

8329 FAIR OAKS BLVD
CARMICHAEL, CA 95608

FOR SALE or LEASE



Property Highlights:

- Multitenant Office Building
- Seven Rentable Suites; Four suites available for lease
- 6,515 sf building
- High identity location on Fair Oaks Blvd
- Abundant parking within gated, fenced lot
- Owner-user opportunity with in-place income
- Solid customer base with high population in a 3-mile radius

Ranga Pathak
Broker Associate
RE/MAX Gold
CA BRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

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Offering Summary

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Building Address	8329 Fair Oaks Boulevard, Carmichael, CA
Assessor's Parcel Number	245-0251-028-0000
County	Sacramento
Property Type	Multitenant Office Building
Building Size	6,515 sf
No. of Parking spots	25 plus additional 6 shared spots
Land Area	0.55 acres
Sale Price	\$975,000
Rent	\$1,250 - \$1,500 per month mod. gross
Major Tenants	Dental Office, Massage Studio
Lease Type	Gross
Area available for owner-user	3,725 sf
Utilities	Each suite separately metered
Year built	1962
Zoning	Business Professional

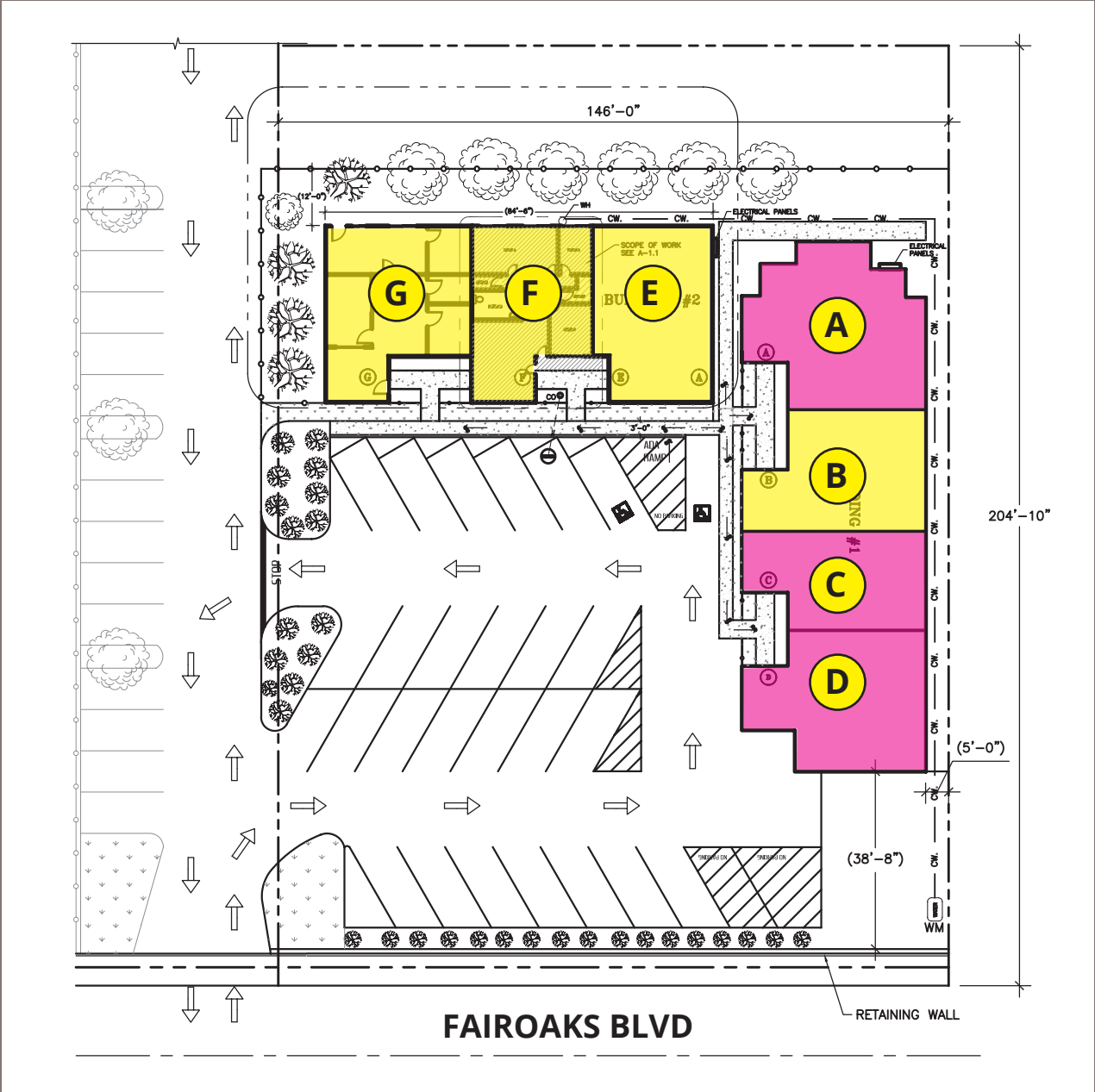
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Building Details

Suite #	Size	Features	Comments
A	930 SF	Multiple offices, waiting area and restroom, recently painted	Leased to massage therapist
B	930 SF	Former dental office with 4 operatories, lab, waiting area, front office and restroom	Available \$1,250 per mo m.g.
C & D	1,860 SF	Dental Office with multiple operatories fully renovated in 2017, new water heaters in June 2026	Leased to City of Trees Dental
E	930 SF	Four offices, closet, restroom, front office, reception & storage	Available \$1,350 per mo m.g.
F	930 SF	Renovated in 2020, with new HVAC. Four offices, large rest-room, reception with skylight and storage space. Solar tubes.	Available \$1,400 per mo m.g.
G	930 SF	Former Insurance office, Includes a reception, front office, work area, large private office, break room, large restroom and storage space. Skylights and solar tubes. Remodeled in 2017. Includes new paint, new heater, new compressor, dual pane windows, skylights and solar tubes. May be delivered furnished.	Available \$1,500 per mo m.g.

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Site Map



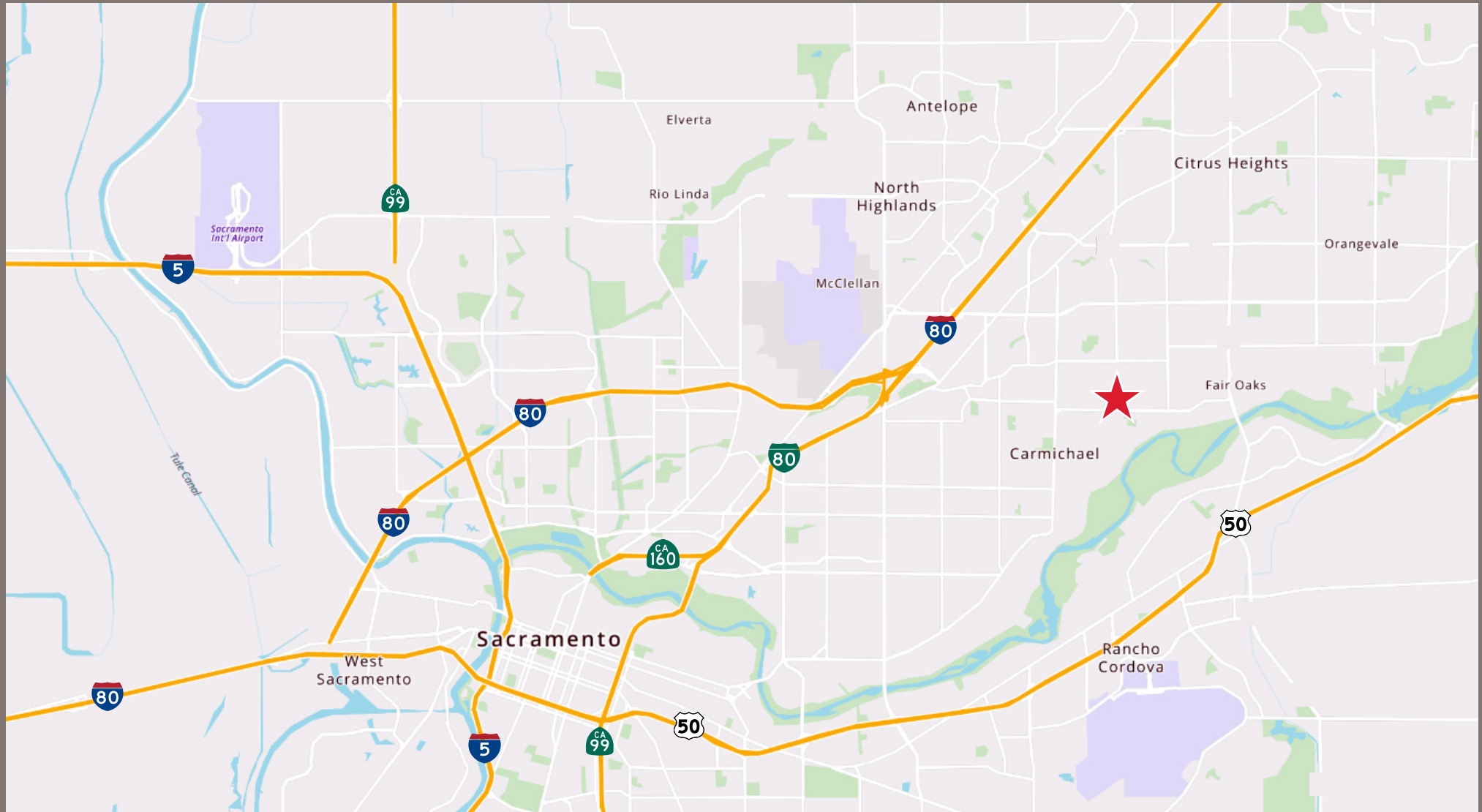
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Property Photos



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Location Map



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Demographics

Key Facts: 5 Mile Radius



359,046
Total Population (2024)



\$98,544
Average Household Income



16,471
Businesses



121,019
Daytime Employees



76,890
Owner Occupied Households



\$455,076
Median Home value

ADT Fair Oaks Boulevard (Champlain Ln E) **30,233** (2025)

