



# 3971 DUROCK ROAD

SHINGLE SPRINGS, CA 95682

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CaIDRE #02114777

RETAIL PROPERTY FOR LEASE

# 3971 DUROCK ROAD



## OFFERING SUMMARY

Lease Rate:	\$1.10 SF
Available SF:	1,850 SF
Building Size:	15,300 SF

## LEASE NOTES

- FREE RENT AVAILABLE for terms over 3 years
- 1 year minimum lease term
- Tenant to pay for electric, gas and trash
- Billboard signage available along Hwy 50
- Within 1 mile of US HWY 50
- Plenty of parking space available

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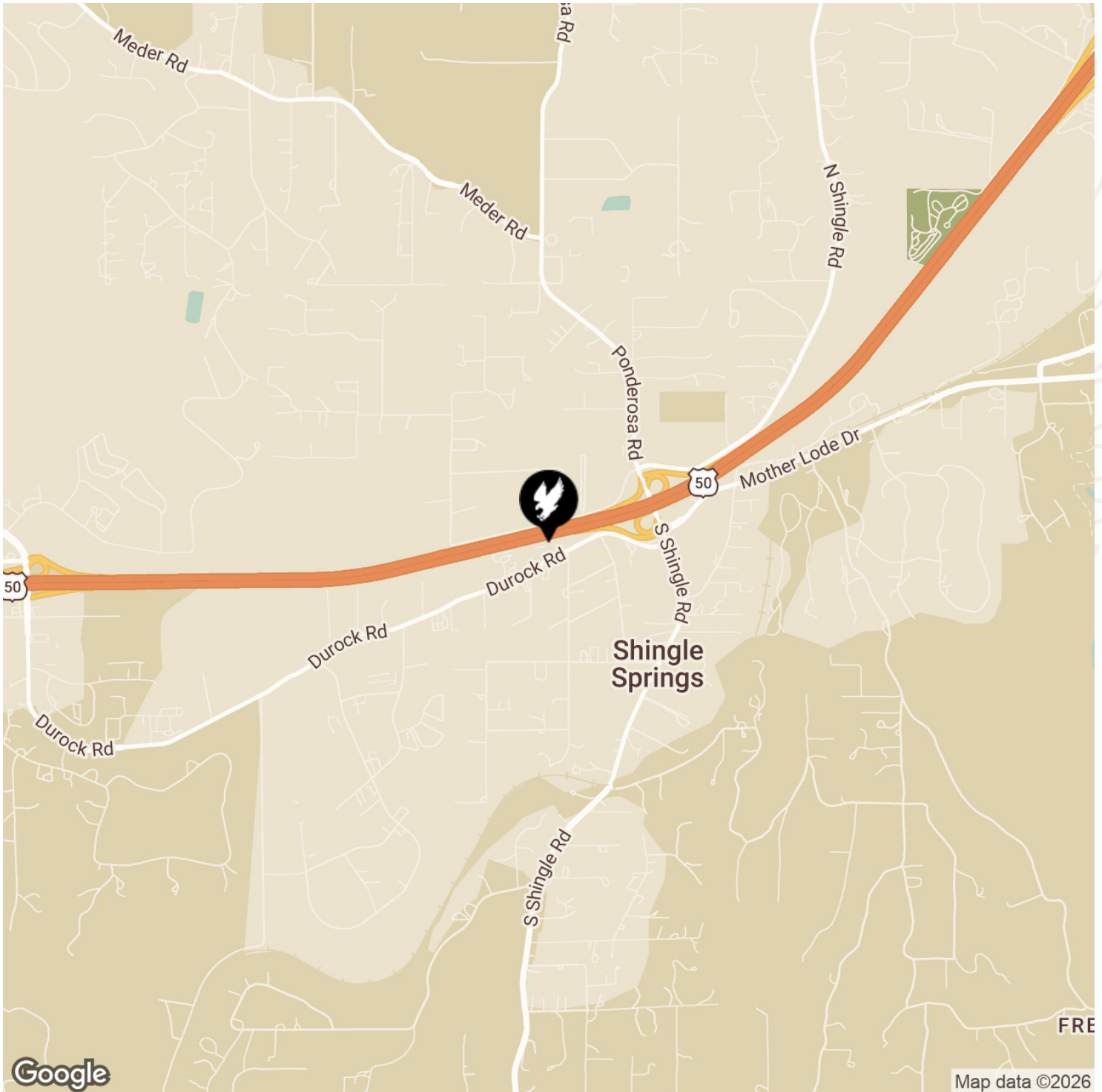
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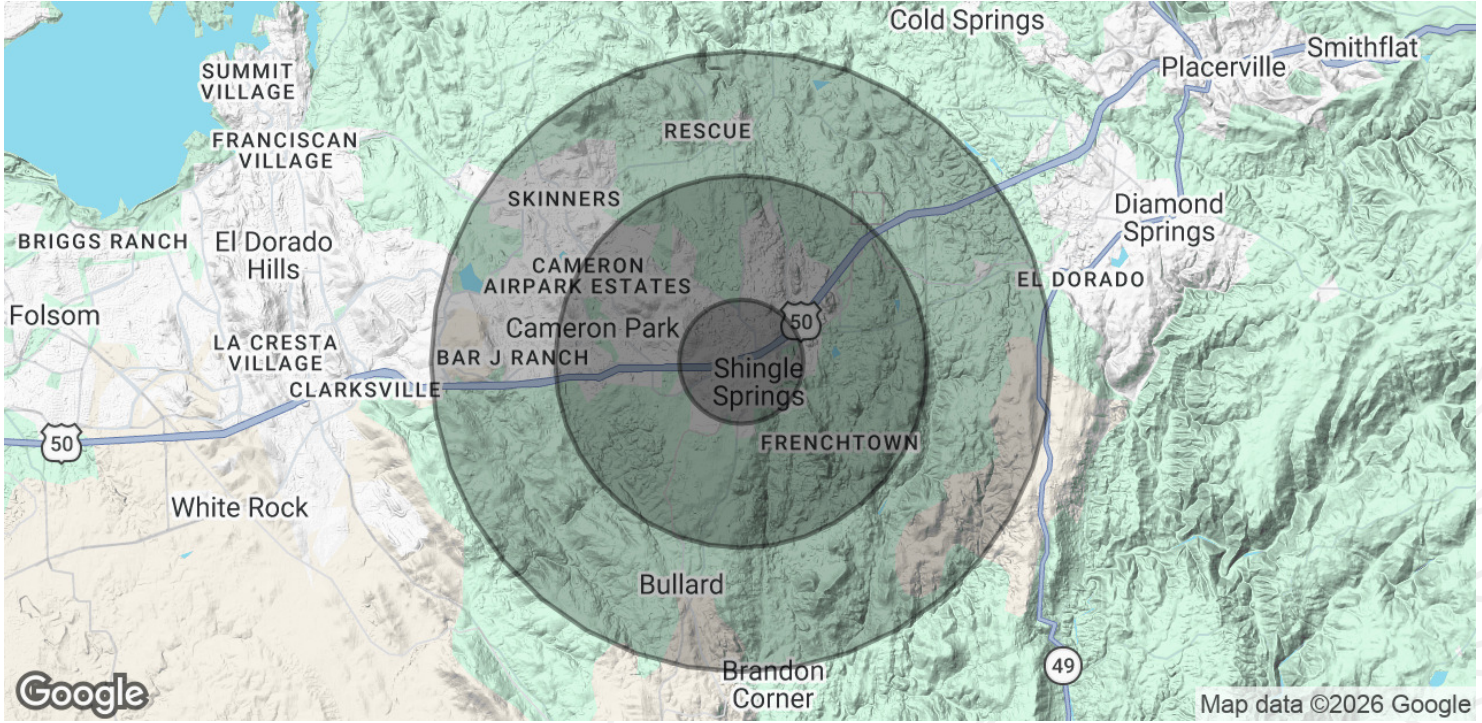
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,762	15,869	38,437
Average Age	48.0	47.2	45.0
Average Age (Male)	39.4	44.7	42.9
Average Age (Female)	55.9	48.8	47.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

2020 American Community Survey (ACS)

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