

# OFFICE SPACE FOR LEASE

930 Alhambra Blvd. - Suite 230  
Sacramento, CA 95816



± 2,788 SF  
Rentable

\$ 1.60

Per SF, Per month, full service

**ANTONIA GIAOURIS**

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

**clire.com**

Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses.





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### PROPERTY HIGHLIGHTS

- Zoned C-2: General Commercial
- Security cameras & alarm system
- Central air and heating
- Lots of parking
- Great visibility
- High foot traffic
- One block from I-80
- 88 space parking lot



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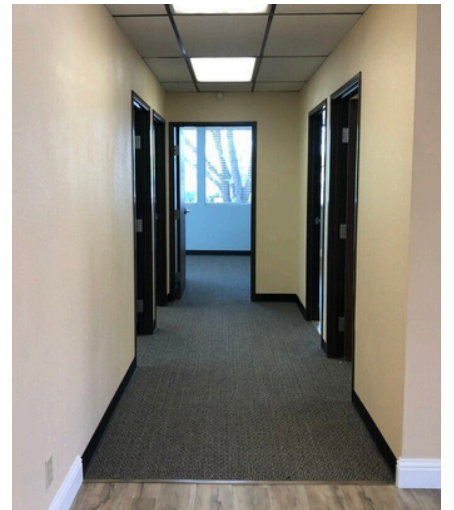
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### SUITE HIGHLIGHTS

- Fully built-out as standard office
- 6 private offices
- Private restroom
- Break room with sink and cabinets
- Reception area
- Large conference room
- Wood-laminate flooring
- New upgraded mini-blinds
- Lots of natural light
- Central forced air system (heating and cooling)
- Rent includes utilities, building services and property expenses



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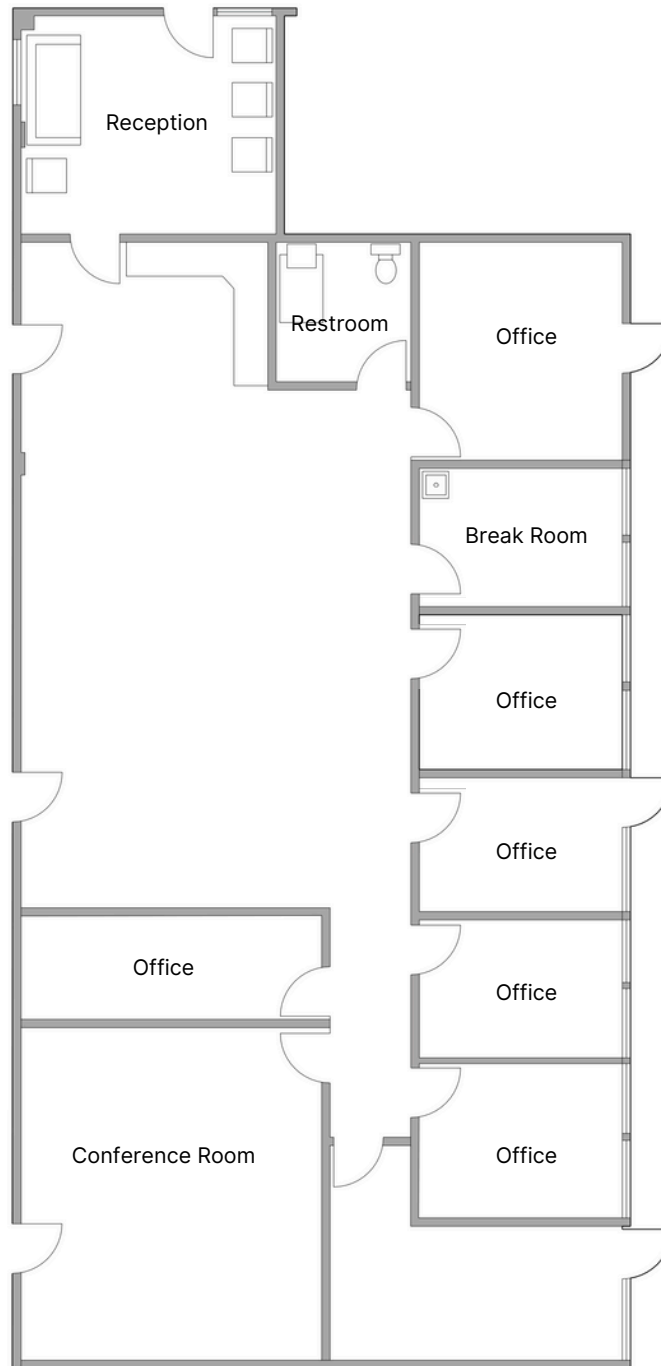
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# SUITE FLOOR PLAN



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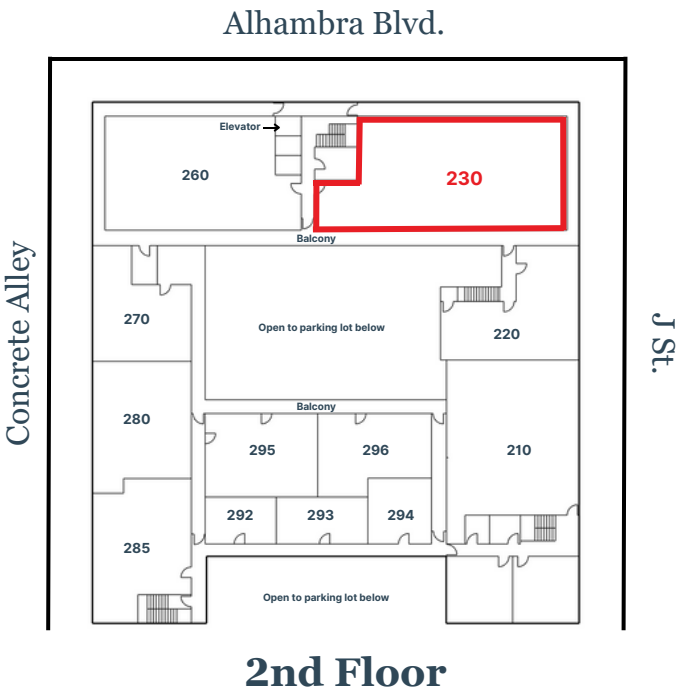
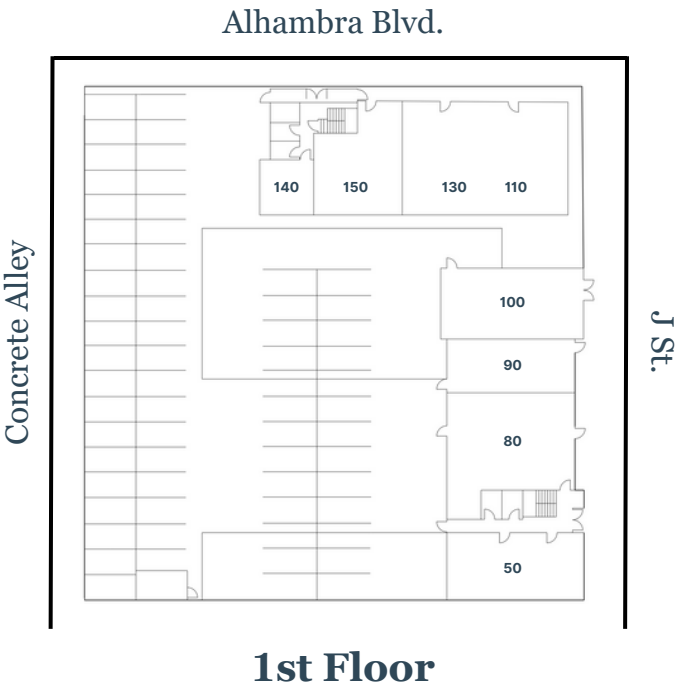
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SITE PLAN



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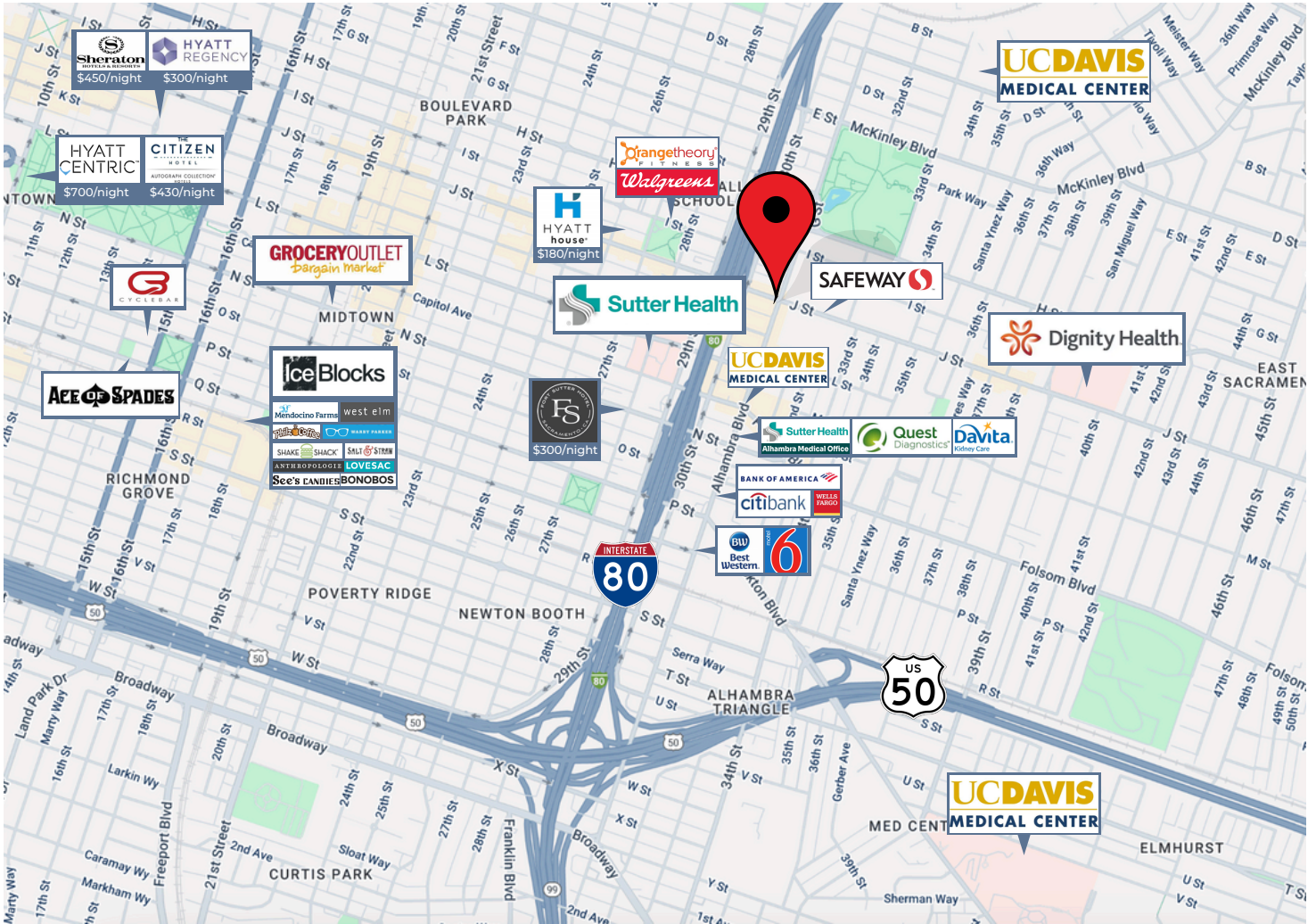
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## LOCATION HIGHLIGHTS



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DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 TOTAL POPULATION	79,624	422,952	1,044,905
2029 POPULATION PROJECTION	80,788	436,161	1,059,515
MEDIAN AGE	38.5	36.5	37
BACHELORS DEGREE OR HIGHER	52%	32%	29%
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 TOTAL HOUSEHOLDS	38,834	168,549	380,244
2029 HOUSEHOLD PROJECTION	39,497	170,539	383,413
INCOME	2-mile	5-mile	10-mile
AVE HOUSEFOLD INCOME	\$108,155	\$90,618	\$95,174
MEDIAN HOUSEHOLD INCOME	\$81,720	\$65,896	\$73,059