

# 4045 SUNSET LANE

SHINGLE SPRINGS, CALIFORNIA

*Lease Opportunity*



### UNIT A - 1600 SF

- ◆ 2 Private Offices
- ◆ Large Open Space
- ◆ Wood Appointments
- ◆ Sunny Atrium
- ◆ Unlimited Configuration Options
- ◆ Includes Complete Kitchen
- ◆ ADA Bathroom, Parking & Access

### UNIT B - 960 SF

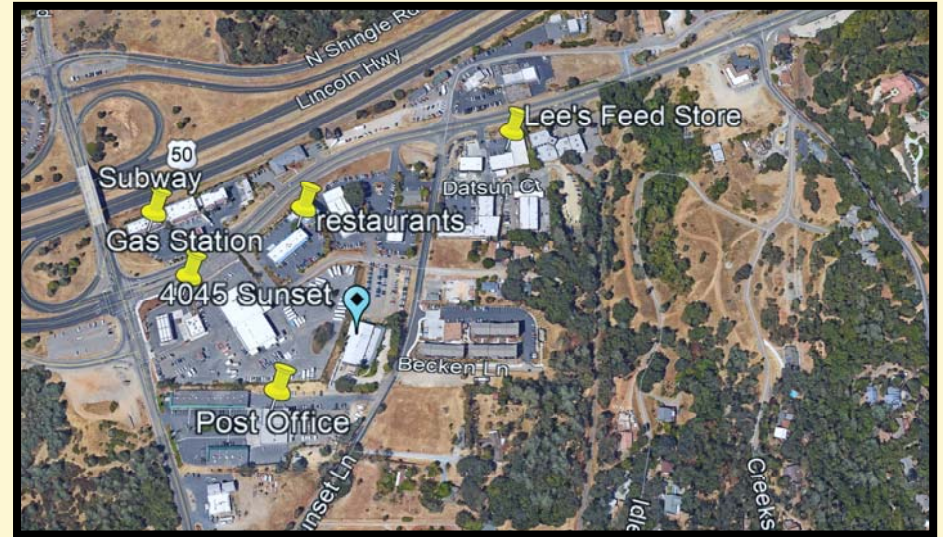
- ◆ 1 Private Office
- ◆ Large Open Space
- ◆ Unlimited Configuration Options
- ◆ ADA Bathroom, Parking & Access

### UNIT C - 925 SF

- ◆ 1 Private Office
- ◆ Large Open Space
- ◆ Unlimited Configuration Options
- ◆ ADA Bathroom, Parking & Access

- ◆ Easy access to Downtown Sacramento
- ◆ Peaceful Scenery Surrounds Building
- ◆ Lease Rate: \$1.05/SF Modified Gross

DEMOGRAPHICS	1 mile	3 mile	5 mile
2017 Population:	2,467	16,203	40,121
2017 Households:	917	6,245	15,066
Average HH Income:	\$107,571	\$108,533	\$113,665
Median Home Value:	\$566,496	\$453,310	\$431,026



With its close proximity to Sacramento and other East Bay Communities, Shingle Springs is a popular bedroom community to the Folsom high tech industries and the Sacramento Valley businesses.

This commercial building is located in the trees for ambiance and many cool summer days. Surrounded by strong services, local car dealers and just minutes off Highway 50, there's easy access for employees and clients.

Plentiful parking with easy access to local arterials and highway. Midway between El Dorado Hills and Placerville, this commercial location will be popular with your employees. Make this your home in the mountains.

#### For Additional Information Contact:

**Ann B. McQuillen**  
**530.409.9800 (Cell)**

[TEAMCommercial@att.net](mailto:TEAMCommercial@att.net)

BRE#: 0102357

**Pete McQuillen**  
**530.409.9800 (Cell)**

[PeterMcQuillen@SBCGlobal.net](mailto:PeterMcQuillen@SBCGlobal.net)

BRE#: 01320939

