



6166 ENTERPRISE DR

DIAMOND SPRINGS, CA 95619

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

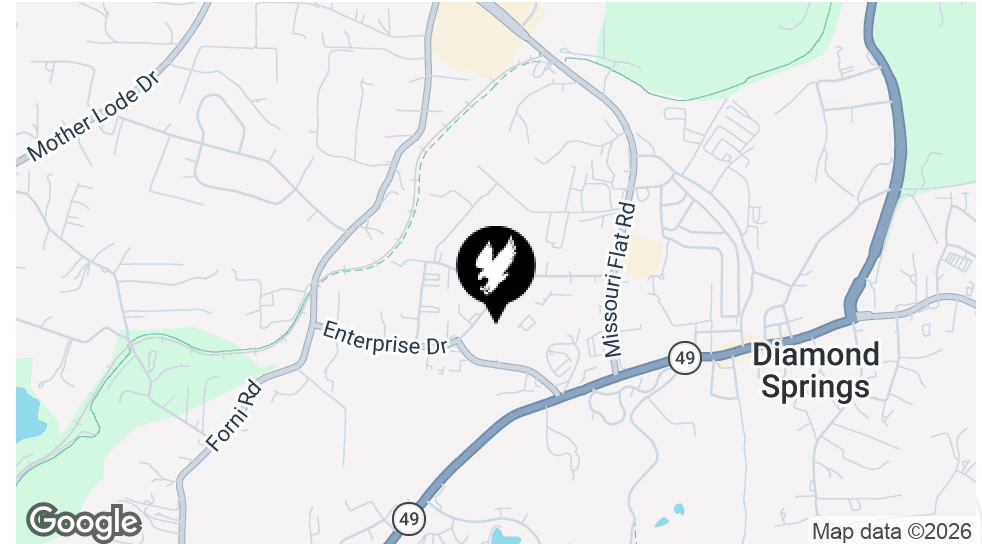
CalDRE #02114777

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OFFICE BUILDING **FOR LEASE**

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Lease Rate

\$0.65 SF/MONTH

OFFERING SUMMARY

Building Size:	17,911 SF
Available SF:	1,365 SF
Lot Size:	47,916 SF
Year Built:	1988
Zoning:	I

PROPERTY OVERVIEW

Second Floor Office Space available for Lease.

\$0.65/sf + NNN

NNN is approx. \$0.29/sf

First floor entrance, stairs only.

Park West Business Park located in Diamond Springs.

Flex Property.

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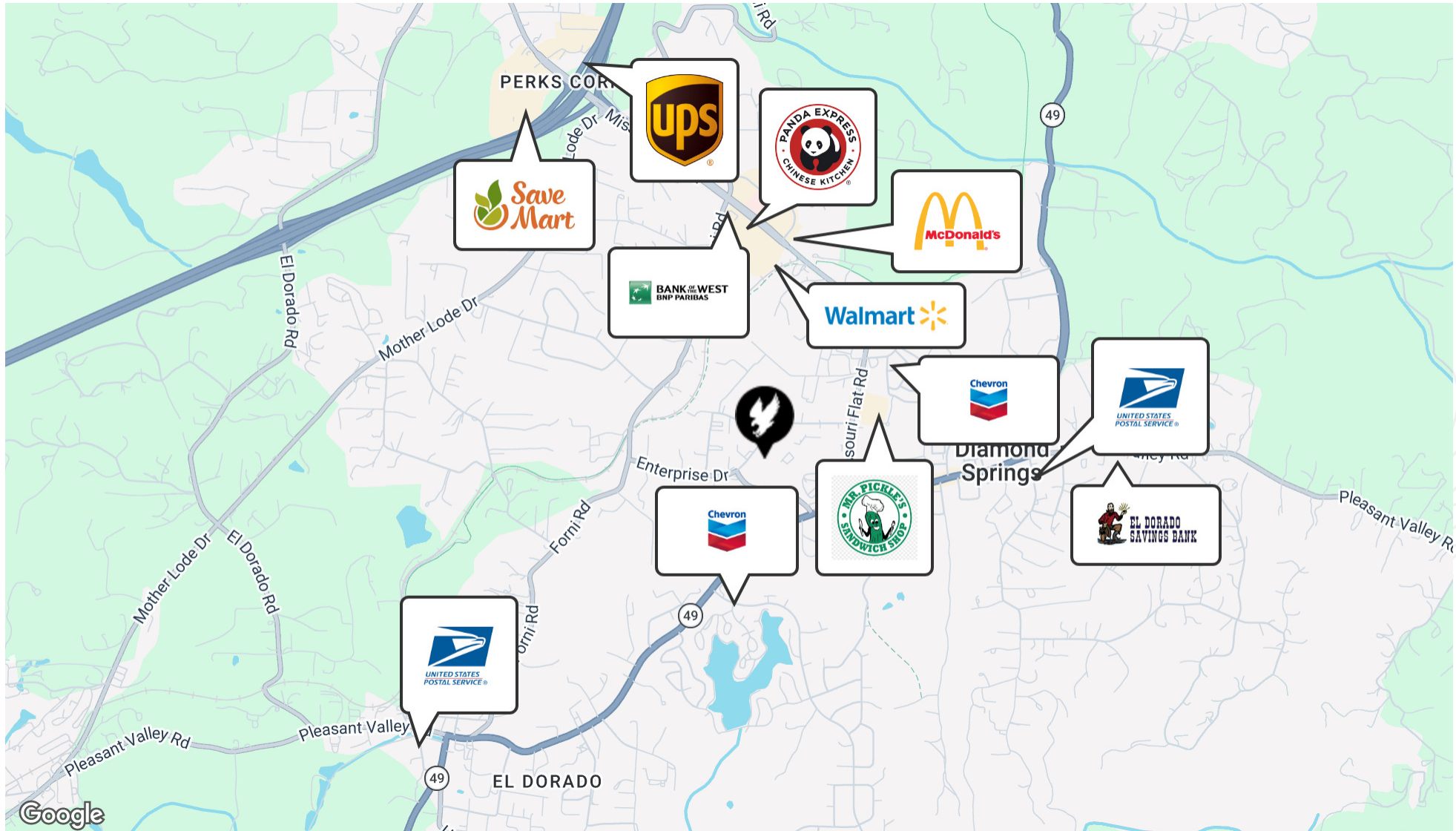
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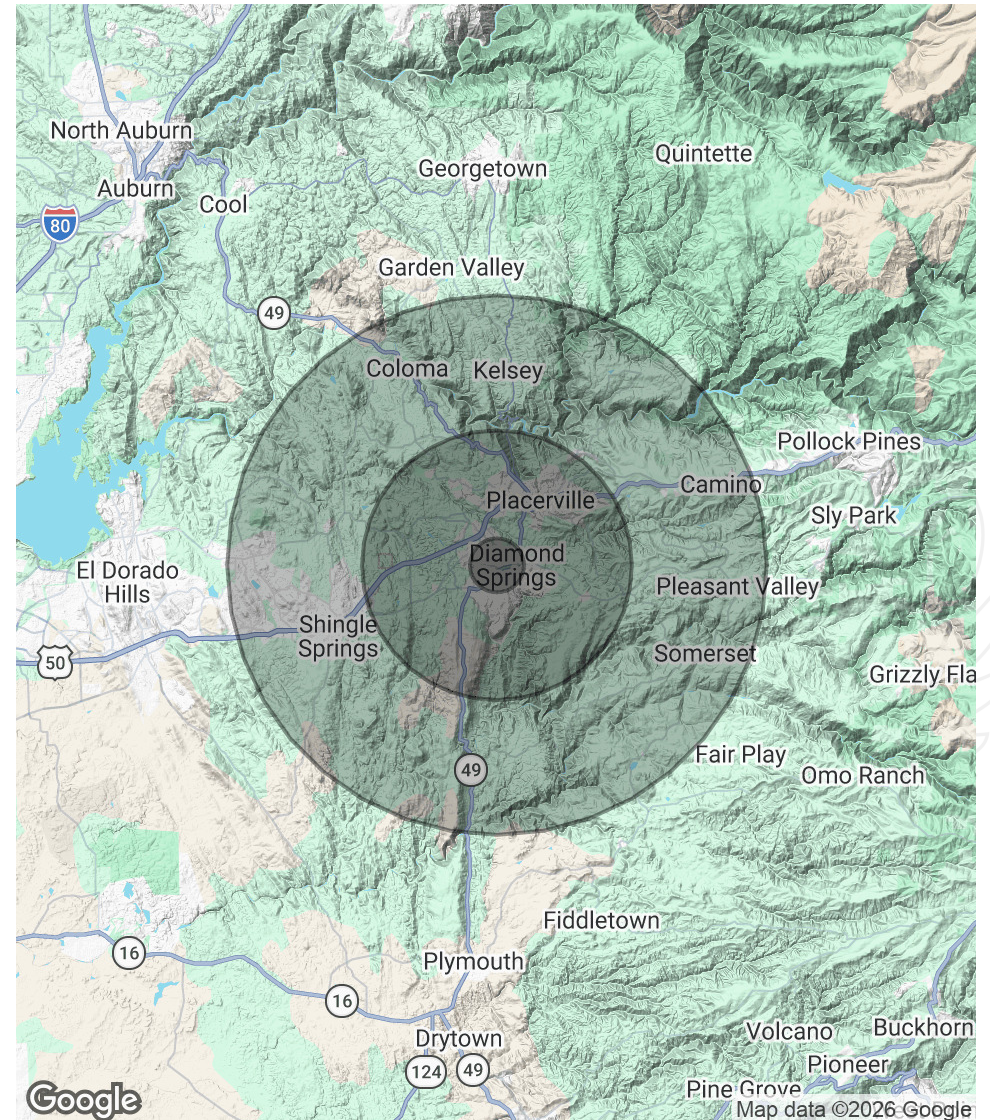
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,898	31,323	82,271
Average Age	45.5	46.8	46.8
Average Age (Male)	46.0	45.2	44.9
Average Age (Female)	43.3	47.3	48.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,358	13,692	34,061
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$65,676	\$81,748	\$94,153
Average House Value	\$319,136	\$398,914	\$457,899

2020 American Community Survey (ACS)



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