# FOR LEASE

# 4811 CHIPPENDALE DR, SACRAMENTO, CA




## ±831 - 1,905 SF OFFICE SUITES

3D Tour
Click Here

**CHASE BURKE**
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

**ANDY JONSSON**
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

**STANISLAV YEVTUSHENKO**
279.386.8762
STAN@ROMECRE.COM
DRE: 02167493

ROME
REAL ESTATE GROUP

# CHIPPENDALE OFFICE PARK

**ASKING RENT: $1.45 PSF, MG**

## PROPERTY DETAILS:

- Professional and convenient environment for your business office.
- The office park consists of ten individual buildings, each surrounded by mature landscaping.
- Each building provides ample parking facilities for employees and visitors.
- The office park is ideally located with easy access to I-80 via Madison Ave.
- The location is near a variety of restaurants and essential services.
- The property is well-maintained, including recently renovated restrooms in the common areas.
- The office park features an outdoor seating area in a shaded central courtyard.

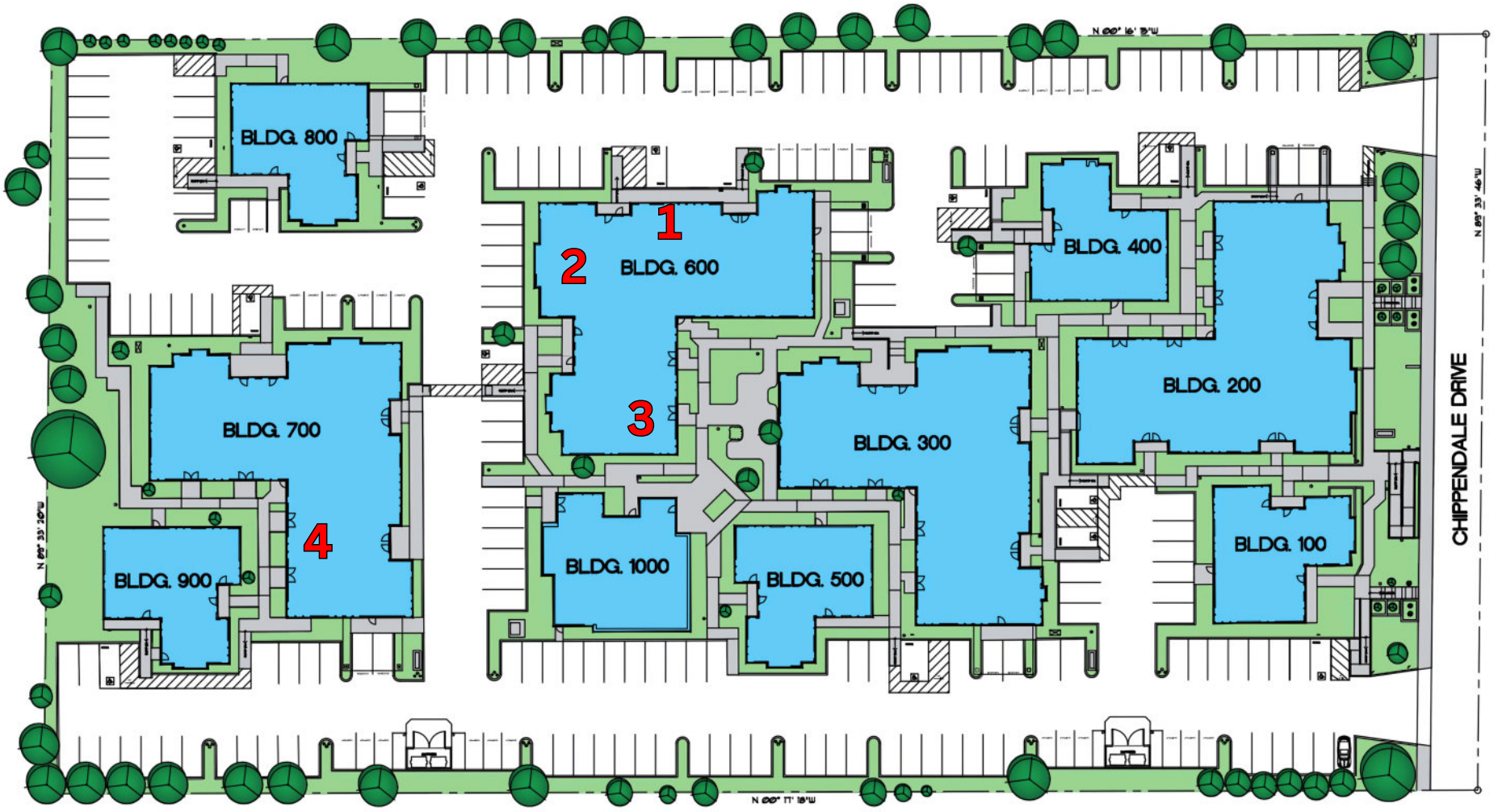
AVERAGE
**$79,473**
WITHIN 3 MILES
HOUSEHOLD INCOME

### STRONG TRAFFIC COUNTS

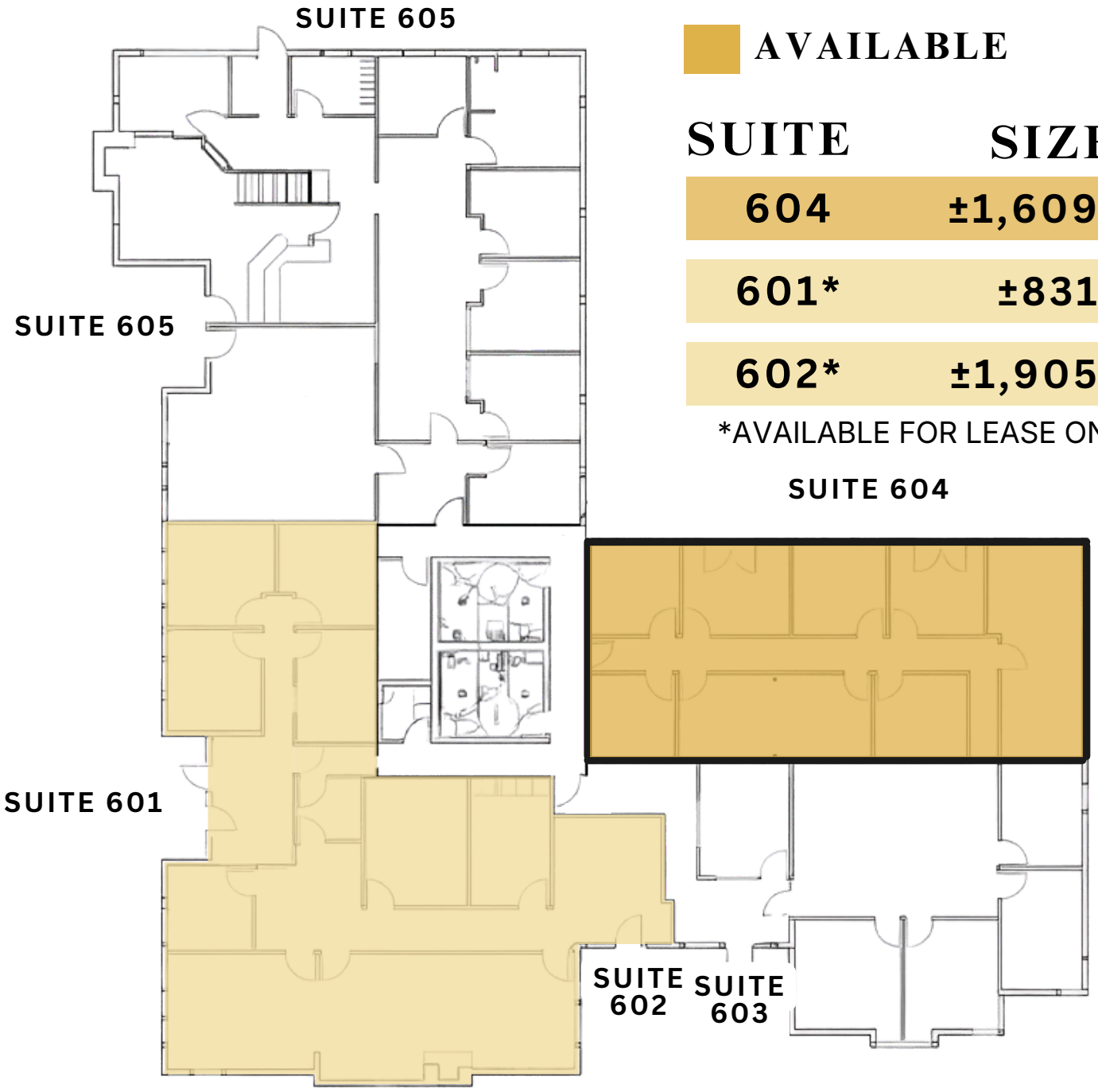
| | |
|---|---|
| CHIPPENDALE DR: | 9,923 ADT |
| SUMMERWOOD CIR: | 7,779 ADT |
| MADISON AVE: | 57,979 ADT |

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

| AVAILABLE SUITE | SIZE IN SF | MONTHLY RENT |
|---|---|---|
| 1 - 601 | ±831 SF | $1.45 PSF, MG |
| 2 - 602 | ±1,905 SF | $1.45 PSF, MG |
| 3 - 604 | ±1,609 SF | $1.45 PSF, MG |
| 4 - 706 | ±1,494 SF | $1.45 PSF, MG |



# CHIPPENDALE OFFICE PARK

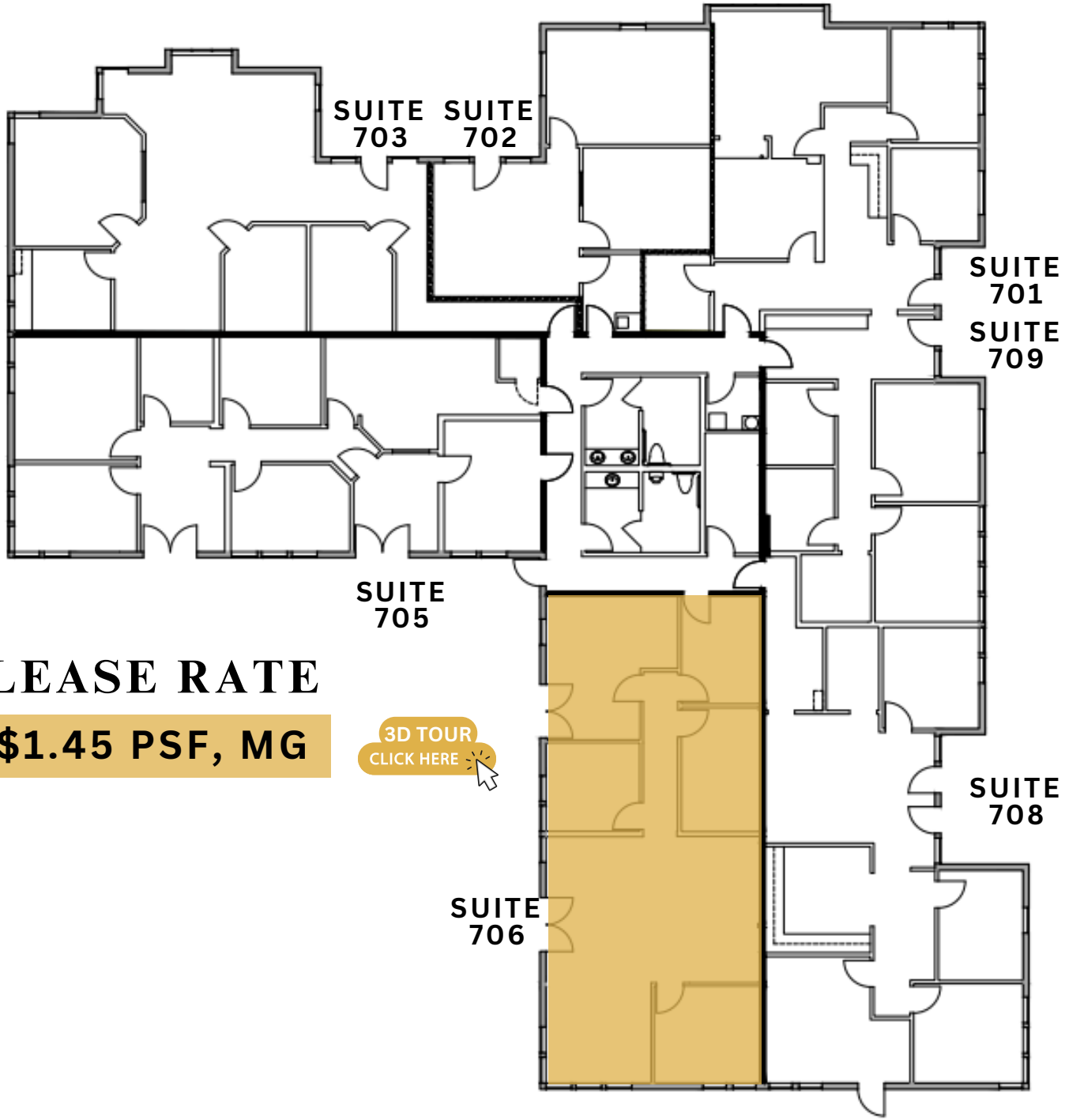



AVAILABLE

| SUITE | SIZE | LEASE RATE |
|---|---|---|
| 604 | ±1,609 SF | $1.45 PSF, MG |
| 601* | ±831 SF | $1.45 PSF, MG |
| 602* | ±1,905 SF | $1.45 PSF, MG |

*AVAILABLE FOR LEASE ON DECEMBER 1, 2026

# CHIPPENDALE OFFICE PARK




**AVAILABLE**

| SUITE | SIZE | LEASE RATE |
|---|---|---|
| 706 | ±1,494 SF | $1.45 PSF, MG |

# IMMEDIATE VICINITY AERIAL



# DEMOGRAPHIC SUMMARY REPORT

**4811 CHIPPENDALE DR • SACRAMENTO, CA 95841**



POPULATION
**2023 ESTIMATE**

| | |
|---|---|
| 1 MILE | 25,698 |
| 3 MILES | 160,288 |
| 5 MILES | 377,604 |

POPULATION
**2028 PROJECTION**

| | |
|---|---|
| 1 MILE | 26,469 |
| 3 MILES | 164,371 |
| 5 MILES | 386,551 |

HOUSEHOLD INCOME
**2023 AVERAGE**

| | |
|---|---|
| 1 MILE | $61,086 |
| 3 MILES | $79,473 |
| 5 MILES | $85,770 |

HOUSEHOLD INCOME
**2023 MEDIAN**

| | |
|---|---|
| 1 MILE | $46,739 |
| 3 MILES | $62,223 |
| 5 MILES | $66,899 |

| 2023 POPULATION BY ORIGIN | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---|---|---|---|
| WHITE | 17,436 | 118,056 | 278,281 |
| BLACK | 3,809 | 15,138 | 31,510 |
| HISPANIC ORIGIN | 6,352 | 33,207 | 75,089 |
| AM. INDIAN & ALASKAN | 536 | 2,620 | 6,130 |
| ASIAN | 1,585 | 10,890 | 31,039 |
| HAWAIIAN & PACIFIC ISLAND | 282 | 1,489 | 3,740 |
| OTHER | 2,051 | 12,095 | 26,903 |

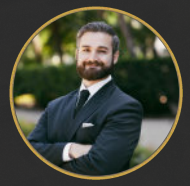
FOR LEASE

# 4811 CHIPPENDALE DR

SACRAMENTO, CA 95841

# CONTACT US

## For more information about these office suites

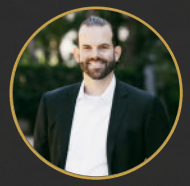
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PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

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CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

stan@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816


FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

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