

**First Year  
Promotional Rate  
of \$1.25/SF MG**



## PROPERTY HIGHLIGHTS

- For Lease:  $\pm 1,627$  SF
- Tenant Improvements Available
- **I-5 Freeway Signage Visibility**
- Upgraded Reception

## LOCATION OVERVIEW

Located on Duckhorn Drive, part of the Duckhorn Drive Office Complex



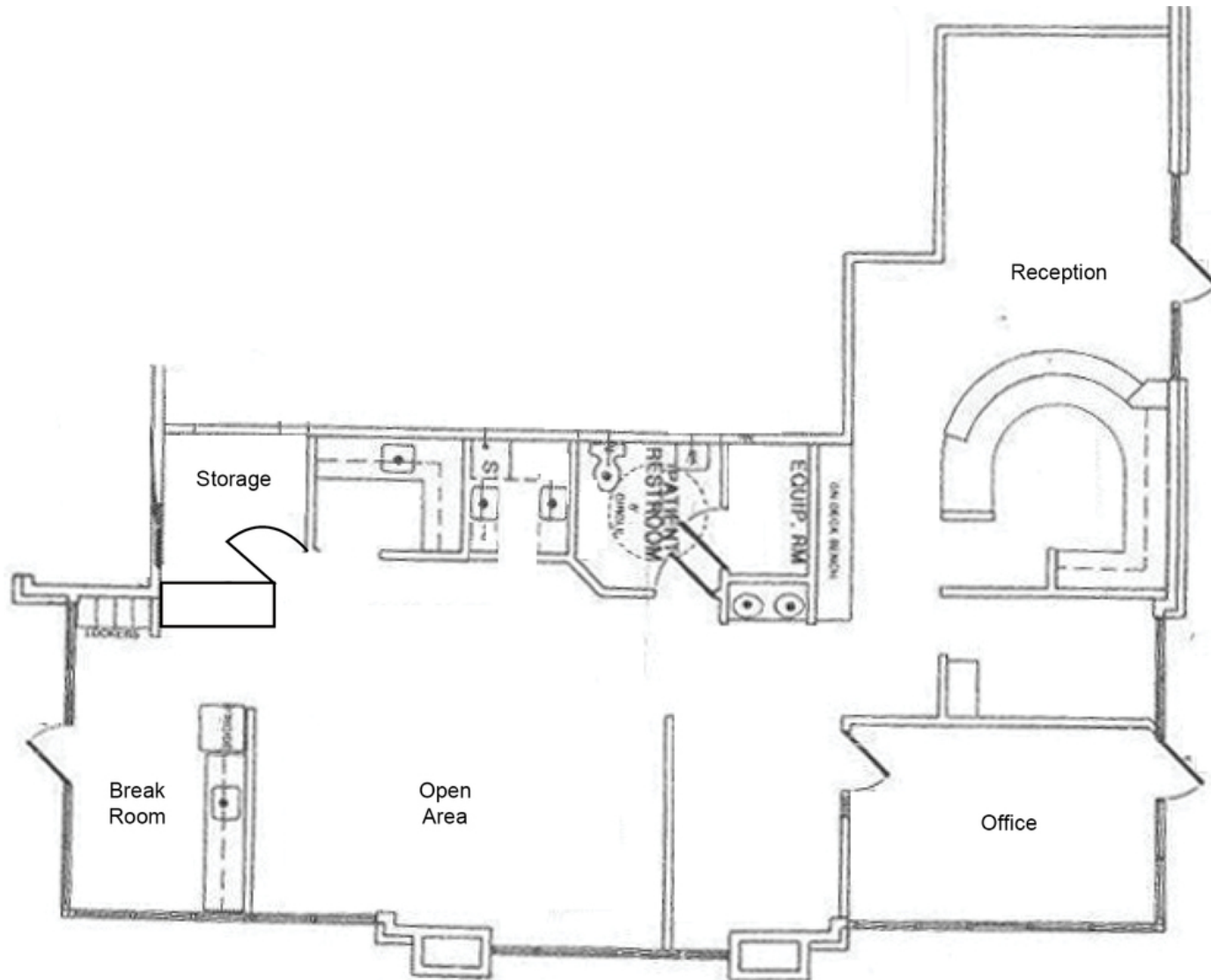
**FOR LEASE**

**4450 Duckhorn Dr. Sacramento, CA 95834**

**Office / Medical Space Available**

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## FLOOR PLAN



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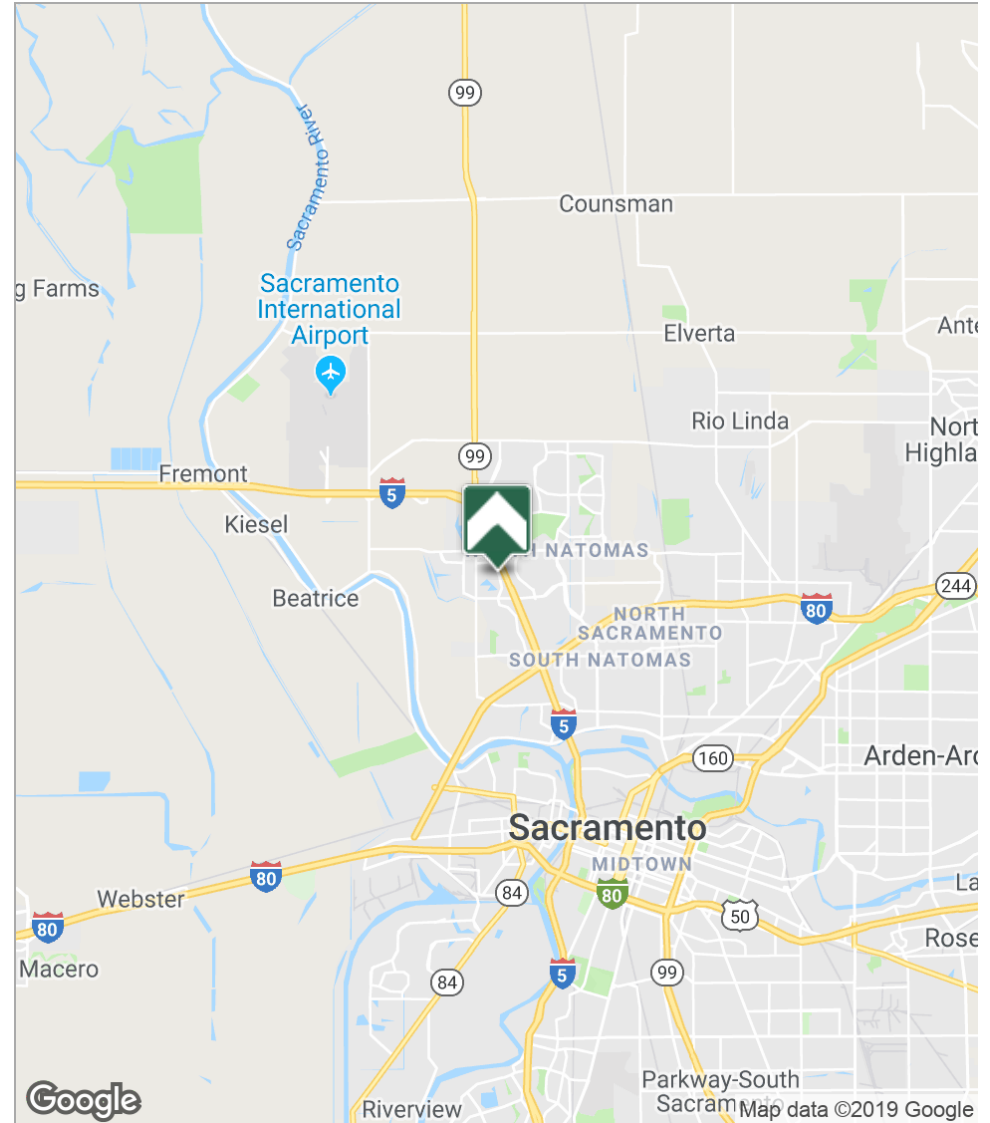
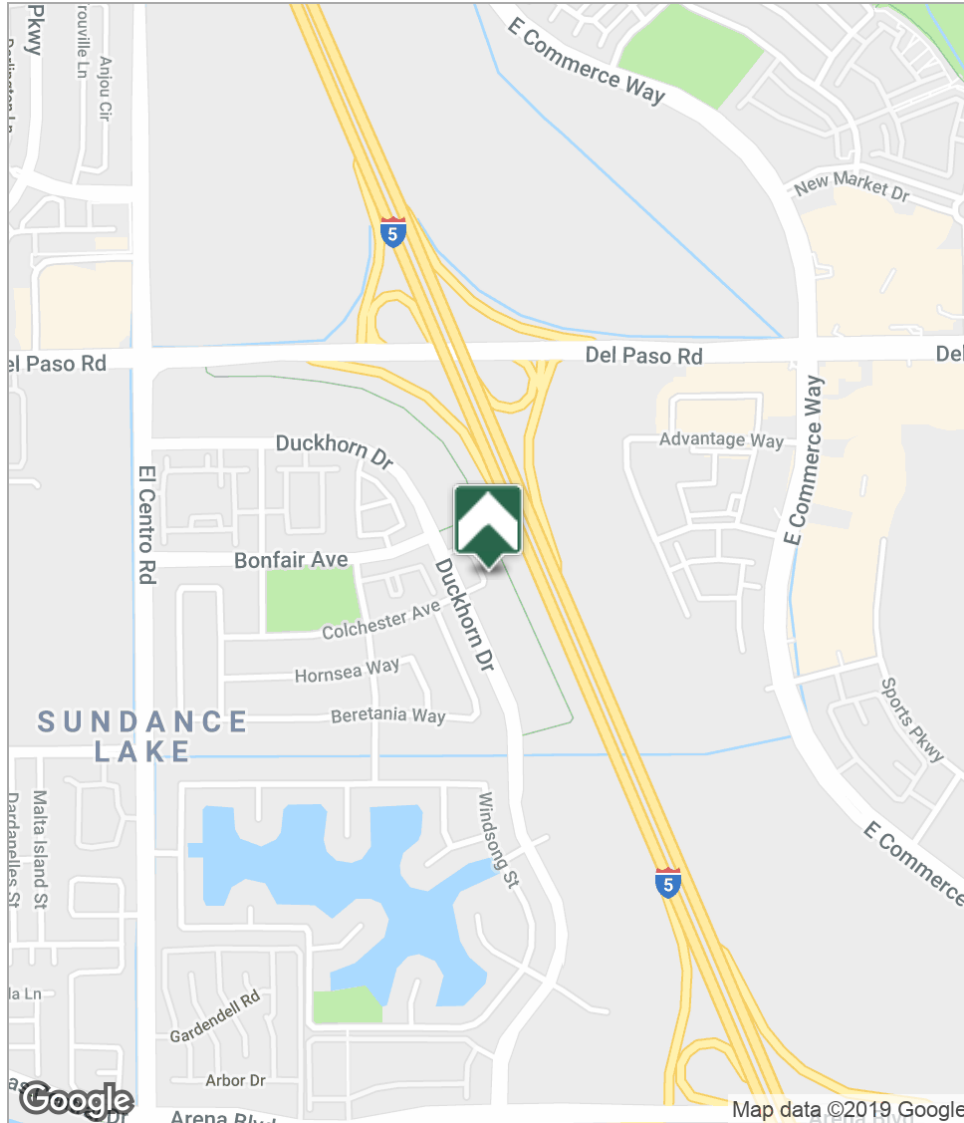
## ADDITIONAL PHOTOS



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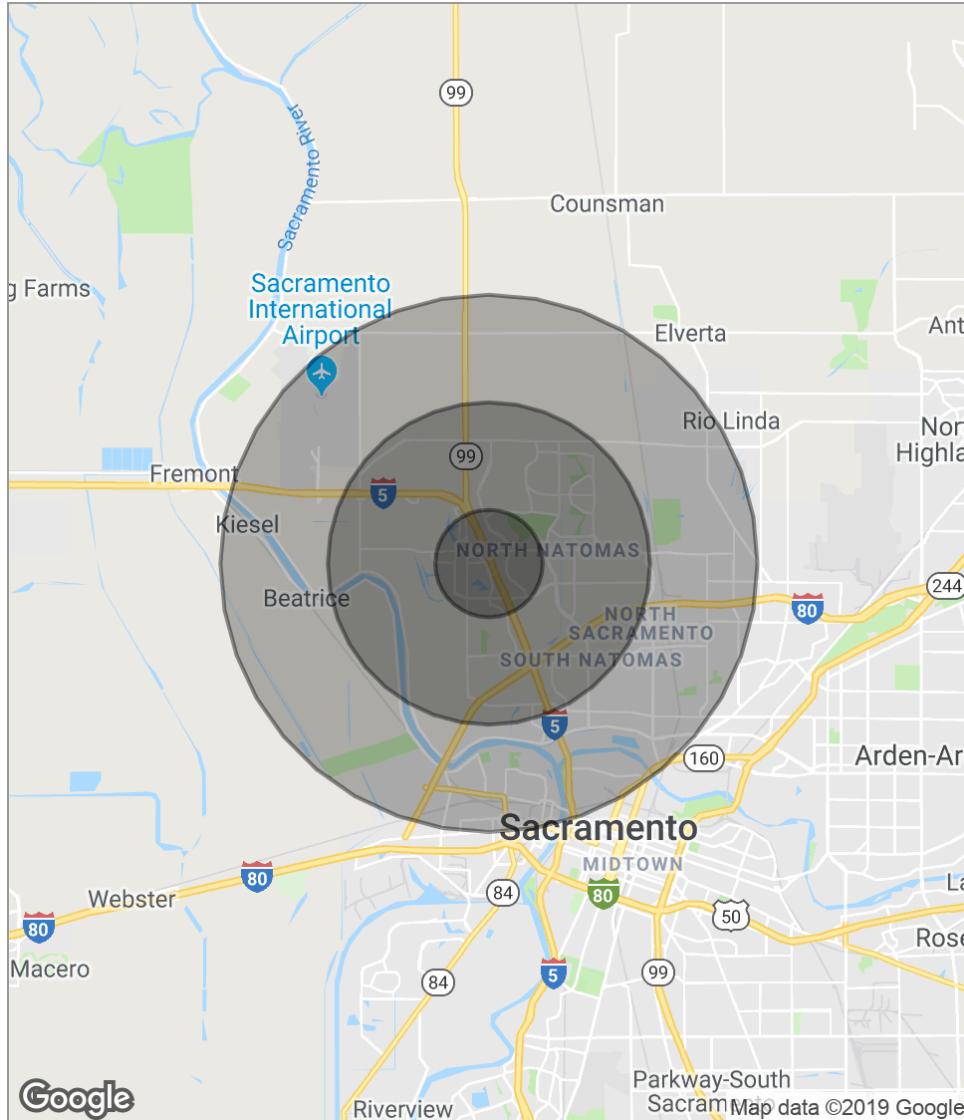
## LOCATION MAPS



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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,545	66,191	142,526
Median age	30.7	31.2	31.3
Median age (Male)	30.1	30.5	30.5
Median age (Female)	31.7	31.8	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,965	24,665	51,784
# of persons per HH	2.5	2.7	2.8
Average HH income	\$82,778	\$84,469	\$74,316
Average house value	\$473,295	\$326,533	\$306,873
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	17.4%	20.5%	27.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	45.6%	46.0%	49.5%
Black	10.9%	14.2%	13.1%
Asian	26.6%	22.8%	17.5%
Hawaiian	1.9%	1.1%	0.9%
American Indian	0.7%	0.6%	0.9%
Other	8.9%	8.9%	11.1%

\* Demographic data derived from 2010 US Census

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