

6047 HAZEL AVE.
ORANGEVALE, CA



FOR LEASE - OFFICE SPACE ON BUSY HAZEL AVE.



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AVAILABLE SUITES

- Suite A/B 1,524 sf. - \$1.59 psf. Modified Gross
- Suite A: 500 sf. - \$2.00 psf. Modified Gross
- Suite B: 1,024 sf. - \$1.79 psf. Modified Gross

Suite A: 5 private offices (one with sink hook-up), 1 restroom, 2 entrances, and storage closet.

Suite B: 5 private offices (incl. a 161 SF room w/ wet bar), 2 restrooms, 2 entrances, storage, and a reception area with counter.

DEMOGRAPHICS (2025)

- Population
 - 1 Mile: ±13,200
 - 3 Miles: ±98,300
- Average Household Income
 - 1 Mile: \$118,000
 - 3 Miles: \$132,600

TRAFFIC COUNTS

- Hazel Ave. - 40,000+ ADT

HIGHLIGHTS

- Building and monument signage is available - a rarity for this type of space!
- Central Orangevale/Fair Oaks location with quick access to Hwy 50 freeway.
- Well-maintained BP (Business Professional) zoned property with functional suite layouts.
- Plenty of on-site parking plus available side street parking
- Restaurants nearby include Hot Off The Griddle, Mtn Mike's Pizza, Blue Nami Sushi, Dave's Hot Chicken, Bento Box, Jersey Mike's, Subway, Starbucks, Chipotle, Panda Express, & many others.
- Very high traffic counts of over 40,000 ADT

ABOUT ORANGEVALE (PER WIKIPEDIA)

Orangevale is a census-designated place (CDP) in Sacramento County, California, United States. It is part of the Sacramento metropolitan area. The population was 35,569 at the 2020 census, up from 33,960 at the 2010 census. It is located approximately 25 miles (40 km) northeast of Sacramento. The community is known for its rolling hills that offer the best views of the Sierra Nevada mountain range, its foothills, and a rural environment in the middle of a growing metropolitan area. Some residential properties in the area are zoned to accommodate horses and orchards. It has a ZIP Code of 95662.

Originally Orange Vale Colony, the community began as part of the 1844 Rancho San Juan Mexican land grant. The area was rural and home to numerous orange groves. Oak trees (remnants of which can be seen in the Orangevale Park) were common, as were trails made by Maidu Native Americans many years before. In addition to orange groves, several olive orchards were also once in the area, and some original trees can still be found along Chestnut, Orangevale, Main, and Walnut Avenues.



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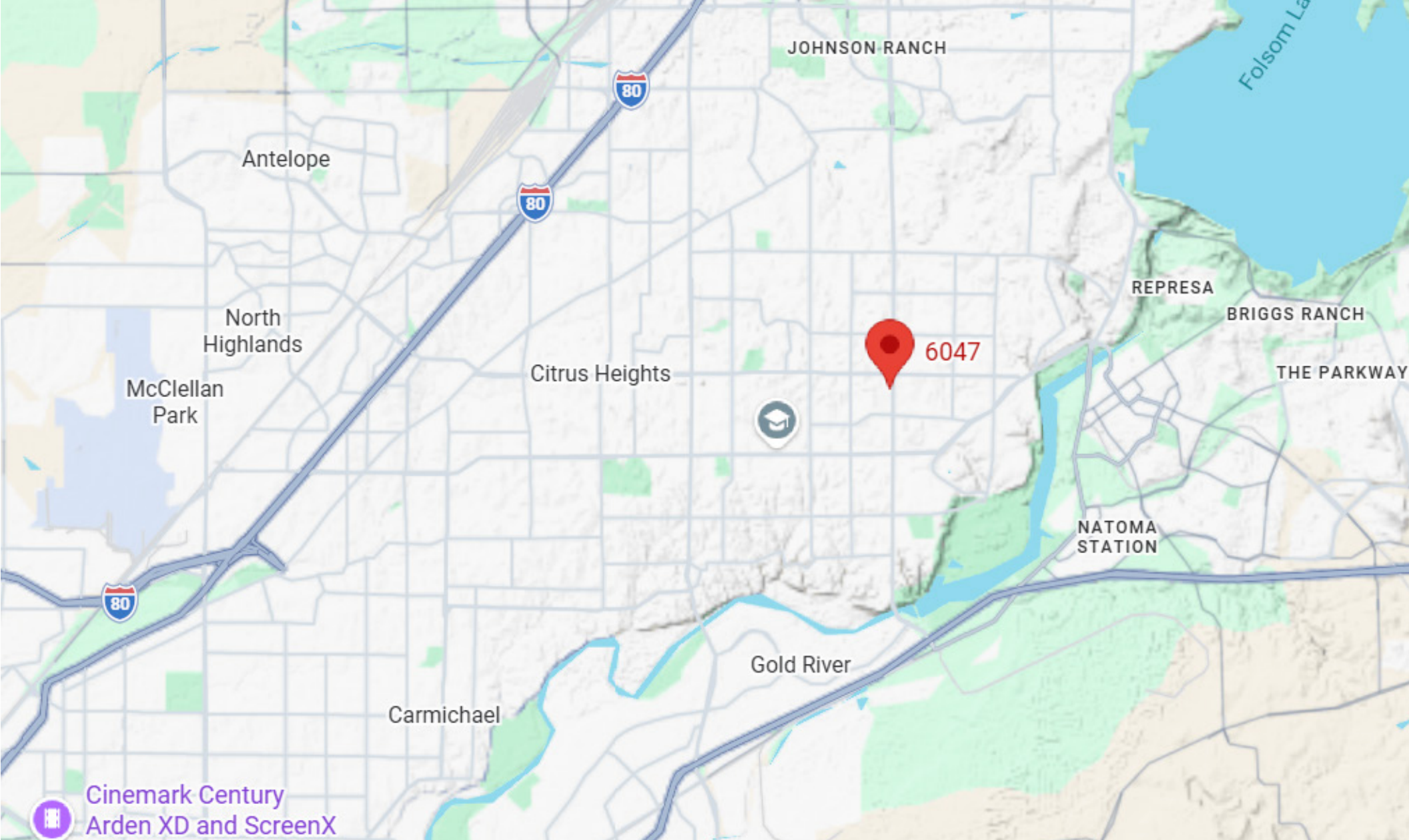
SITE



HAZEL AVE.

GREENBACK LN.

BEECH AVE.



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