

8920 SUNSET AVENUE

FAIR OAKS, CA

±1,618 SF Turn-Key Salon
AVAILABLE FOR LEASE



NEWMARK

MIKE CHERNIOGLO

916-389-4027

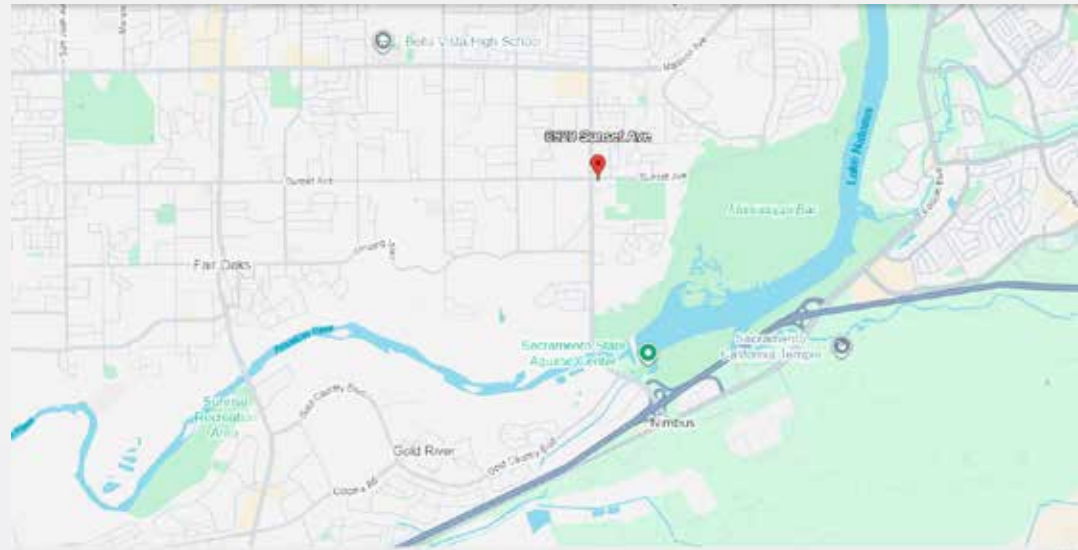
mike.chernioglo@nmrk.com

CA RE License #02283460

FEATURES

- Suite D - ±1,618 square feet
- ADA compliant bathroom
- 2 Private rooms
- Break room
- Janitor Closet
- 2 Hair washing Basins
- And nice wood flooring
- Ample parking both front and back of space
- Extra bathrooms with the building
- Great Co-tenants
- Great Visibility

LOCATION MAP



8920 SUNSET AVENUE

DEMOGRAPHICS

This site serves an affluent surrounding trade area with strong household income, steady consumer spending, and a healthy daytime employment base. The nearby traffic counts on Hazel Avenue and Sunset Avenue also support retail visibility and daily exposure for prospective tenants.

KEY DEMOGRAPHICS

- Population reaches 76,801 within 3 miles & 220,601 within 5 miles.
- Average household income is \$131,629 within 3 miles & \$125,191 within 5 miles.
- Median household income is \$107,328 within 3 miles & \$100,958 within 5 miles.
- Median home value is \$682,613 within 3 miles & \$639,296 within 5 miles.
- Total households reach 31,356 within 3 miles & 85,804 within 5 miles.

TRAFFIC HIGHLIGHTS

- Hazel Avenue near Sunset Avenue reports traffic counts of 51,759 and 46,632.
- Hazel Avenue near Tributary Point Drive reports 50,973, and Hazel Avenue near Kalo Court reports 47,525.
- Sunset Avenue at Kitty Hawk Street reports counts around 7,300.

SUMMARY: The property is positioned within a high-income, established trade area supported by strong consumer spending, solid employment density, and notable traffic along key nearby corridors. These fundamentals make the site well suited for retail, food-and-beverage, service, and other daily-needs-oriented tenancy.



50 189,000 CPD



TEMPLE
COFFEE ROASTERS

Hazel Ave 97,000 CPD



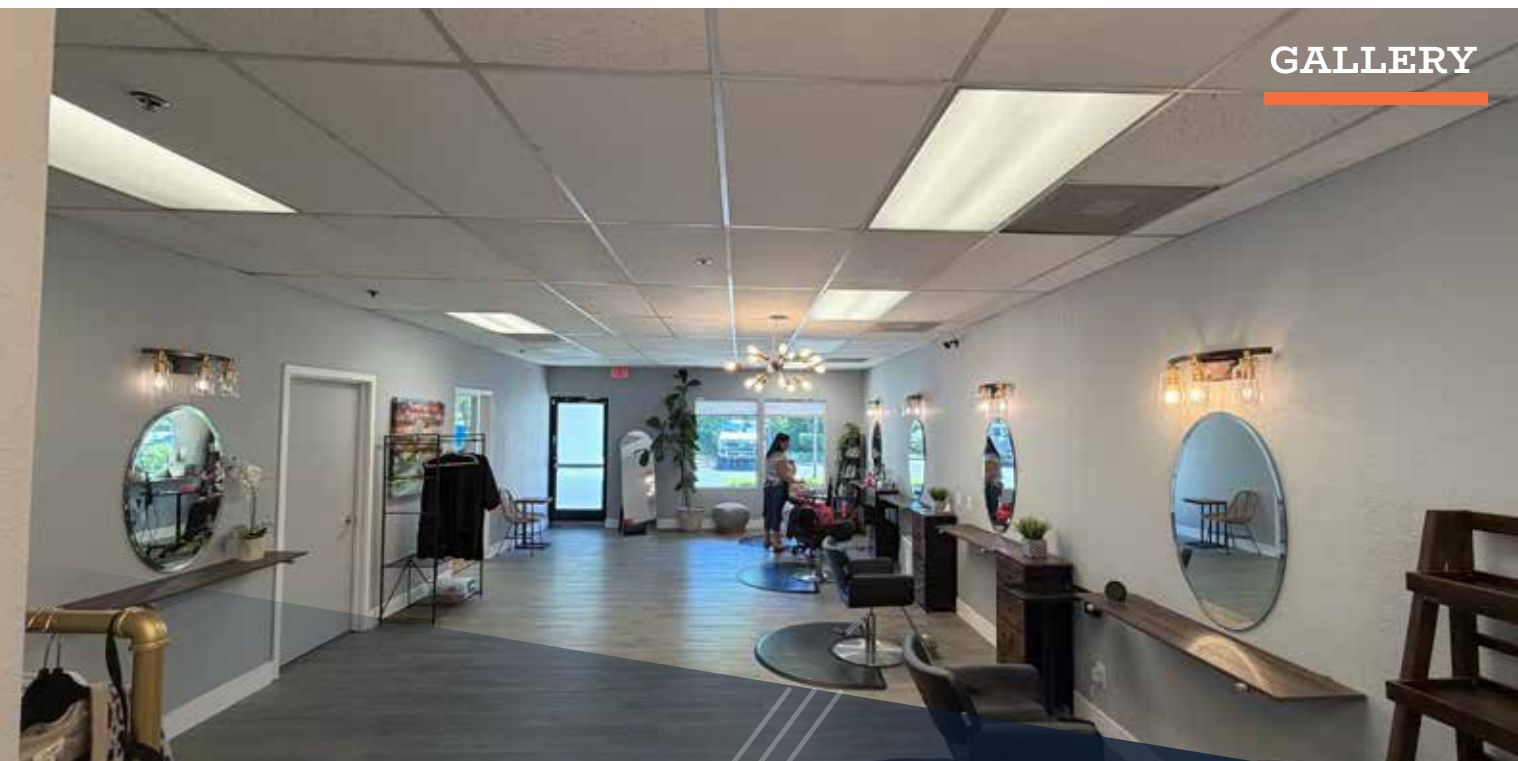
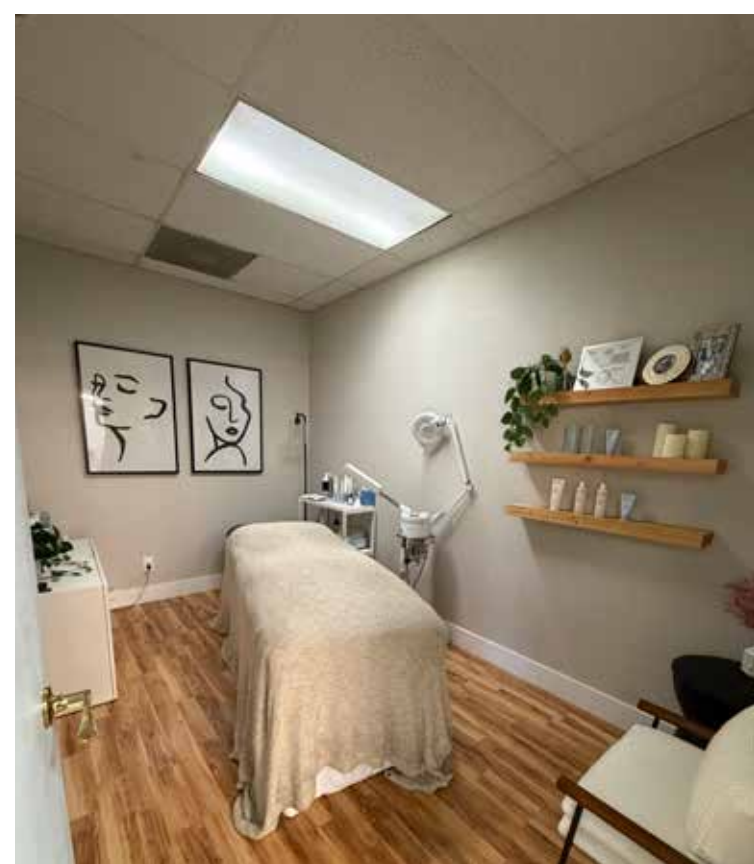
Sunset Ave 7,287 CPD

8920 Sunset Ave

Fair Oaks Promenade Shopping Mall



Madison Ave



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