

AVAILABLE
FOR LEASE

2326 FAIR OAKS BLVD.
SACRAMENTO, CA 95825
+/-1,061 SF

AVAILABLE

HOWE AVE.

UNIVERSITY AVE

RETAIL 365

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CENTURY 21
Select Real Estate, Inc



FAIR OAKS BLVD ADT 33,000

Last Turn-Key Retail Suite Available for Lease

THE PROPERTY

2326 FAIR OAKS BLVD. SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO
SACRAMENTO COUNTY
APN:
294-0140-032



+/-1,061 SF



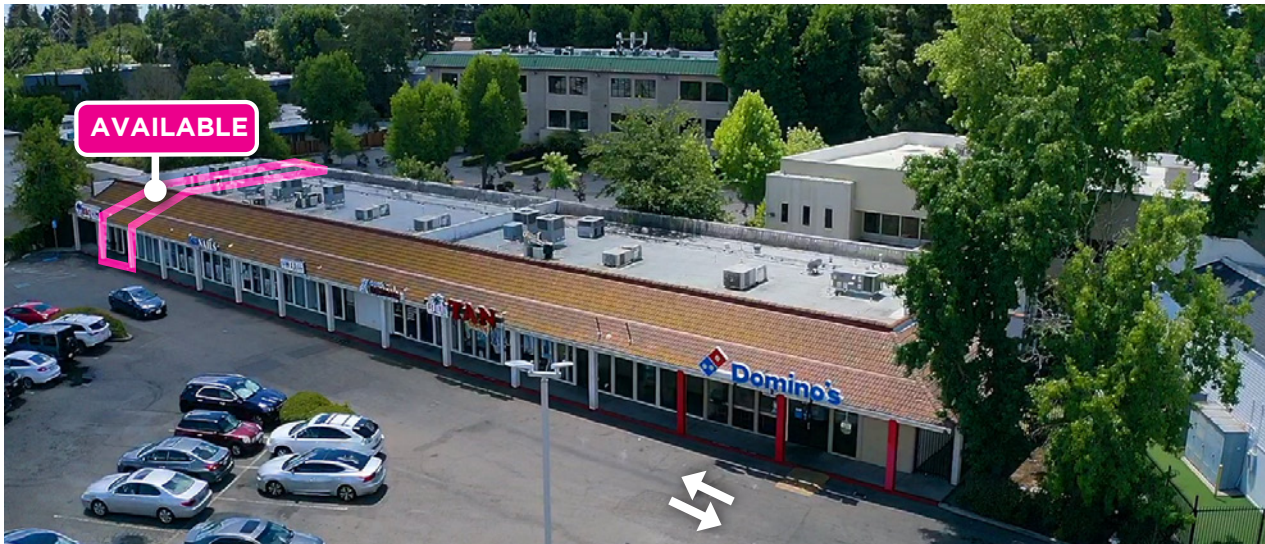
LC-
LIGHT
COMMERCIAL



RETAIL SUITE



\$2.25 PSF + NNN



CENTURY 21
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FOR LEASE



TENANTS

Domino's Pizza

KB Nails

Cheveux Artistry Salon

R U Tan

Elegan Designs

The Wax Room

Family BBQ & Pies

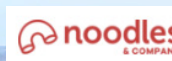




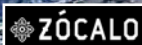
SACRAMENTO STATE

CORTI BROTHERS

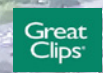
RAYLEYS CENTER



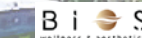
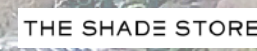
THE BOULEVARD SHOPPING CENTER



UV SHOPPING CENTER



PAVILIONS SHOPPING CENTER



HOWE AVE

FAIR OAKS BLVD +/-34,000 VPD

INSTAPHYSIQUE



2326 Fair Oaks Sacramento, CA 95825

DANTE EVENT CENTER



2326
FAIR OAKS BLVD.



THE BUILDING

This multi-tenant retail building consists of 7 tenants that occupy +/-10,500 SF that sits on +/-1.26 Acres of light commercial zoned land. On the left flank of the building is a restaurant with a patio and on the opposite end is Domino's Pizza. In between the restaurants are 5 retail tenants that consist of nail, hair, aesthetics, tanning, and seamstress. These complimenting business support each other

well and offer a more cost effective option than the Pavilions shopping center located on the opposite side of the street. This stabilized asset's largest tenant is KB nails while its most famous is Domino's Pizza. This building offers monument signage on Fair Oaks Blvd. to the left of McDonalds which is positioned next to the cross walk connecting the Pavilions to this center.





THE AREA

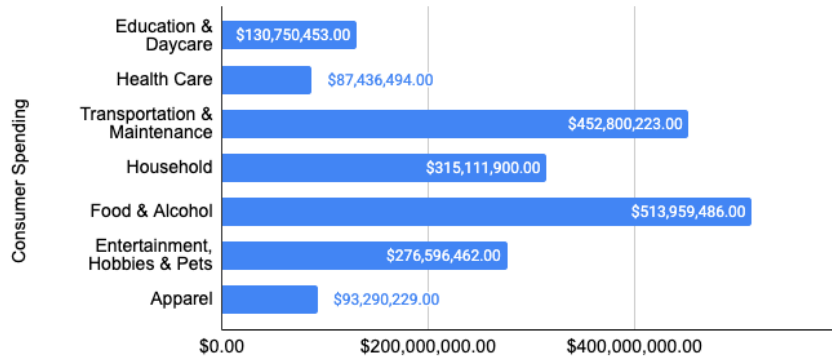
This retail strip center sits facing Fair Oaks Blvd and is located within a diverse mixed-use environment of medical/office, retail, and restaurant. This parcel is situated in a larger center with national retailers such as McDonalds, Subway, and Dominos. The intersection of Howe Ave. & Fair Oaks Blvd. accumulates +/-50,000 vehicles per day. Take advantage of the nearby college campus with dorms and apartment/condo complexes. This property is conveniently located between HWY 80 & 50 increases accessibility for all current and future customers. Medical facilities, Raley's & Safeway, Starbucks, Peet's Coffee & Temple Coffee, the Pavilions Shopping Center & Loehmann's Plaza, and numerous other national banks and franchises immediately surround this building.



DEMOGRAPHICS

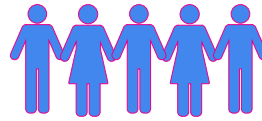
CONSUMER SPENDING

3 miles Households

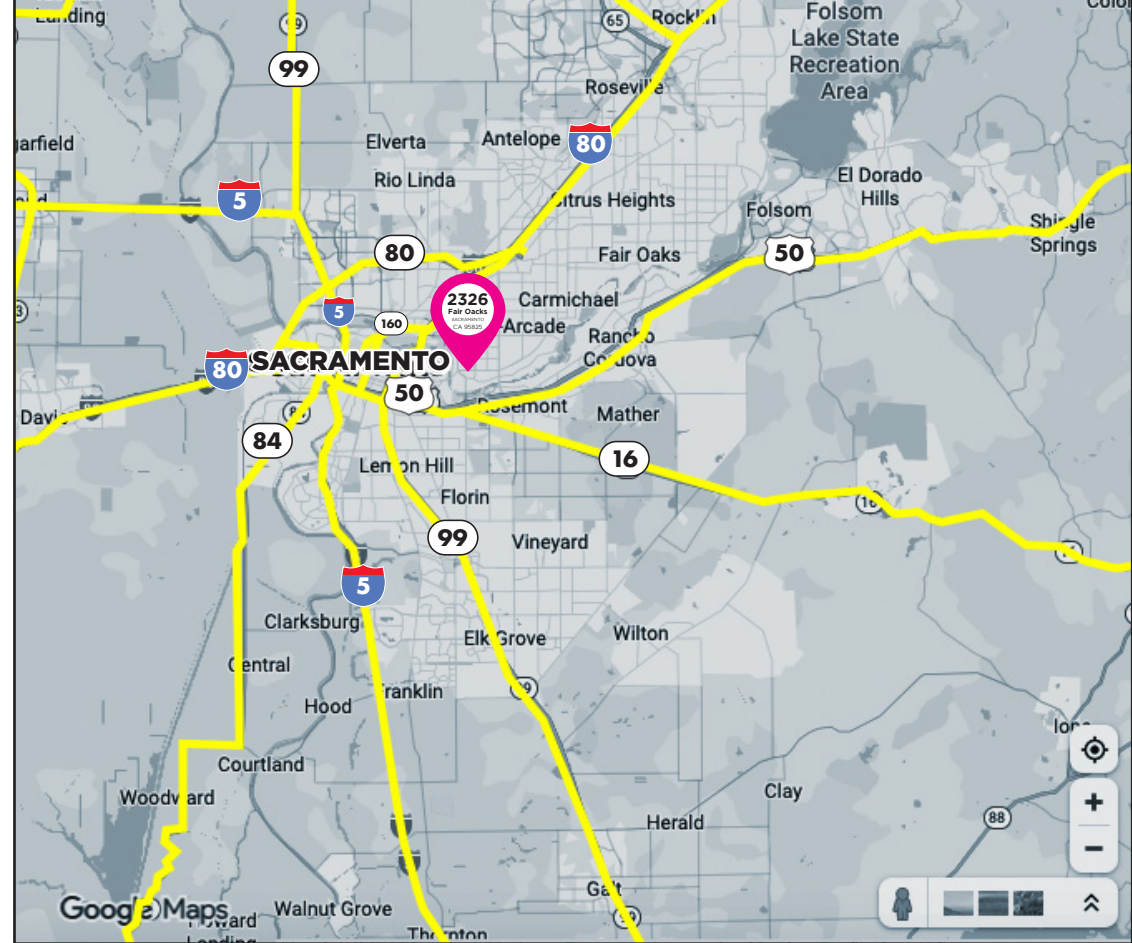


Population by Race

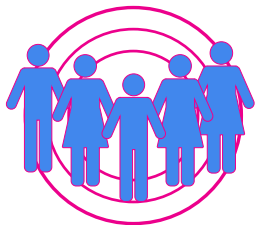
3 Mile Radius



- 74,691 White
- 10,922 Black or African American
- 1,555 American Indian & Alaskan
- 13,398 Asian
- 1,012 Native Hawaiian & Pacific Islander
- 35,357 Two or More Races



RESIDENT POPULATION



1 Mile	19,321
3 Miles	136,935
5 Miles	406,934

TRAFFIC COUNT



-/+ 23,742
vehicles per day

HOUSEHOLD INCOME

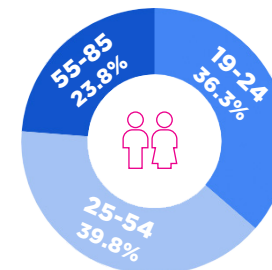


3 Mile Radius

Avg. Household Income	101,949
< \$25K	35,003
\$25K - 50K	31,300
\$50K - 75K	27,505
\$75K - 100K	16,493
\$100K - 125K	11,493
\$125K - 150K	7,950
\$150K - 200K	10,072
\$200K+	8,712

POPULATION BY AGE

3 Mile Radius



TOTAL HOUSE HOLDS - 2024



1 mile	9,876
3 miles	58,100
5 miles	159,354

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CENTURY 21.

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LEASE

CENTURY 21

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