

Owner-User $\pm 12,662$ SF Flex/Office Bldg on ± 1.20 acres
5945 PALM DRIVE, CARMICHAEL, CA 95608

FOR SALE



Mark D. Hinkins CCIM
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CalDRE #01320849

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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5945 Palm Drive

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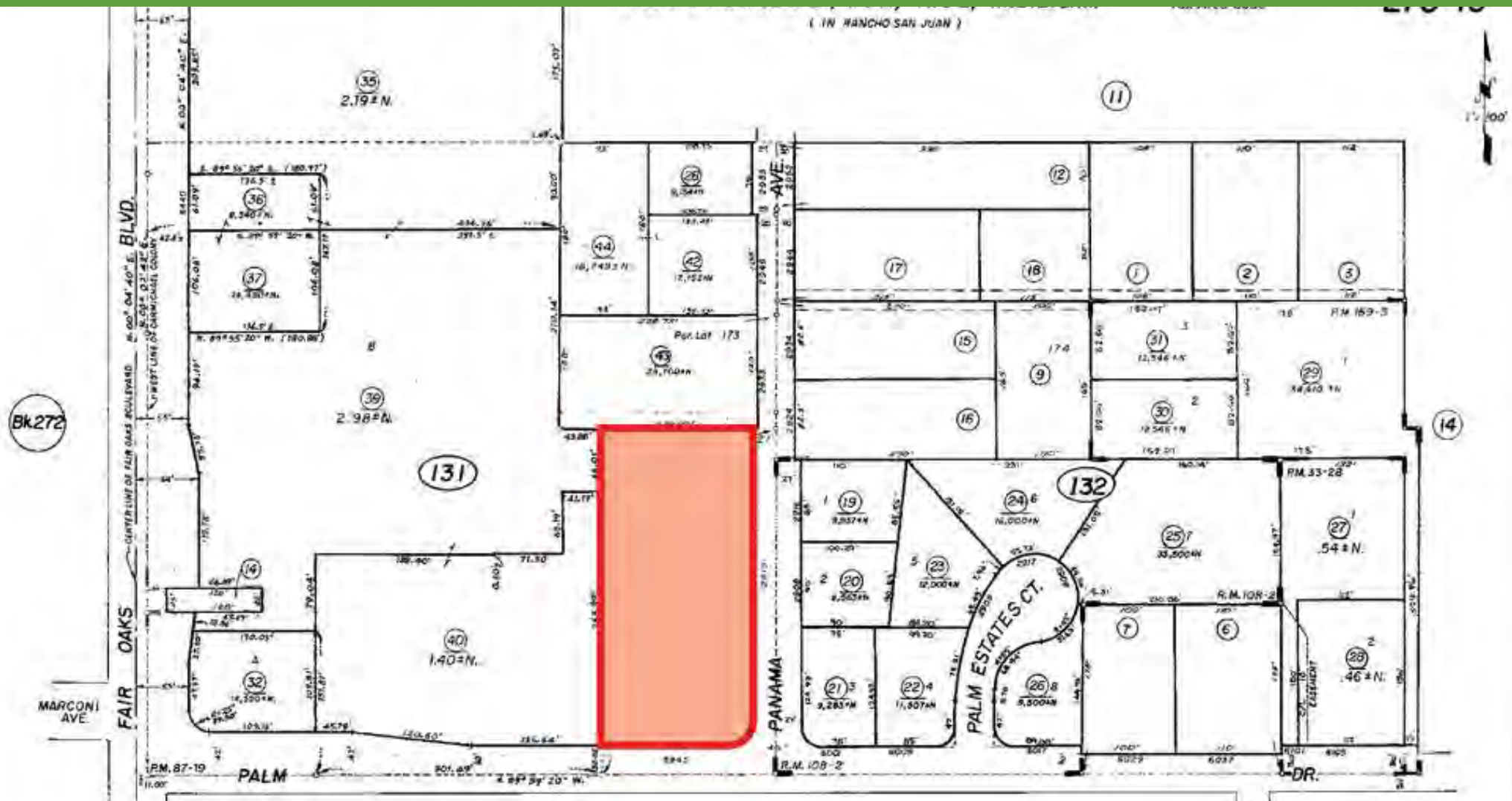


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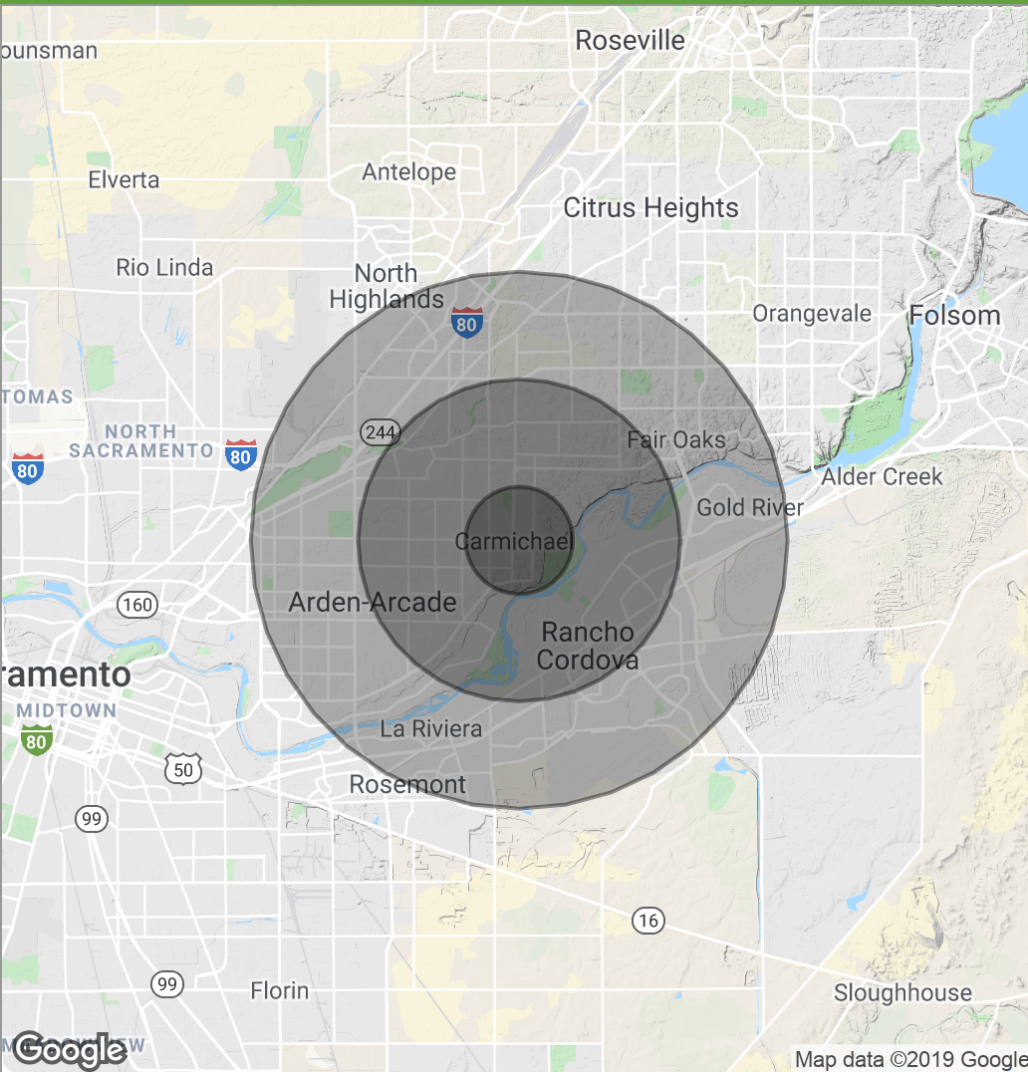


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,743	123,067	327,084
Median age	40.3	41.0	38.7
Median age (Male)	38.4	38.4	37.1
Median age (Female)	41.5	43.2	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,106	49,631	131,300
# of persons per HH	2.5	2.5	2.5
Average HH income	\$75,684	\$75,279	\$70,612
Average house value	\$381,762	\$355,265	\$339,674

** Demographic data derived from 2010 US Census*



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**For more information,
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