

ARDEN WY

Signalized Intersection

SUBJECT

AVAILABLE FOR LEASE

FAIR OAKS BLVD

5107 FAIR OAKS BLVD
Carmichael, CA 95608
+/-2,500 SF
Lease Rate - \$2.25 NNN



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CENTURY 21
Select Real Estate, Inc



Main and Main Street Frontage Retail Space Available



THE PROPERTY

📍 5107 Fair Oaks Blvd, Carmichael, CA 95608

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
City of Carmichael
APN: 283-0251-020-0000



+/- 2,500 SF



LC - Light Commercial



Retail Street Frontage



\$2.25 NNN



The Property is located near the intersection of Fair Oaks Blvd and Arden Way in Carmichael CA



High visibility location in Dense Residential corridor



Location benefits from daytime and evening traffic



Street frontage opportunity surrounded by Retail amenities including Arden Fair Mall



Drive Thru Opportunity Available

The asking lease rate is \$2.25 NNN





ARDEN WY

WALNUT AVE

FAIR OAKS BLVD

ARDEN WY

Vicky's
Pet Chalet

Raley's

5107
FAIR OAKS
CARMICHAEL
CA 95628

CIRCLE K



Village Montessori
Carmichael

Gami
Burger

Elite
BAKERY CAFE
916.434.0223



El Forastero Mexican Food

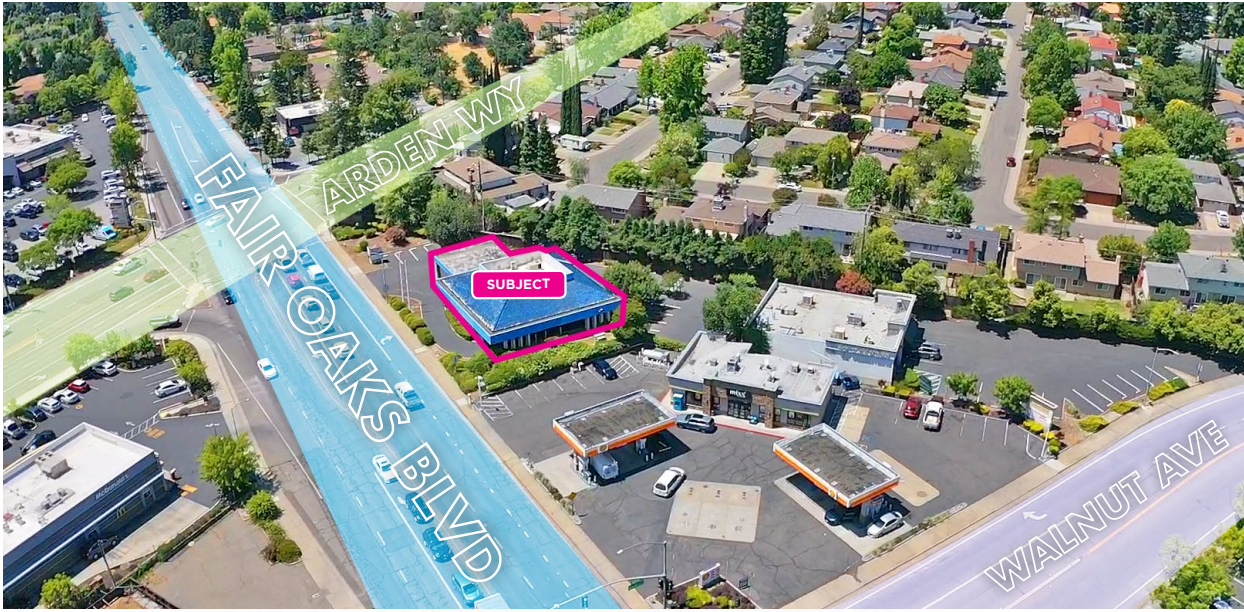


CITY SPORTS
CLUB

Five Points
Shopping Center

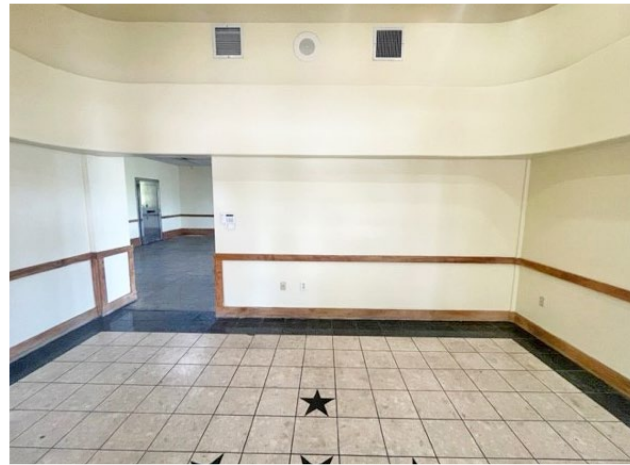
MATTEOS
PIZZA & BISTRO





THE BUILDING

- The subject property is located near the intersection of Arden Way and Fair Oaks Blvd in Carmichael. The building offers street frontage on Fair Oaks Blvd which services thousands of vehicles per day.
- The freestanding retail building offers convenient ingress and egress on to Fair Oaks Blvd.
- There is both building and monument signage available if so desired offering maximum exposure to the street. The +/-2,500 square foot building sits on .59 acres of LC zoned land. The building sits just off Arden Way which connects to Highway 80, a major arterial in Sacramento.
- There are lots of amenities and shops nearby making this a very popular retail destination for a multitude of different users. The surrounding area is filled with dense residential neighborhoods, schools such as American River City College, Arden Fair Mall, The Howe Bout Arden Shopping Center and much more.
- This opportunity provides a tenant the ability to lease a desirable piece of Commercial property in the greater Sacramento Area.





THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Galt, Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

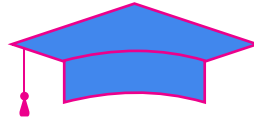
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



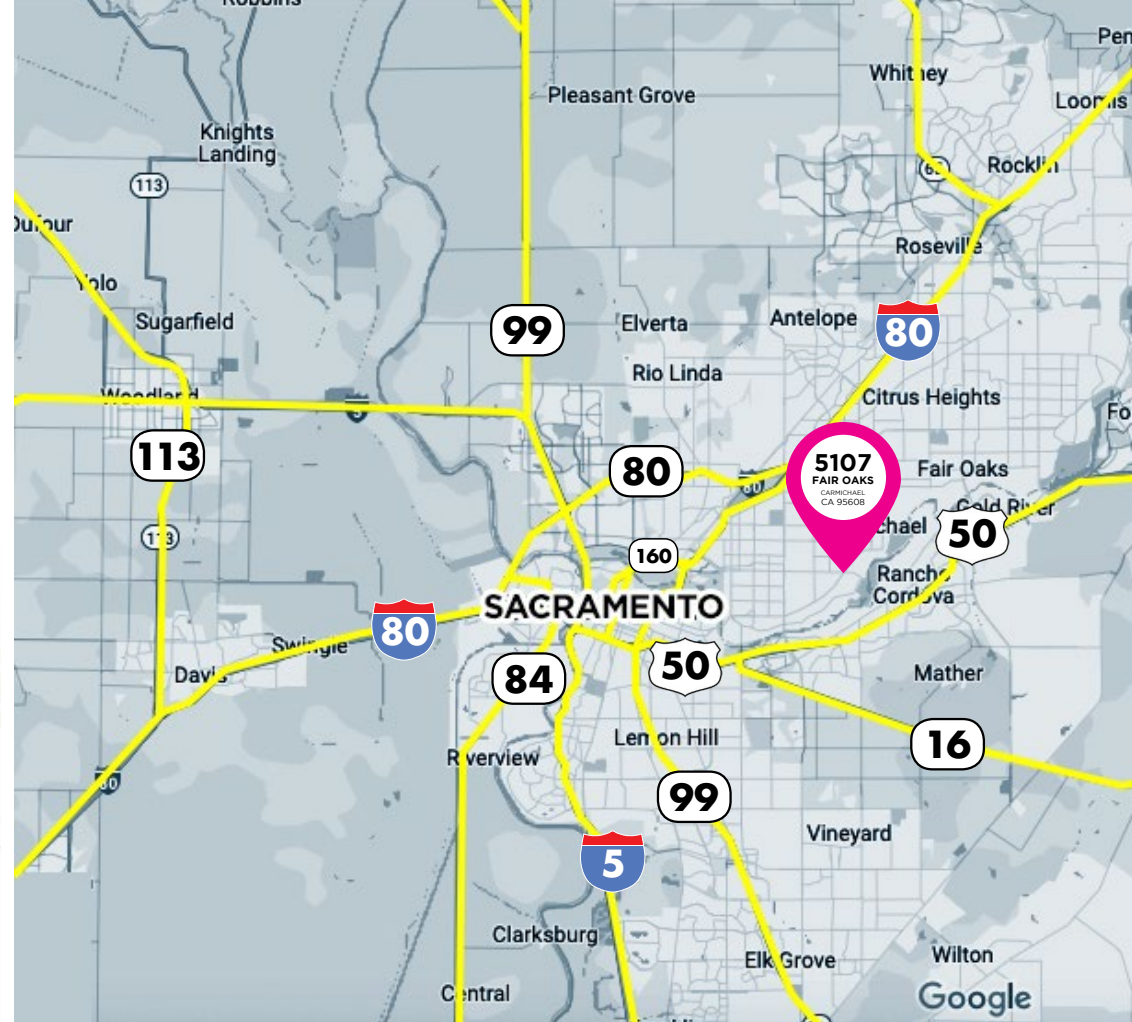
- 28% Some College, No Degree
- 23% Bachelor's Degree
- 15% High School Graduate
- 15% Advanced Degree
- 12% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

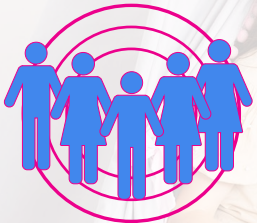


5 mile 2024 Households

< \$25K	29,430
\$25K - 50K	24,913
\$50K - 75K	26,106
\$75K - 100K	19,829
\$100K - 125K	15,350
\$125K - 150K	11,400
\$150K - 200K	11,208
\$200K+	15,542



RESIDENT POPULATION



5 mile Population 2023

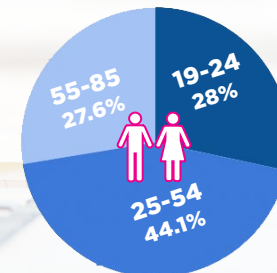
2020	395,318
2024	402,001
2029	406,096

TRAFFIC COUNT



-/+ 20,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	29,793
5 mile	71,528
10 mile	153,777



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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