



Colliers

±1,264 - ±1,927 SF Available High End Dental/Medical Space

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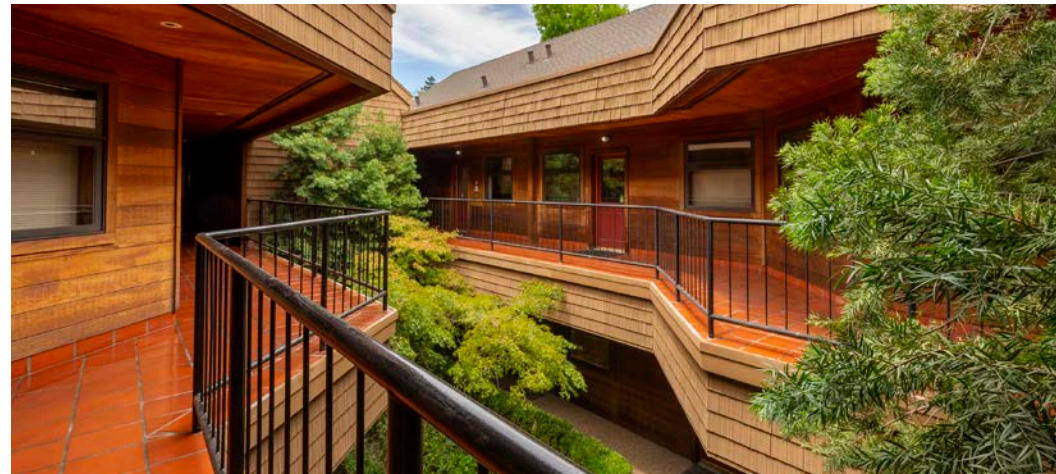
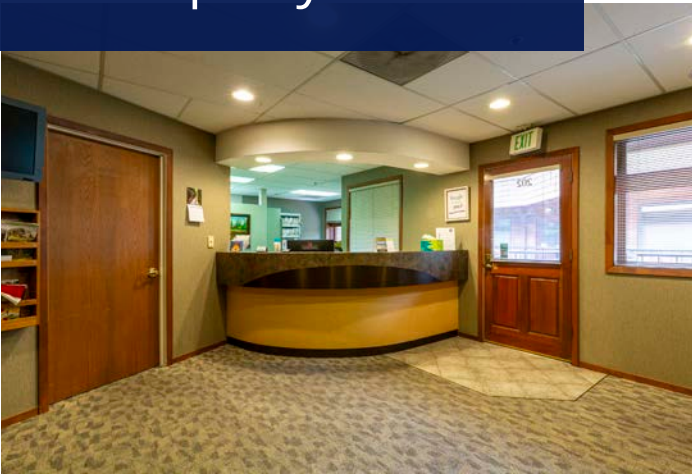


Property Highlights

- **Suite 201: ± 1,264 SF, dental buildout**
 - › 4 operatories
 - › Private restroom
 - › Physician office
 - › Sterile/lab space
 - › Available with notice
 - › X-ray units, lab equipment and sterilizer available
- **Suite 202: ± 1,927 SF, dental buildout**
 - › 6 Operatories, 4 standard, 2 smaller hygienist
 - › 2 private restrooms
 - › Physician office and storage
 - › Sterile/lab space
 - › Dental chairs and operator equipment can be included
- Expansive Window line with "treetop" views
- Additional medical uses include primary care clinic, medspa, and general medicine

Lease Rate: \$2.70/SF MG

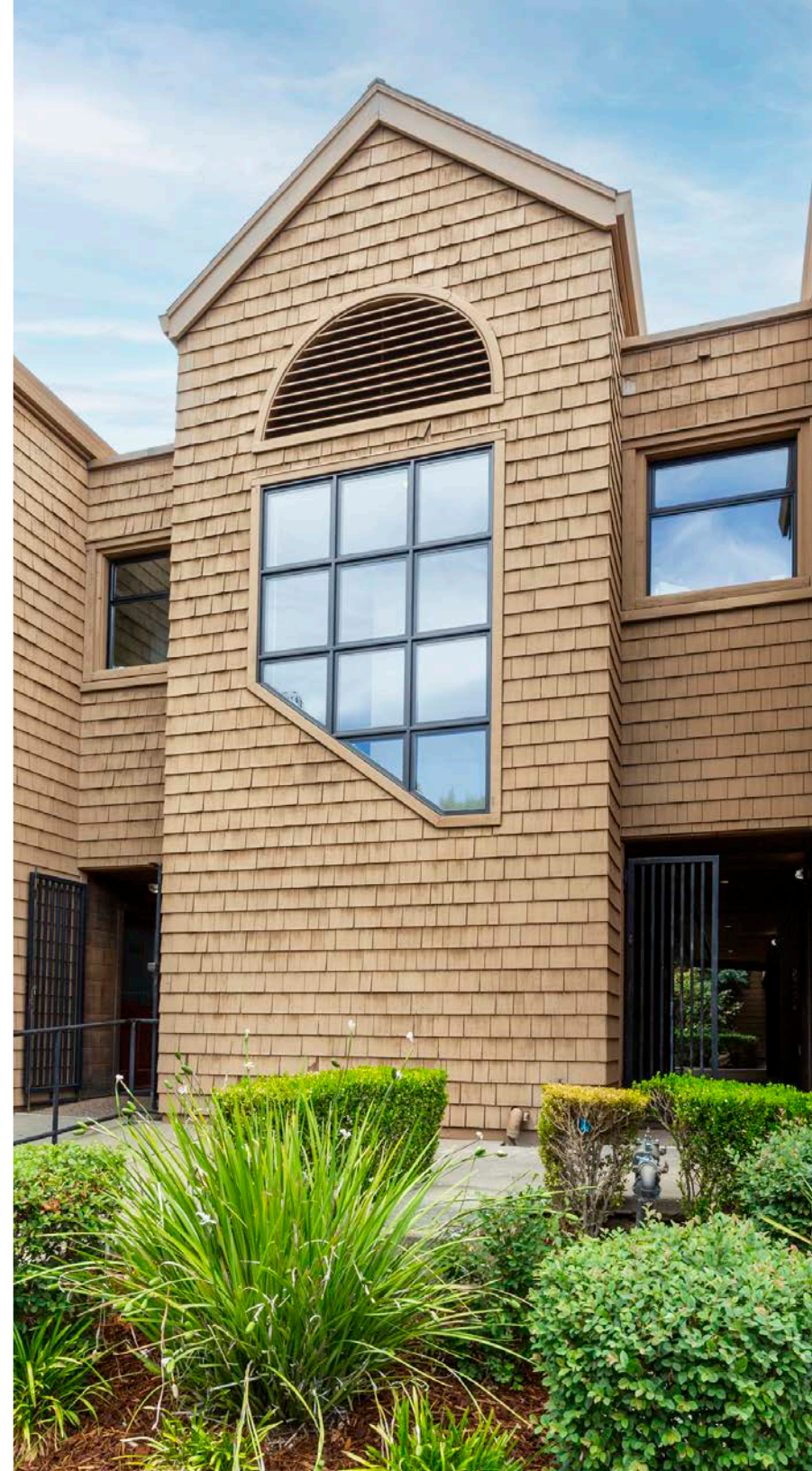
Property Photos



Fair Oaks Demographics

	1 Mile	3 Mile	5 Mile
2023 Total Population	9,306	106,935	293,192
2028 Total Population	9,382	107,138	293,327
2023 Total Daytime Population	7,985	99,246	279,300
2023 Median Age	45.5	43.3	41.1
2023 Total Households	4,062	43,726	116,124
2023 Average Household Income	\$142,646	\$123,140	\$110,941
2023 Total Housing Units	4,213	45,152	120,053

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SITE

Fair Oaks Blvd

Sunrise Blvd

North Ridge Country Club

Quail Pointe Shopping Center

Sunrise Village Shopping Center

- Rite Aid
- Joann's Fabrics
- Starbucks
- The Habit Burger Grill
- Olive Garden
- Sees Candy
- Wienerschnitzel

Madison Ave

- Trader Joes
- Massage Envy
- Yogurtland
- Sushimono
- Chili's Grill & Bar
- Chando's Tacos
- Lamps Plus
- Lens Crafters

Sunrise Mall

- Macy's
- JCPenney
- Champs Sports
- Vans
- KAY Jewelers
- Spencers
- Famous Footwear
- Mark's Hallmark Shop

Greenback Ln

Marketplace at Bircage

- Target
- Best Buy
- Lowe's Home Improvement
- Old Navy
- Hobby Lobby
- Michaels
- Walmart
- World Market
- Jamba

San Juan Ave

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