

FOR SALE  
FREE STANDING OFFICE/MEDICAL BUILDING  
3106 PONTE MORINO DRIVE, CAMERON PARK, CA.



EXCLUSIVE AGENT:

**TOM CONWELL**

916.569.2380

[tconwell@ngkf.com](mailto:tconwell@ngkf.com)



3106

PONTE MORINO  
DRIVE

PROPERTY  
HIGHLIGHTS

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- Offered at ~~\$1,695,000~~ \$1,595,000
- ±6,100 SF free standing office/medical building
- Excellent location adjacent to a major retail center and senior housing projects
- Excellent visibility and quick access to Highway 50
- Built in ±2008
- Located in a well established business/medical park center
- Close proximity from Marshall Medical center
- Great owner/user investment with a strong tenant (Marshall Pediatric) tenant, remaining space available at close of escrow

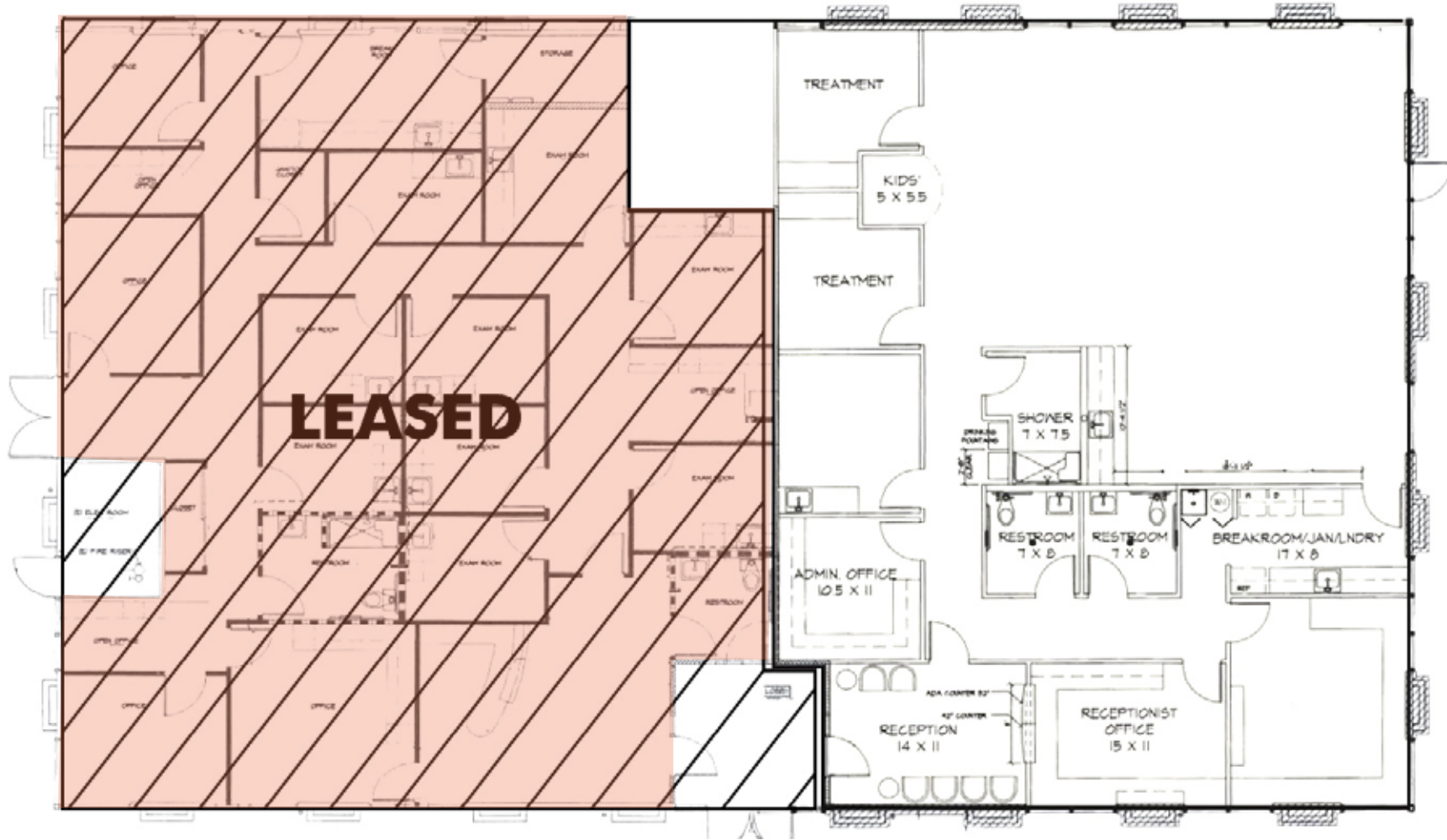
3106

PONTE MORINO  
DRIVE

FLOOR  
PLAN

±2,913 SF - Suite A  
Marshall Pediatric  
Center

±3,087 SF - Suite B  
Available



3106

PONTE MORINO  
DRIVE

AMENITIES  
AERIAL



Boat & RV Storage

to Downtown Sacramento



Marshall Medical  
Center

Palmer Dr



Cameron Park Dr.

Eskaton Lodge



Cameron Park Village  
Apartments

Ponte Palmero  
Retirement Community

3106

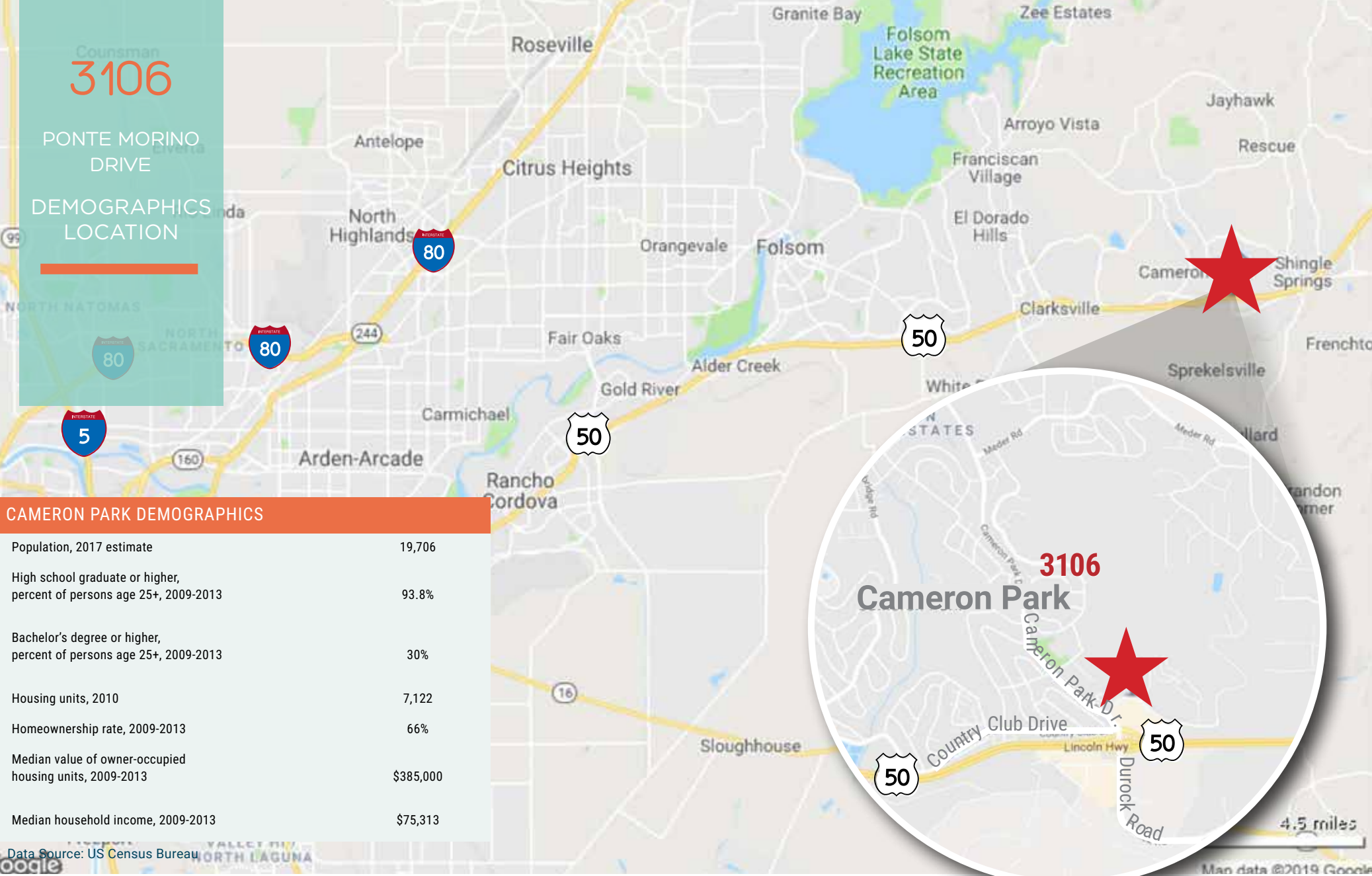
**SUBJECT**

Ponte Morino Dr

Counsan  
**3106**

PONTE MORINO  
DRIVE

DEMOGRAPHICS  
LOCATION



### CAMERON PARK DEMOGRAPHICS

Population, 2017 estimate	19,706
High school graduate or higher, percent of persons age 25+, 2009-2013	93.8%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	30%
Housing units, 2010	7,122
Homeownership rate, 2009-2013	66%
Median value of owner-occupied housing units, 2009-2013	\$385,000
Median household income, 2009-2013	\$75,313

Data Source: US Census Bureau

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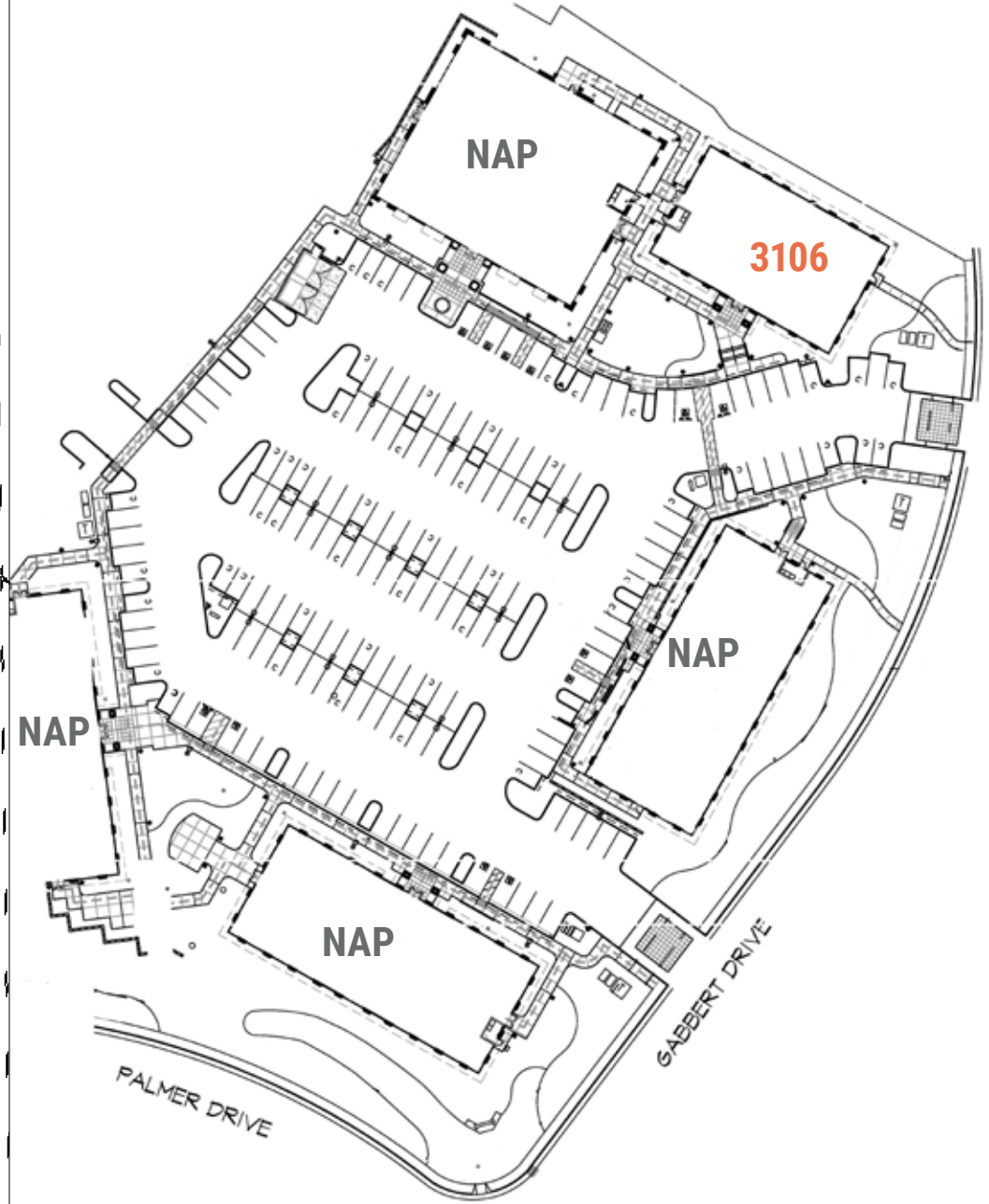
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PM 49/99

PONTE MORINO  
DRIVE

SITE PLAN  
TAX MAP

3106 Ponte Morino  
APN# 083-610-002  
±0.15 Acres

Common Area Parcel  
±3.71 Acres



3106

PONTE MORINO  
DRIVE

GALLERY





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