



# 2210 TAYLOR ROAD SUITE E

PENRYN, CA 95663

ASHLEY FRAZER

916.672.7088

ashley.frazer@abornpowers.com

CaIDRE #02272033



**PROPERTY DESCRIPTION**

Positioned in the heart of Penryn, this charming retail or office suite offers an excellent opportunity in a highly desirable location. The space is approximately 840 square feet, and is thoughtfully designed with a full first floor and a partial second floor loft, creating a functional layout that would be ideal for a variety of business uses.

The suite also includes a private restroom located on the second floor, only accessible via an interior staircase.

Offered at \$1,500 per month on a modified gross lease, the tenant is responsible only for electricity, which is separately metered. CAM charges are \$125 per month and include water, sewer, and garbage services.

**OFFERING SUMMARY**

Lease Rate:	\$1,500 SF/yr (MG)
Available SF:	840 SF

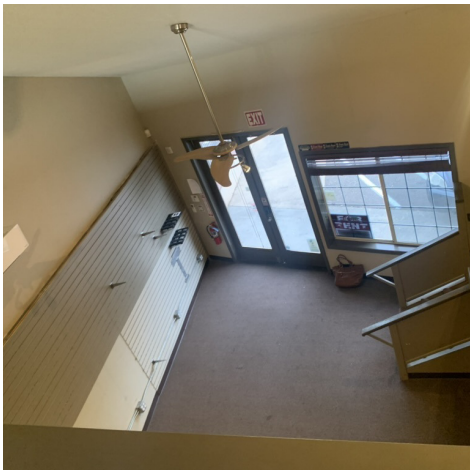
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	20	86	453
Total Population	51	218	1,181
Average HH Income	\$151,489	\$146,315	\$152,151

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RETAIL PROPERTY FOR LEASE

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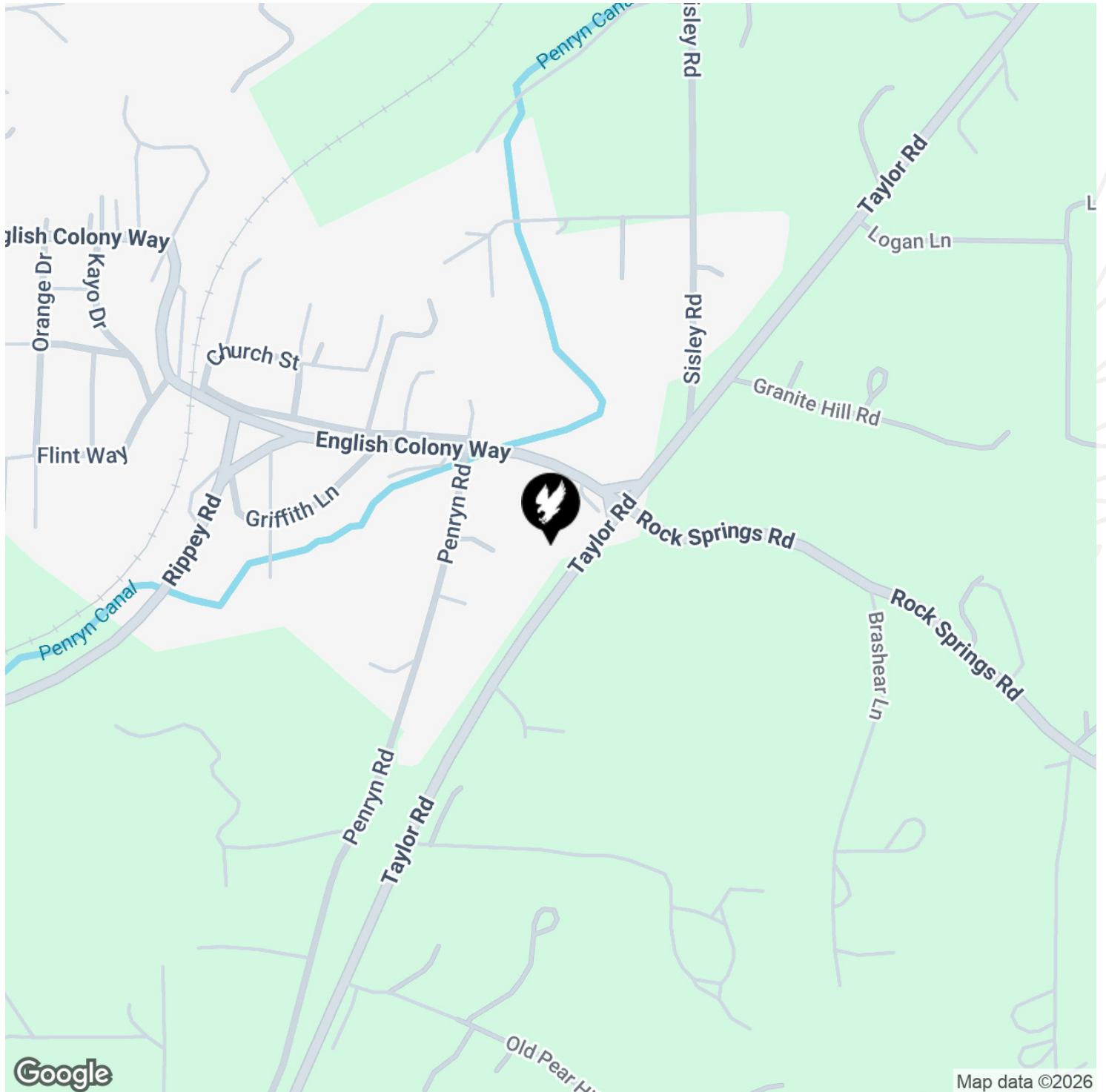


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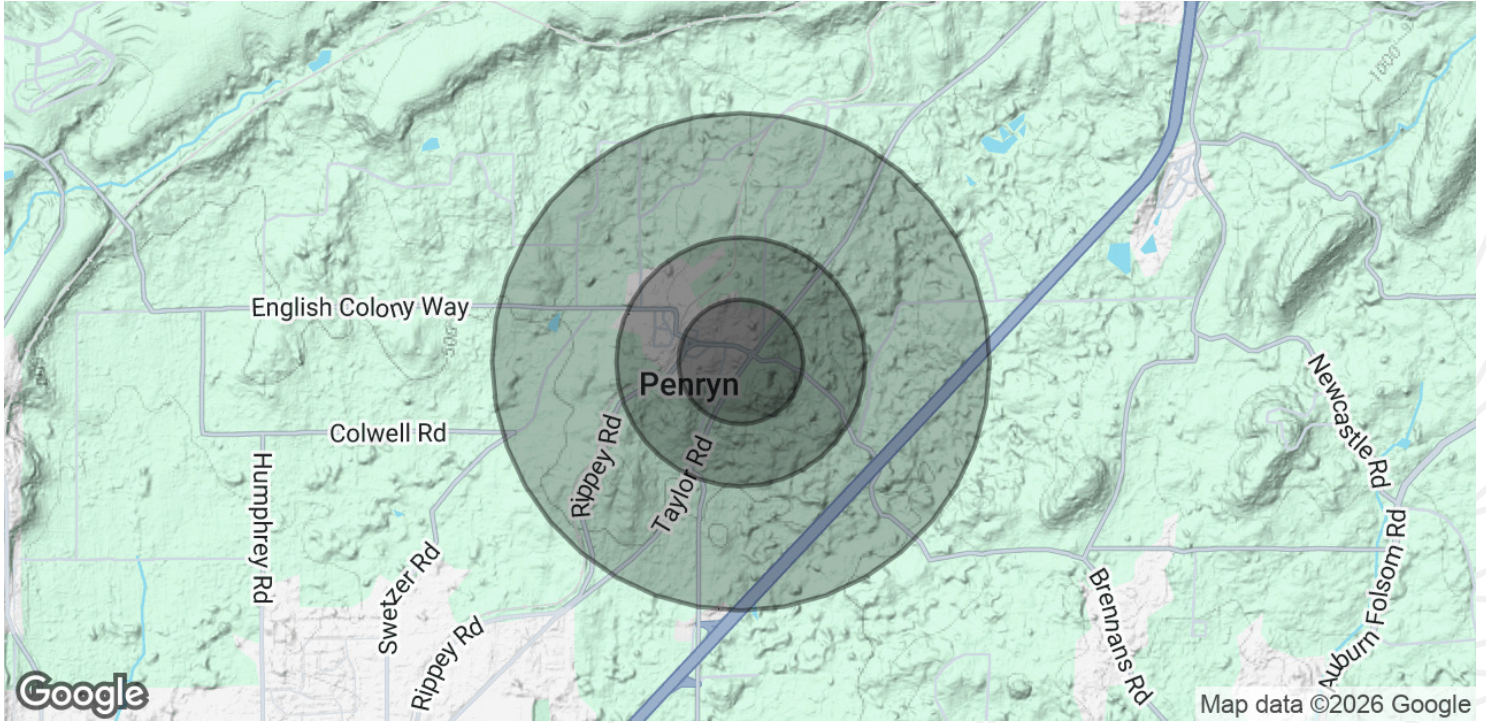
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	51	218	1,181
Average Age	54.7	51.9	47.4
Average Age (Male)	52.9	50.3	45.0
Average Age (Female)	58.6	55.2	50.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	20	86	453
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$151,489	\$146,315	\$152,151
Average House Value	\$1,065,658	\$988,952	\$898,478

2023 American Community Survey (ACS)

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