

SCHOOL FOR SALE OR LEASE | LICENSED FOR 160 STUDENTS

# 6245 KING ROAD

6245 KING ROAD | LOOMIS, CA



**Price** **\$1,100,000**  
**Square Feet** **7,000**

#### PROPERTY HIGHLIGHTS:

- Can be leased for \$8,750.00 per month
- Licensed for 160 students
- Turnkey school
- Located within densely populated area with a total population of 80,250 people in a three mile radius (PITNEY BOWES)
- Average household income of \$101,741 in a three mile radius (PITNEY BOWES)
- Situated within close proximity to Interstate 80
- Possible room for expansion

#### Exclusive Agent:

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# The Opportunity

To purchase a ±7,000 square feet school consisting of the following:

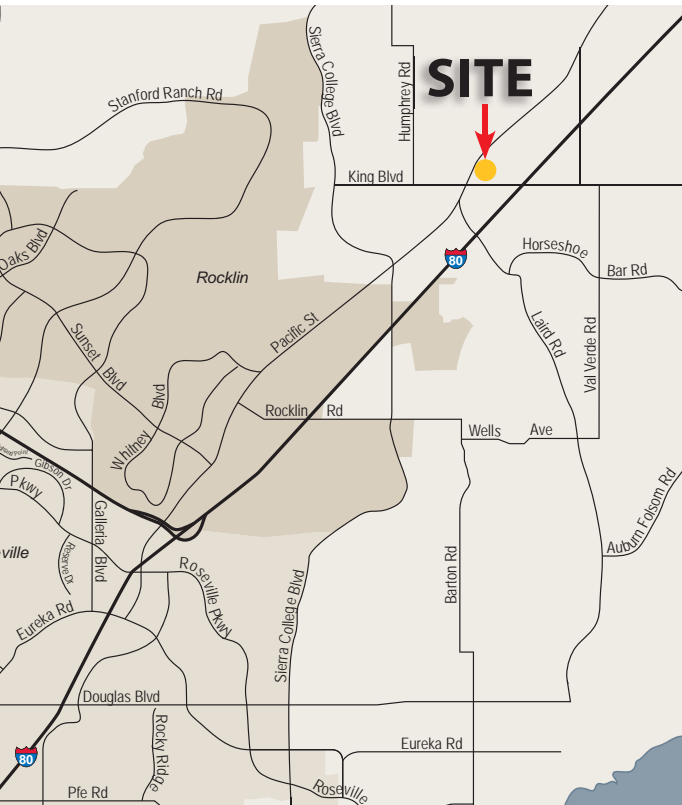
- Administration area with classrooms
- Two modular trailers utilized for classrooms
- Auditorium/gym
- Completely fenced parcel
- Play area for children

## LOCATION:

The property is located in Loomis, CA, which is situated approximately seven miles east of Roseville, CA, and five miles east of Rocklin, CA, located within the prestigious Placer County. The proximity is located within close proximity to Interstate 80.

| Demographics 2011 | 1-MILE   | 3-MILES   | 5-MILES   |
|-------------------|----------|-----------|-----------|
| TOTAL POPULATION  | 4,868    | 18,937    | 80,250    |
| AVERAGE HH INCOME | \$81,607 | \$102,580 | \$101,741 |
| TOTAL HOUSEHOLDS  | 1,789    | 7,052     | 30,152    |

SOURCE: PITNEY BOWES



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