

TURN KEY MEDICAL OFFICES OR VARIOUS USES



South Sacramento Medical Offices | 4500 47th Ave, Sacramento, CA, 95824



HIGHLIGHTS

- Two office Units Available: Suite 3, 800 SF/ ~~Suite 5, 2,500 SF~~
- \$1.20 PSF Modified Gross
- Easy Access to Hwy 99 with Ample Private Parking
- Perfect For Medical, Insurance, Clerical, Various Uses
- Current Long Term Tenants 40+ Years
- Very Well Kept Gated Office Complex With Onsite Property Management
- Property Camera Surveillance With Motion Lights
- Alarm Systems In Each Office Suite
- Private Medical Offices Equipped With Sinks And Counter Tops
- New HVAC Units In Each Unit



Suite	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
3	850	\$1.20	MG	Two Restrooms, Four Private Offices, Lobby Area with Reception Area
5	2,500	\$1.20	MG LEASED	Ten Private Offices, Four Bathrooms, Large Lobby Patient Lobby Area, Sinks and Built in Medical Counter tops, Built In Large Reception Area, New HVAC units, Private Office with Own Restroom.

ONE SUITE LEFT!

Site Description

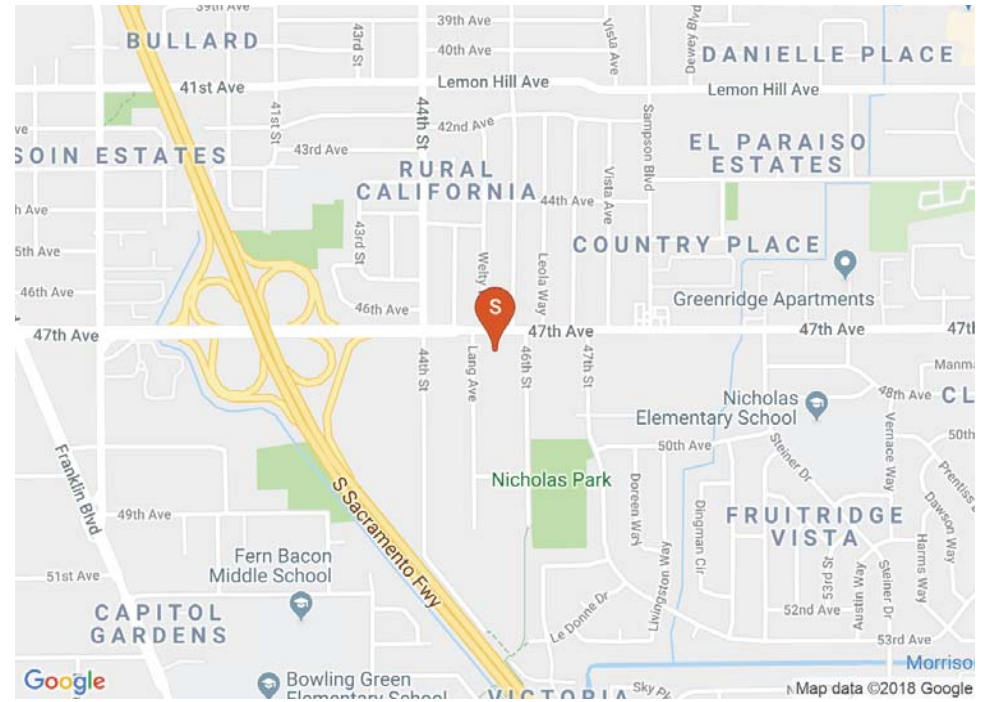
CURRENT OCCUPANCY	3,868.00 %
TOTAL TENANTS	4
BUILDING SF	7,168
GLA (SF)	7,168
LAND SF	38,768
LAND ACRES	0.01
YEAR BUILT	1968
ZONING TYPE	BP
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16 - Ample

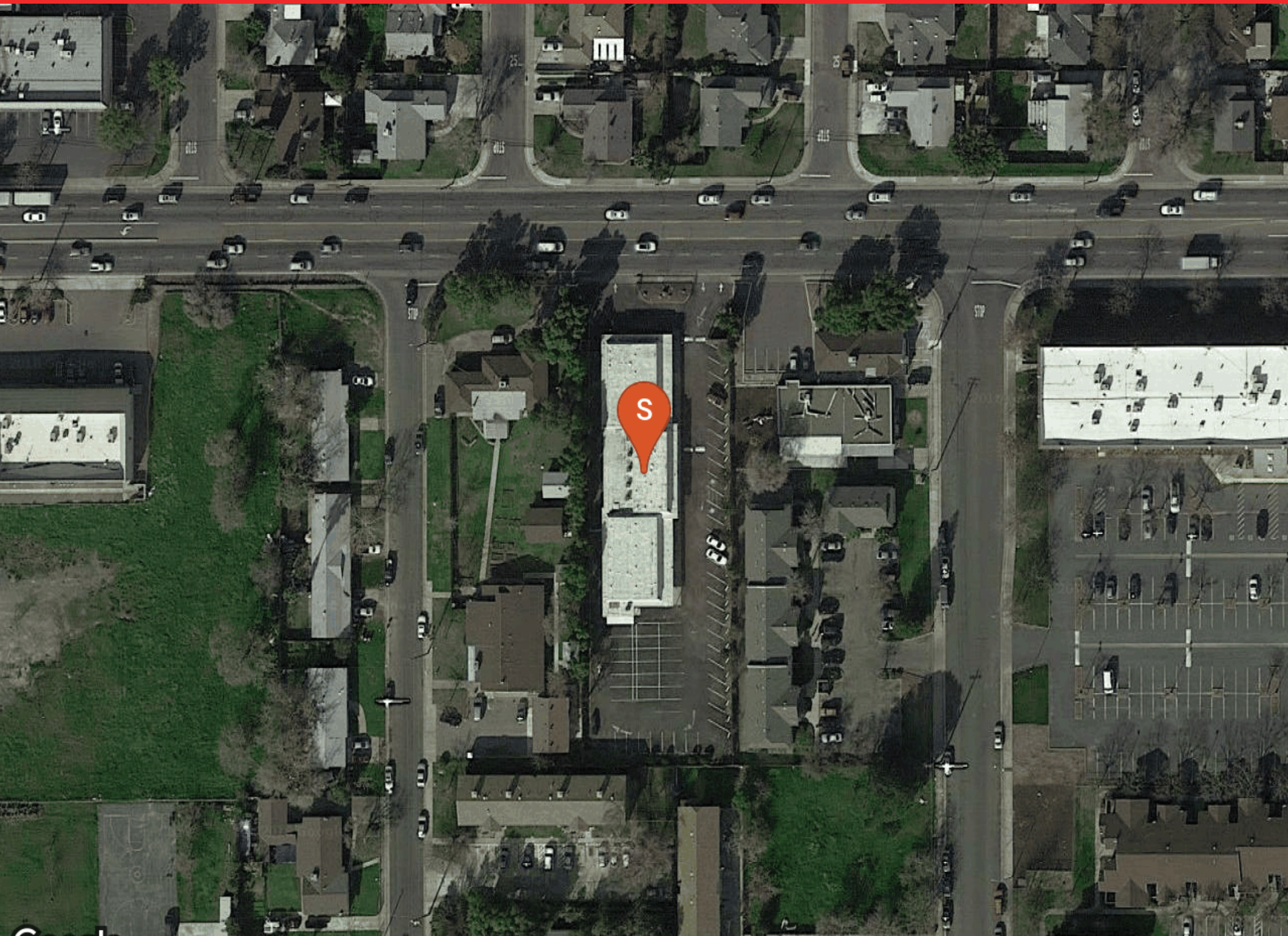
MECHANICAL

HVAC	Yes, New
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This South Sacramento Medical Office Complex is Easy Access to HWY 99.

Locator Map





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,108	186,089	367,717
2010 Population	23,769	182,642	373,360
2017 Population	25,267	194,660	399,388
2022 Population	26,326	203,769	419,685
2017 African American	3,343	31,420	56,094
2017 American Indian	386	2,474	4,251
2017 Asian	4,230	42,170	87,528
2017 Hispanic	12,783	73,735	116,764
2017 White	8,304	62,616	158,852
2017 Other Race	6,690	37,337	55,347
2017 Multiracial	1,812	14,570	30,177
2017-2022: Population: Growth Rate	4.10 %	4.60 %	5.00 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,406	10,808	19,593
\$15,000-\$24,999	1,261	8,845	16,050
\$25,000-\$34,999	1,012	7,416	14,495
\$35,000-\$49,999	1,168	9,033	19,157
\$50,000-\$74,999	1,263	10,881	26,223
\$75,000-\$99,999	649	6,280	16,916
\$100,000-\$149,999	539	5,549	18,747
\$150,000-\$199,999	105	1,725	7,113
\$200,000 or greater	58	989	7,034
Median HH Income	\$35,466	\$39,980	\$52,220
Average HH Income	\$46,745	\$54,585	\$73,526

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,808	63,077	143,180
2010 Total Households	7,123	58,356	137,335
2017 Total Households	7,461	61,525	145,327
2022 Total Households	7,722	64,034	152,008
2017 Average Household Size	3.38	3.14	2.72
2000 Owner Occupied Housing	3,209	31,895	72,912
2000 Renter Occupied Housing	4,233	27,568	63,260
2017 Owner Occupied Housing	2,681	29,420	71,658
2017 Renter Occupied Housing	4,780	32,105	73,669
2017 Vacant Housing	771	5,123	10,339
2017 Total Housing	8,232	66,648	155,666
2022 Owner Occupied Housing	3,015	32,863	79,325
2022 Renter Occupied Housing	4,707	31,171	72,683
2022 Vacant Housing	790	5,123	10,268
2022 Total Housing	8,512	69,157	162,276
2017-2022: Households: Growth Rate	3.45 %	4.00 %	4.50 %

South Sacramento Medical Offices



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