LEASE RATE: \$500/MONTH, FULL SERVICE**

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# OFFICE SPACE

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,053	143,638	383,089
Households	7,693	57,999	146,618
Average Household Income	\$ 104,024	\$ 115,367	\$ 111,958
Median Age	38.5	38.6	37.0
Total Businesses	1,334	6,933	15,556
Daytime Demographics 16+	12,733	101,839	255,691
White Collar Workers	62.7%	60.9%	59.4%
Blue Collar Workers	37.3%	39.1%	40.6%

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