

**5% SELLER FINANCING AVAILABLE FOR 3 YEARS\***



**SUITE 14**

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# PROPERTY HIGHLIGHTS

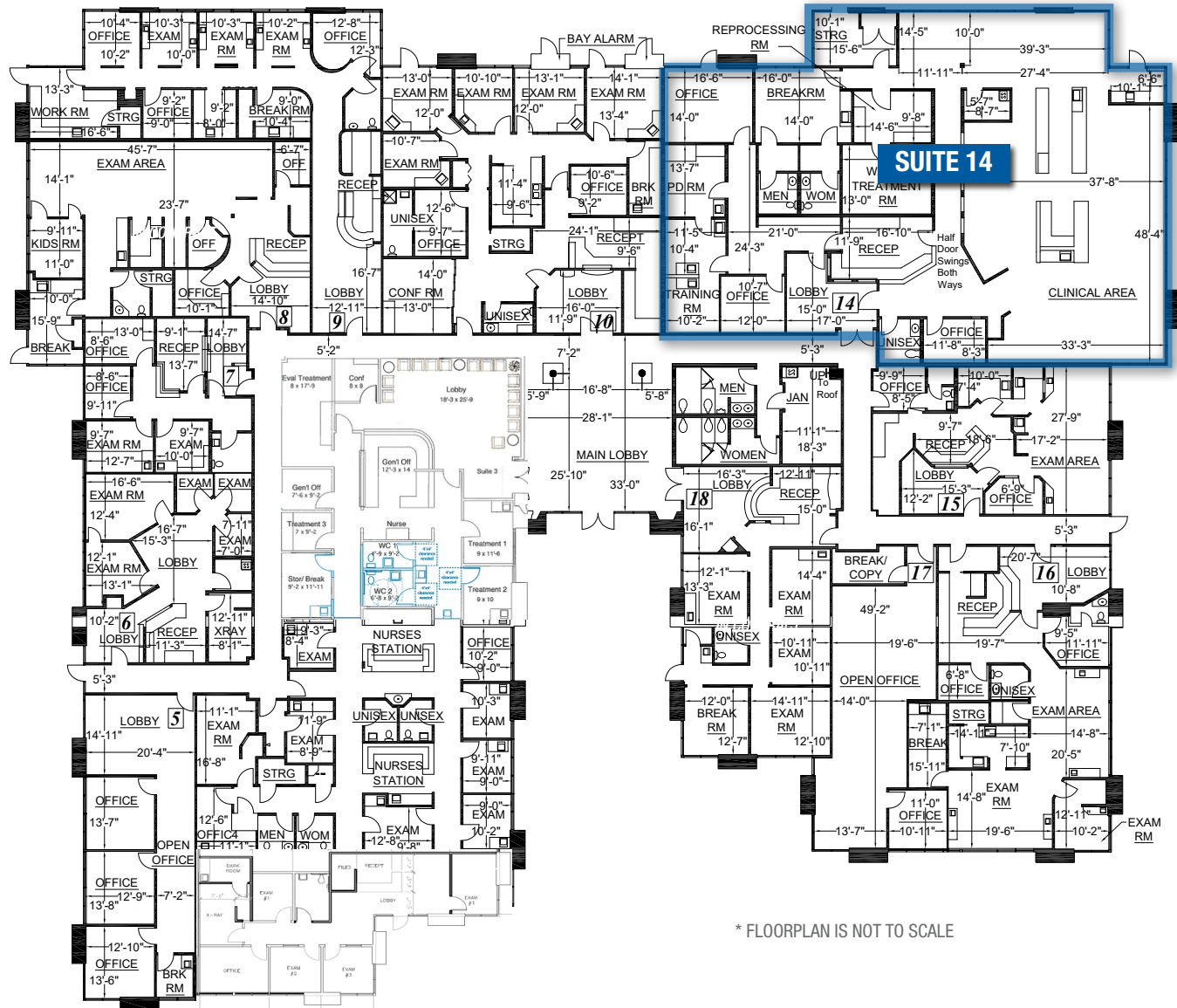
- Fully improved dialysis condominium available for purchase
- ± 6,329 SF
- Build out includes lobby/reception area, four private offices, training room, breakroom, treatment room, three private restrooms and a large open clinical area
- Previous Tenant was RAI Care Center of Northern California
- Excellent location along Sunset Blvd at Fairway Drive (17,469 cars per day 2020)
- Monument signage opportunities on Sunset Blvd and Fairway Dr
- Purchase Price: \$255/SF

\* (Subject to Seller's approval of terms and financials).



# FLOOR PLAN

- Suite 14: ± 6,329/SF



\* FLOORPLAN IS NOT TO SCALE



# DEMOGRAPHICS

## MARKET OVERVIEW

6000 FAIRWAY DR, SUITE 14, ROCKLIN, CA 95677

### KEY FACTS

POPULATION	<b>15,298</b>	AVERAGE HOUSEHOLD SIZE	<b>2.7</b>
MEDIAN AGE	<b>37.3</b>	MEDIAN HOUSEHOLD INCOME	<b>\$91,266</b>

### EDUCATION

<b>17%</b>	<b>40%</b>	<b>40%</b>
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

### HOUSING STATISTICS

<b>\$423,263</b>	<b>\$13,898</b>	<b>\$1,528</b>
MEDIAN HOME VALUE	AVERAGE SPENT ON MORTGAGE & BASICS	MEDIAN CONTRACT RENT

### BUSINESS

<b>695</b>	<b>5,660</b>
TOTAL BUSINESS	TOTAL EMPLOYEES

### COMMUTERS

<b>20%</b>	<b>81.9%</b>
SPEND 7+ HOURS COMMUTING TO AND FROM WORK PER WEEK	DROVE ALONE TO WORK

### EMPLOYMENT

WHITE COLLAR	<b>73%</b>	SERVICES	<b>14%</b>
BLUE COLLAR	<b>13%</b>	UNEMPLOYMENT RATE	<b>14.3%</b>



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