

# 2,000 SQ.FT. OFFICE SPACE FOR LEASE

**Affordable Medical / Dental / Office Space on Del Paso Blvd**  
**Free-standing building with visibility on heavy traffic corner**  
**3187 Del Paso Road - Sacramento, CA 95815**



**Lobby, reception, conference room,  
four offices with sinks, utility room,  
kitchen, shower**

#### Property Attributes

- Year Built - 1970
- Building Size ~ 2,000 square feet
- Lot size: 0.18 acres
- Parking: 4 onsite spaces
- Property photos:  
[TinyURL.com/3187-Del-Paso-Blvd](http://TinyURL.com/3187-Del-Paso-Blvd)

#### Location Characteristics

- Zoning: R1 (Single-Family Zone)
- Office is legal non-conforming use
- 1/2 mile west of Capital City Frwy
- Traffic counts: 23,000 cars per day

#### Economics

- Asking rent: \$1,750/mo. (Mod Gross)
- Tenant pays all direct billed utilities
- Space is clean and move in ready

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.  
JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | 916-837-3456 | Principal Broker | BRE Lic #01217349 | [www.JacksCRE.com](http://www.JacksCRE.com)





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