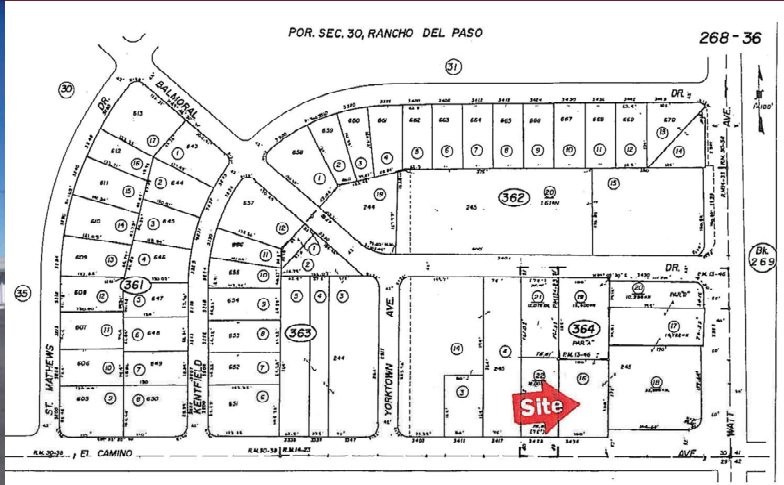


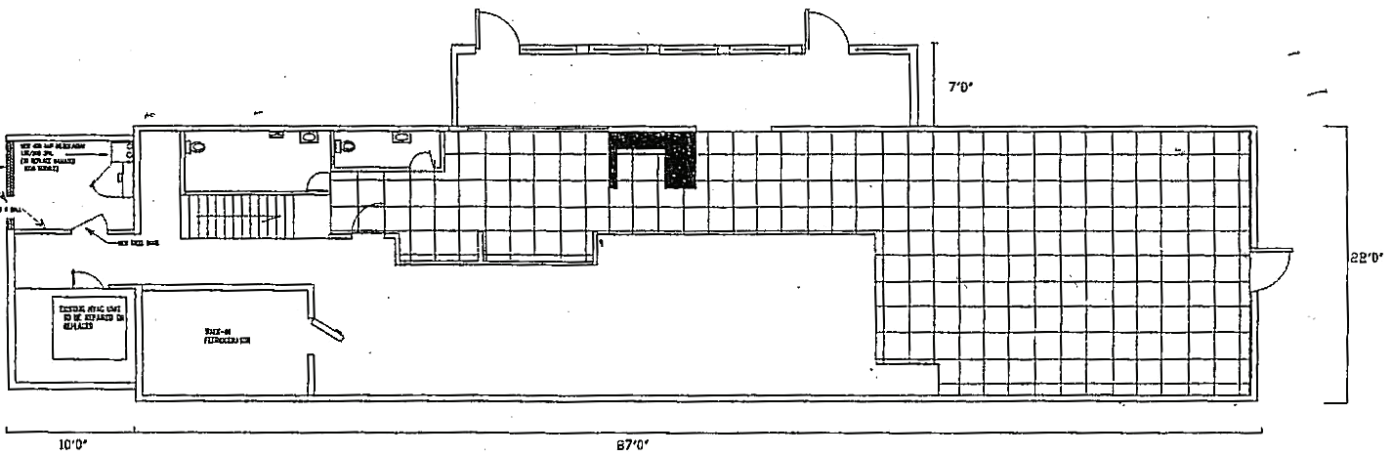
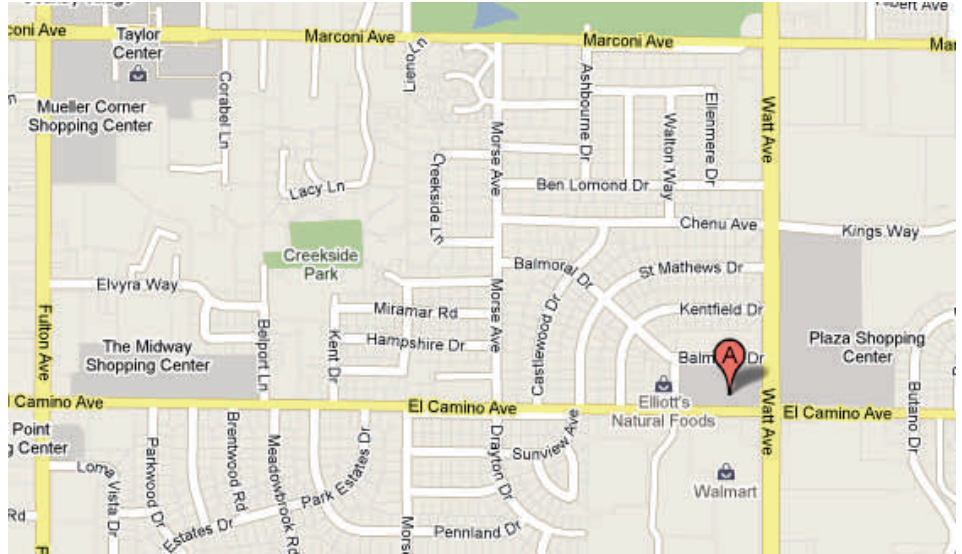
FOR LEASE

Restaurant, Retail, Office
3435 El Camino Ave, Sacramento, CA



Property Features

- Former IHOP
- 2200 sq. ft. floor area, approx.
- 800 sq. ft. second floor storage, approx.
- Commercial zoning
- T.I. allowance
- On site parking stalls
- \$1.25 per sq. ft. NNN (\$0.25 per sq. ft.)



Exclusive Agent

Tom O'Neil
DRE# 00759276
(916) 374-4236



macLaughlin and CO

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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

EL CAMINO AVE

WATT AVE.

EL CAMINO AVE



SIGNAGE

PROPERTY LINE (APPROXIMATELY)

PARKING LOT

152'

SMUD SERVICE POLE

(BT)

101'



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