



ABORN POWERS

3161 CAMERON PARK DR

CAMERON PARK, CA 95682

THOMAS NELSON

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CalDRE #02114777



OFFICE BUILDING FOR LEASE

3161 CAMERON PARK DR



Lease Rate	\$0.90 SF/MONTH
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PROPERTY OVERVIEW

Unit #108/109 - 1,750 SF Office/Retail space, currently cold shell condition (pictured on next page)

Unit #111 - 1,126 SF Office/Retail space

Unit #225 - 1,008 SF Office space

NNN is approx. \$0.54 psf

OFFERING SUMMARY

Building Size:	57,614 SF
Available SF:	1,008 - 1,750 SF
Lot Size:	7,969,389,120 SF
Number of Units:	48
Year Built:	1987
Zoning:	CP

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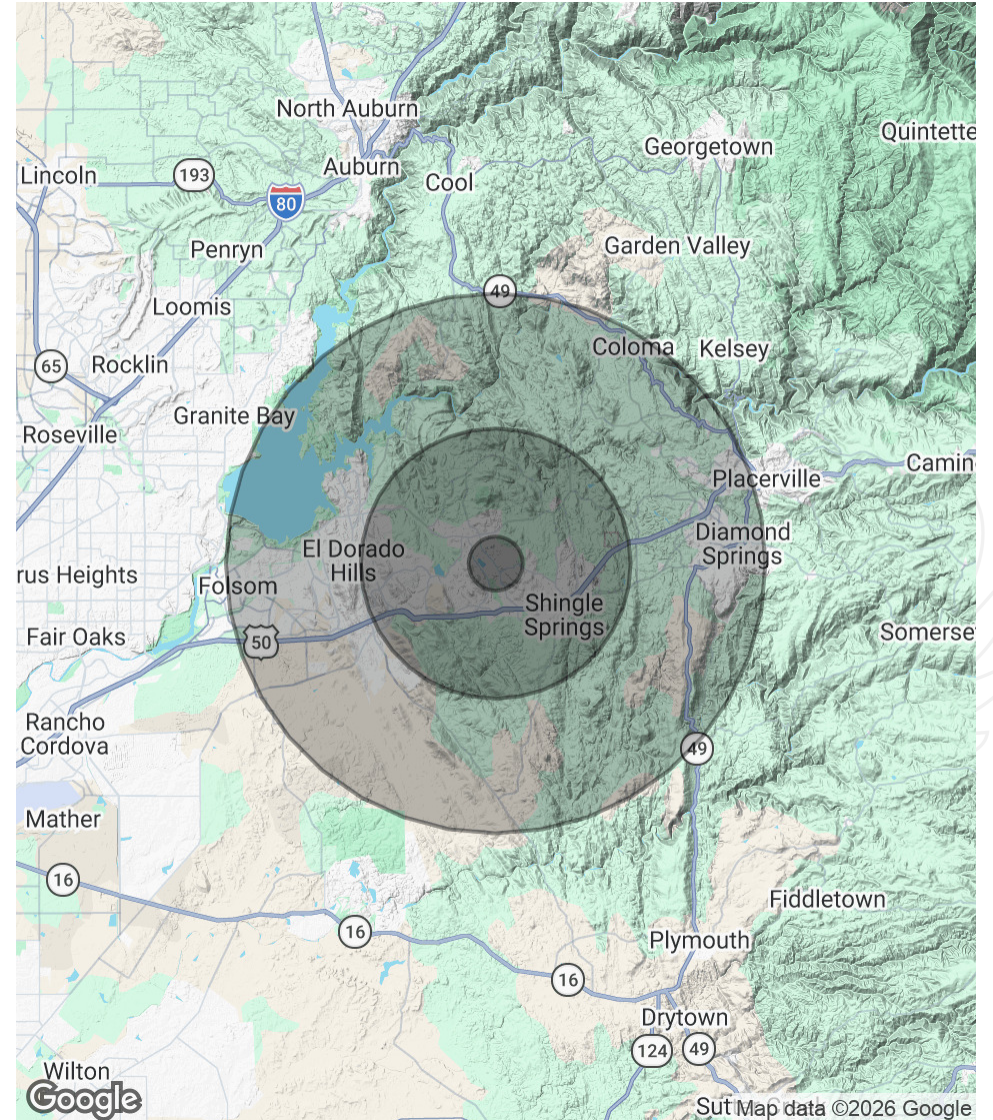
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,625	52,890	165,542
Average Age	48.9	44.1	43.5
Average Age (Male)	48.1	42.7	42.4
Average Age (Female)	48.5	45.8	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,909	19,806	61,216
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$99,052	\$134,701	\$132,249
Average House Value	\$511,518	\$597,853	\$552,037

2020 American Community Survey (ACS)



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