



CROSSROAD
VENTURES GROUP

7817 - 7829 Fair Oaks Blvd

Carmichael, CA 95608



CALL FOR PRICING

For Sale

Commercial

916.788.9731
crossroadventures.net

Highlights

- Owner-user opportunity with income in place
- Three parcels offered together, ±1.08 total acres
- 7817 Fair Oaks Blvd fully leased, generating \$4,300/month
- 7823 Fair Oaks Blvd delivered vacant, including full lot for parking or expansion
- Immediate use for an owner-operator, with existing income to offset carry
- Prime Fair Oaks Boulevard frontage in Carmichael
- Flexible GC/AC zoning supports a range of business uses
- Ample on-site parking across the assemblage
- Rare owner-user offering in a strong Sacramento County submarket

TIM RAWLINS
CalDRE #02041104
P: 916.788.9731 | tim@crossroadventures.net

JAKE MEDEIROS
CalDRE #02197630
P: 916.788.9731 | jake@crossroadventures.net

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Property Summary



Property Description

Crossroad Ventures Group presents 7817 - 7829 Fair Oaks Blvd, a three-parcel commercial assemblage totaling approximately 1.08 acres in Carmichael, CA, offered as an owner-user opportunity with income in place. The 7817 Fair Oaks Blvd parcel is fully leased to two tenants generating \$4,300 per month in actual rent, while the adjoining 7823 Fair Oaks Blvd parcels will be delivered vacant - including the full lot

Property Highlights

- Owner-user sale with income in place
- Three contiguous parcels totaling ± 1.08 acres
- 7817 Fair Oaks Blvd fully leased to two tenants at \$4,300/month
- 7823 Fair Oaks Blvd to be delivered vacant, including the full lot for parking or expansion
- Prime Fair Oaks Boulevard frontage
- Flexible GC/AC zoning suited to owner-user, redevelopment, or hold

Offering Summary

Sale Price:	Call For Pricing
Lot Size	1.08 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,685	55,678	140,605
Total Population	13,751	141,697	371,048
Average HH Income	\$107,229	\$105,440	\$104,681

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Property Description

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Crossroad Ventures Group is pleased to present 7817 - 7829 Fair Oaks Blvd, a three-parcel commercial assemblage totaling approximately 1.08 acres in Carmichael, CA. The offering combines in-place income with owner-user flexibility: the 7817 Fair Oaks Blvd building ($\pm 2,960$ SF) is fully occupied by two tenants, Safety Prime Auto Glass and Sultani Mobile Detailing, generating \$4,300 per month in actual rent. The adjoining 7823 Fair Oaks Blvd parcels, improved with a $\pm 4,208$ SF building and additional lot area, will be delivered vacant at close of escrow - including the full lot for parking, storage, or expansion - giving a buyer immediate use of the site while the leased parcel continues producing income. This configuration suits an owner-user who wants to occupy or operate from one parcel right away while retaining existing tenant income, or an investor seeking a value-add assemblage with upside as space is leased or redeveloped.

Location Description

Positioned in the heart of desirable Carmichael, CA, the location offers a prime opportunity for an owner-user or investor along a high-visibility stretch of Fair Oaks Boulevard. The area features a thriving business community and convenient access to major transportation arteries. Just moments away, buyers will find the picturesque American River Parkway, renowned for its scenic trails and recreational activities, as well as the popular Ancil Hoffman Park Golf Course, a favorite destination for outdoor enthusiasts. With a rich array of amenities, dining, and retail nearby, the location supports both the in-place tenants at 7817 and a range of future uses for the vacant 7823 parcels.



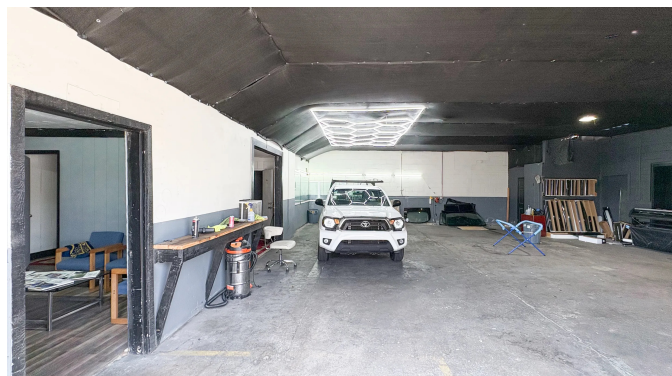
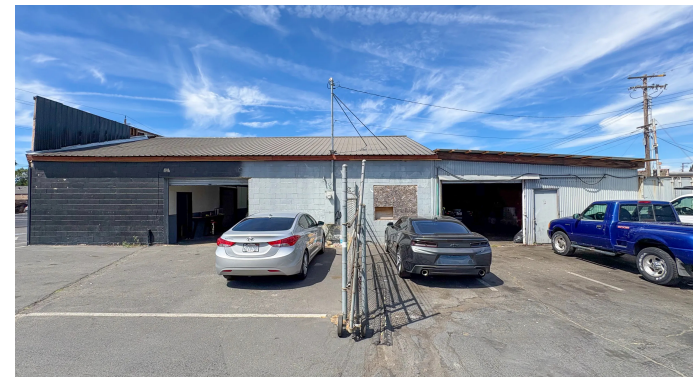
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Additional Photos



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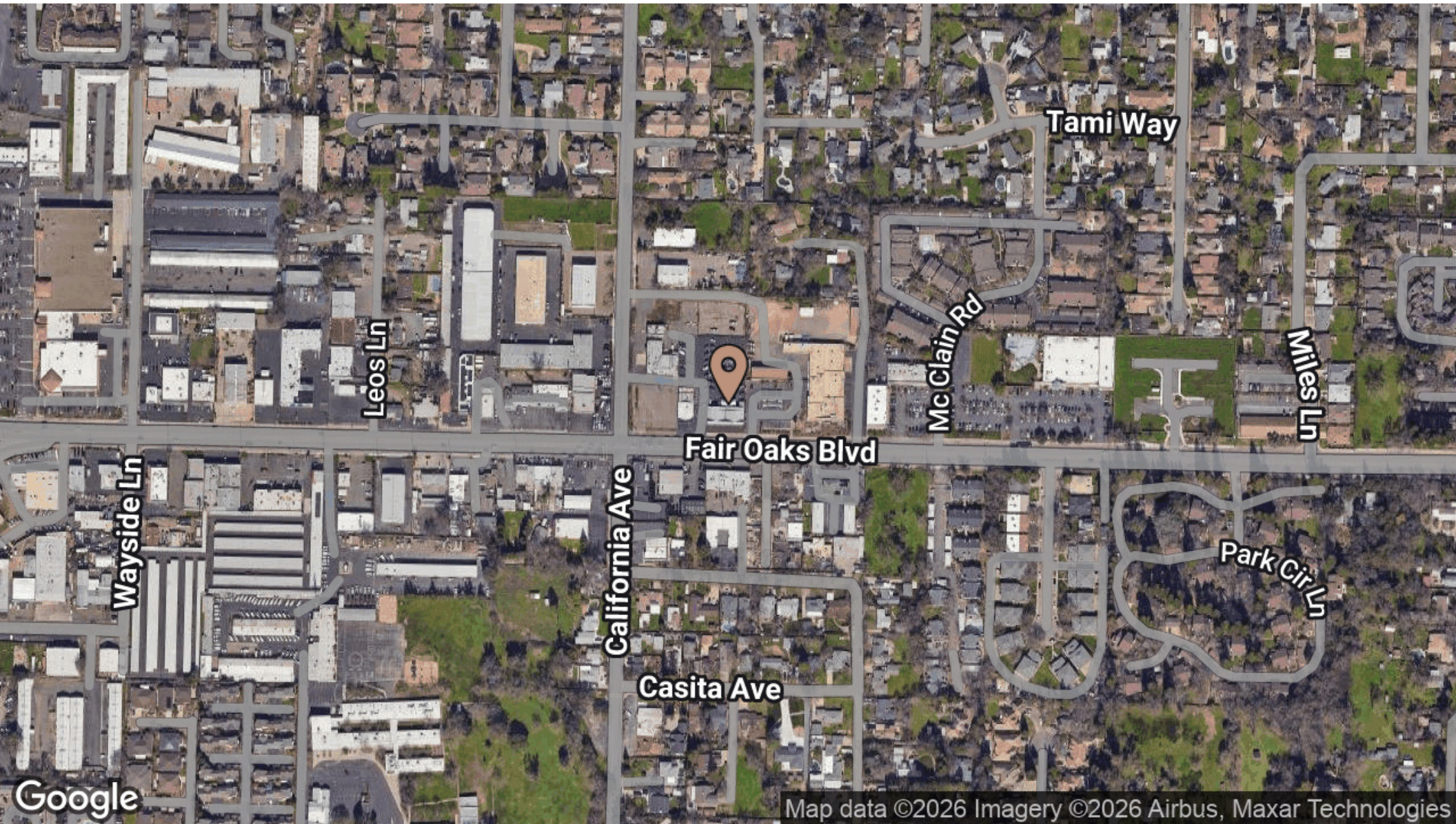
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Location Map



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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	13,751	141,697	371,048
Average Age	45.3	41.3	39.4
Average Age (Male)	45.9	39.7	38.5
Average Age (Female)	46.6	43.1	40.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,685	55,678	140,605
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$107,229	\$105,440	\$104,681
Average House Value	\$562,745	\$503,011	\$496,009

2023 American Community Survey (ACS)

