



2570 AND 2558 GREENWOOD LN

CAMERON PARK, CA 95682

THOMAS NELSON

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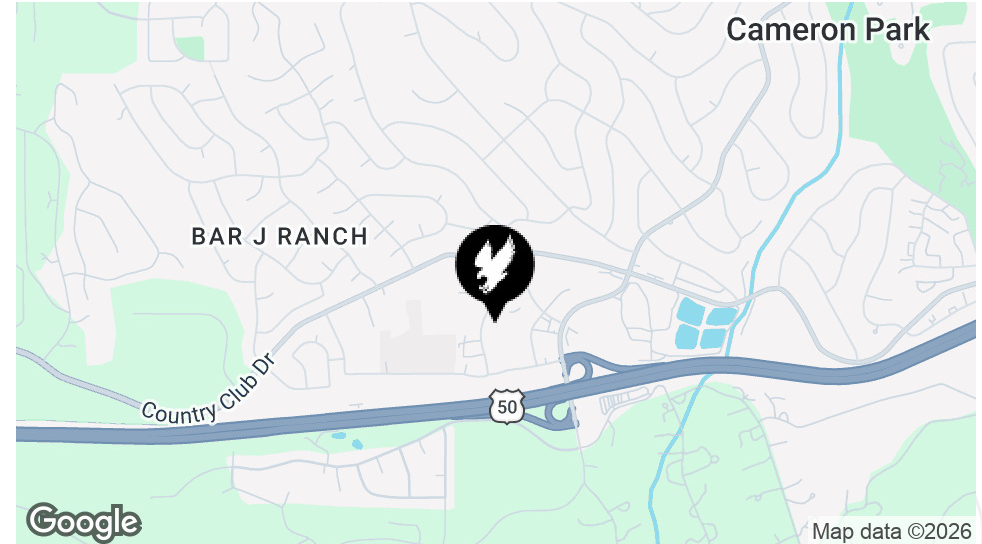
CalDRE #02114777

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RETAIL PROPERTY **FOR LEASE**

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2570 AND 2558 GREENWOOD LN



Lease Rate

\$1.35 SF/MONTH + NNN

OFFERING SUMMARY

Building Size:	10,050 SF
Available SF:	2,000 SF
Lot Size:	40,052 SF
Number of Units:	2
Year Built:	2005
Zoning:	CL

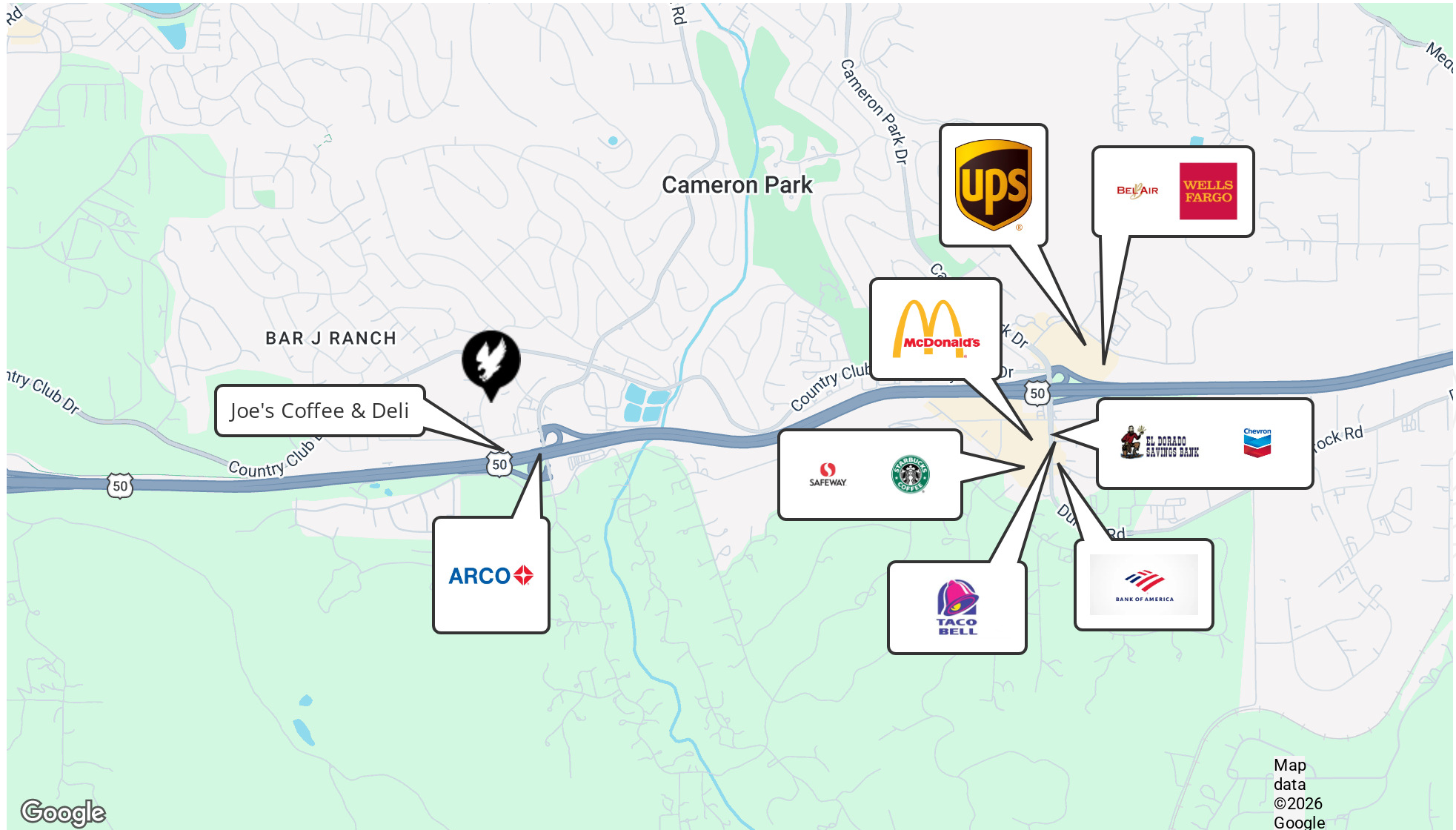
PROPERTY OVERVIEW

2570 Greenwood Ln Unit A
+/- 2,000 SF
Former dance school
NNN is approx. \$0.39 /SF

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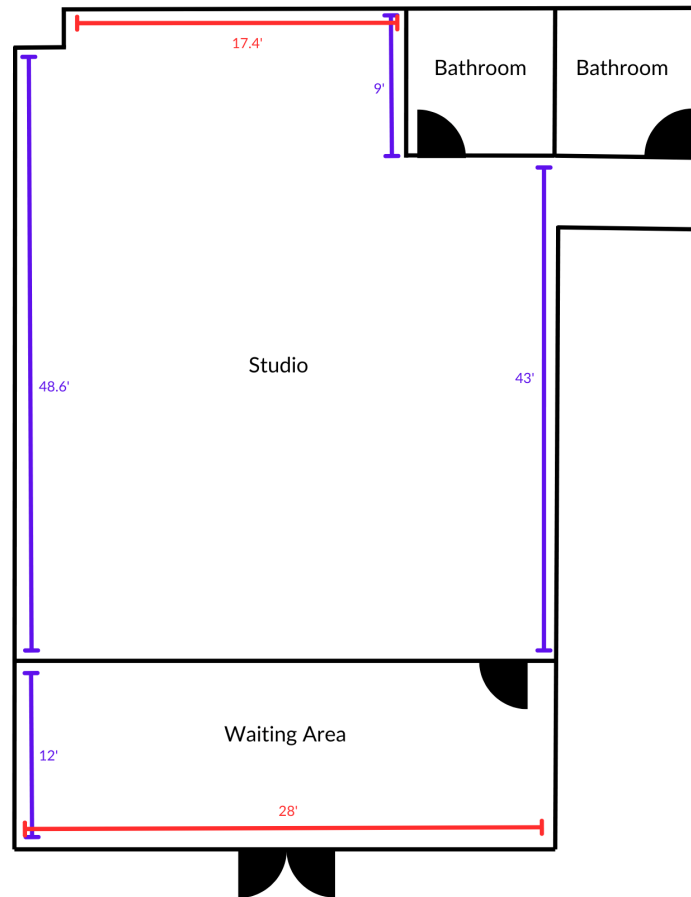
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2570 Greenwood Ln Unit A



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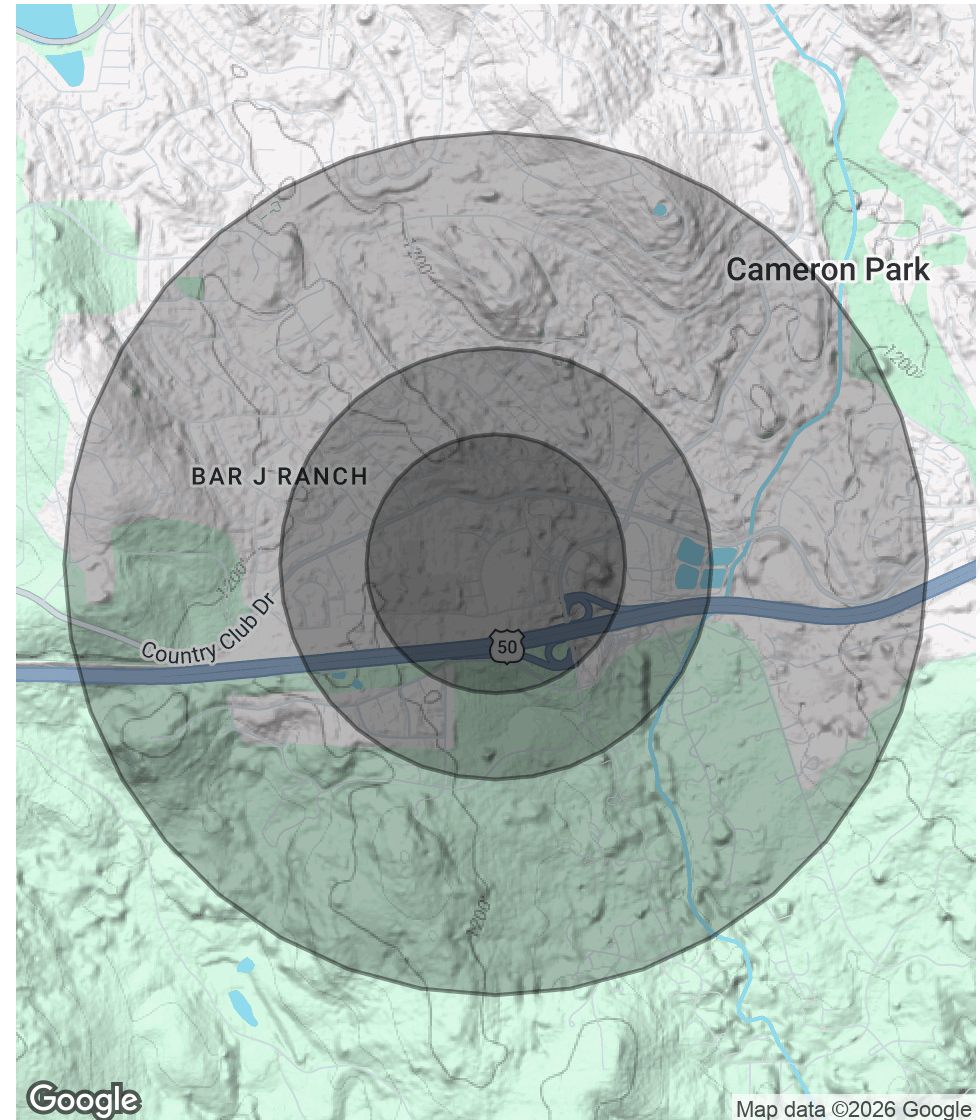
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	858	2,271	6,353
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	833	2,389
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$143,806	\$140,364	\$143,614
Average House Value	\$751,087	\$763,957	\$738,781

2020 American Community Survey (ACS)



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