

# 1972 DEL PASO RD, SUITE 155, SACRAMENTO, CA 95834



AVAILABLE FOR PURCHASE



[www.osbornegrouppcre.com](http://www.osbornegrouppcre.com)

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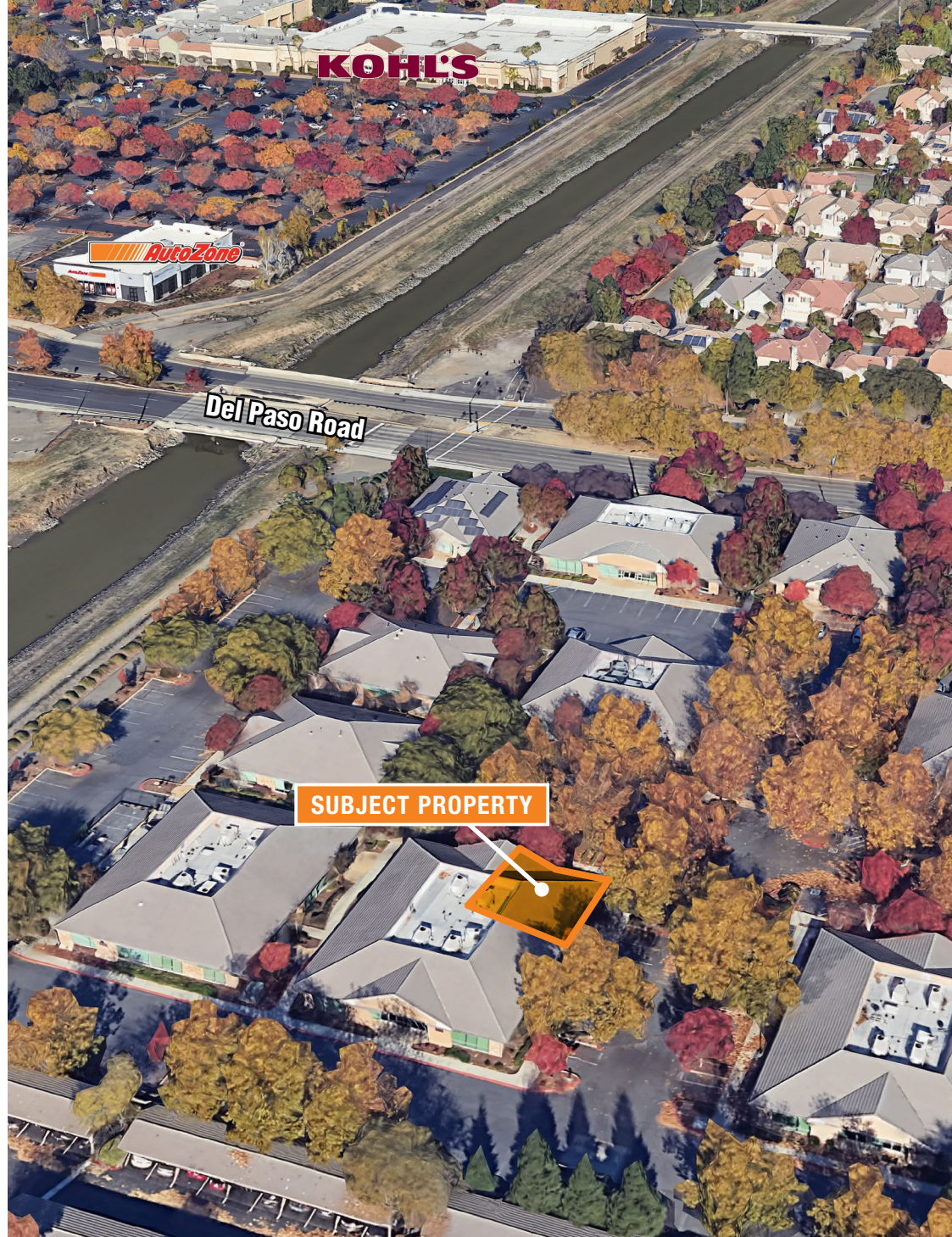
# PROPERTY DETAILS

High-end office condominium available for purchase within the Natomas Professional Center. The Center is located along Del Paso Road at Gateway Park Blvd cross street. The space is nicely improved with two private offices, break room, and a large open work space. The project is ideally located with several amenities in walking distance.

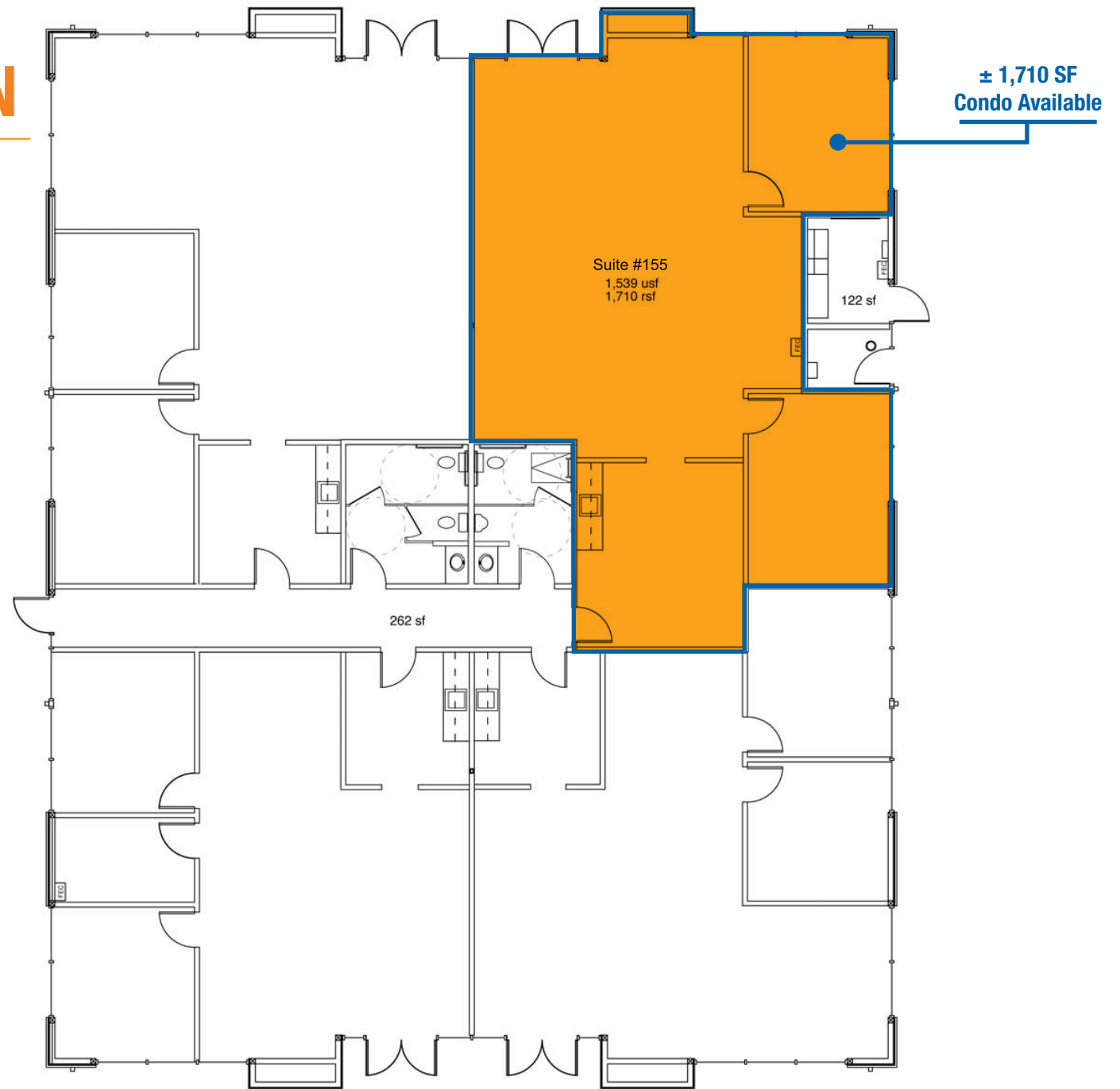
- Suite 155:  $\pm 1,710$  SF
- Available for Owner-User Purchase
- Fully improved
- Single-story office building with high-end finishes, extensive window lines around the perimeter of the building
- Easily accessible from Interstate 5 at Del Paso Road Exit
- Excellent location in an affluent submarket
- Natomas Professional Center enjoys a good mix of medical and office users with attractive landscaping and ample parking

**PURCHASE PRICE:**  
**\$572,850**

*Monthly Association Dues: \$767.34*



# FLOOR PLAN





# RETAIL AERIAL





# DEMOGRAPHICS

## MARKET OVERVIEW

1972 Del Paso Rd, Suite 155,  
Sacramento, CA

3 MILE RADIUS

### KEY FACTS

**117,447**

Population

**35**

Median Age



Average Household Size

**\$108,041**

Median Household Income

### HOUSING STATS



**\$465,274**

Median Home Value



**41,042**

Households



**42.98%**

% Renter Occupied  
Housing Units

### COMMUTERS



**1.22%**

Used Public Transportation



**86.99%**

Drove Alone to Work

### EDUCATION



**20.03%**

High  
School Graduate



**22.16%**

Some  
College



**37.27%**

Bachelor's  
Degree Plus

### BUSINESS



**40,458**

Total Employees

### EMPLOYMENT



**65.38%**

White Collar



**34.62%**

Blue Collar

# SUITE IMAGES





# 1972 Del Paso Rd Suite 155, Sacramento, CA 95834

CONDO AVAILABLE FOR SALE



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