



WELL-LOCATED PRIME RETAIL SPACE
FOR LEASE
2362 FAIR OAKS BOULEVARD | SACRAMENTO



PROPERTY INFORMATION

Property Address:	2362 Fair Oaks Boulevard
Available ±SF:	1,160± SF – Space 1 1,990± SF – Space 2
Combined Available Space:	3,150± Square Feet Total
Lease Rate:	Call for pricing
Parking:	5/1,000
Available:	4 th Quarter 2025

HIGHLIGHTS

- Store-front space in upscale center anchored by Ettore's Bakery and Café, Salon Bravissimo and Stark Jewelers
- Easy access to Fair Oaks Blvd., Howe Avenue, J Street and Hwy-50
- Prominent location with excellent visibility
- Surrounded by a multitude services, eateries and retail
- High traffic counts and strong area demographics

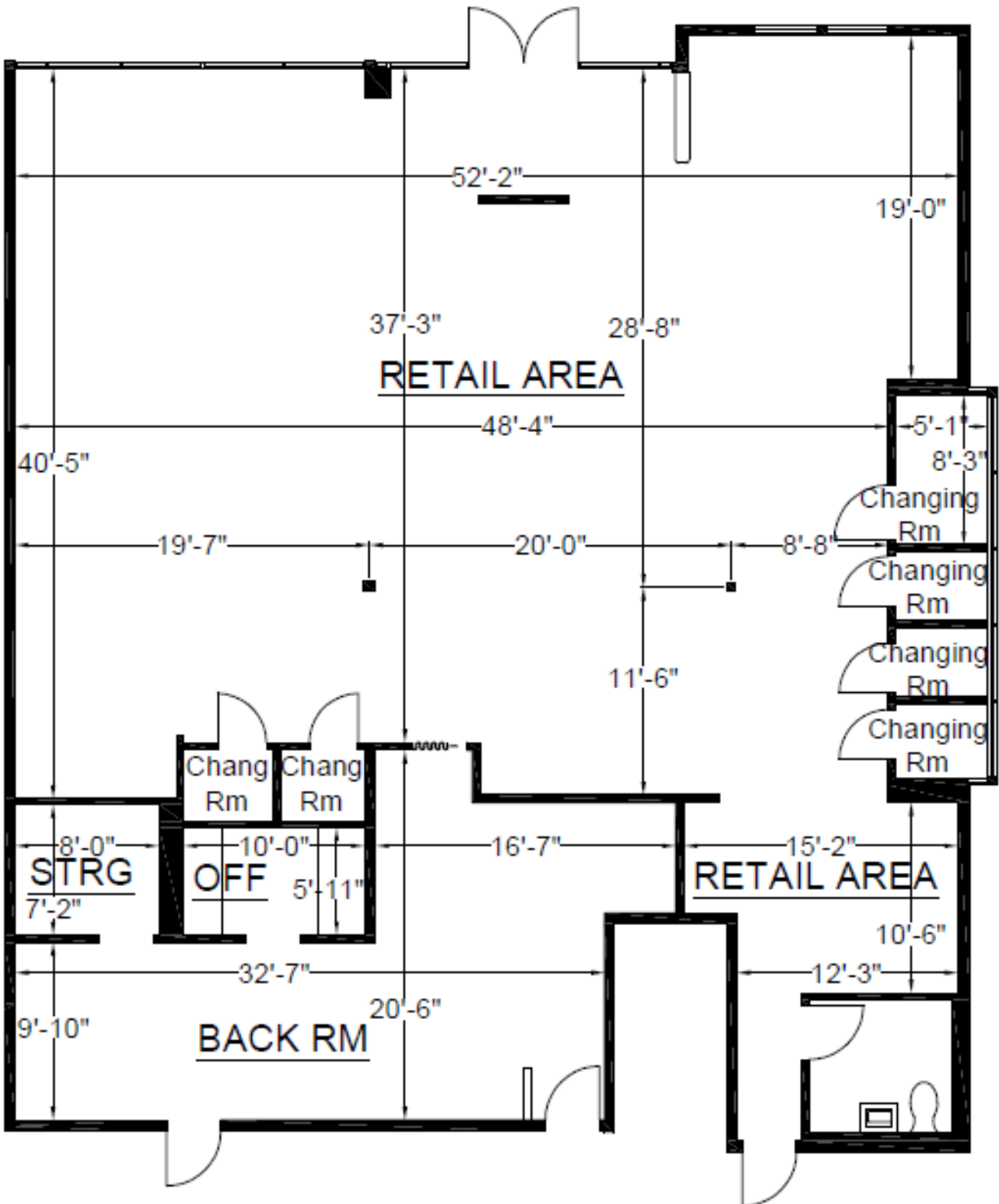
The owner and broker make no representation as to the accuracy of the information contained herein. It is the responsibility of the reader to independently verify all information.

Fritz Brown
Brown Stevens Elmore &
Sparre
President
916.929.0262
fritz@brownstevens.com
DRE 00312635

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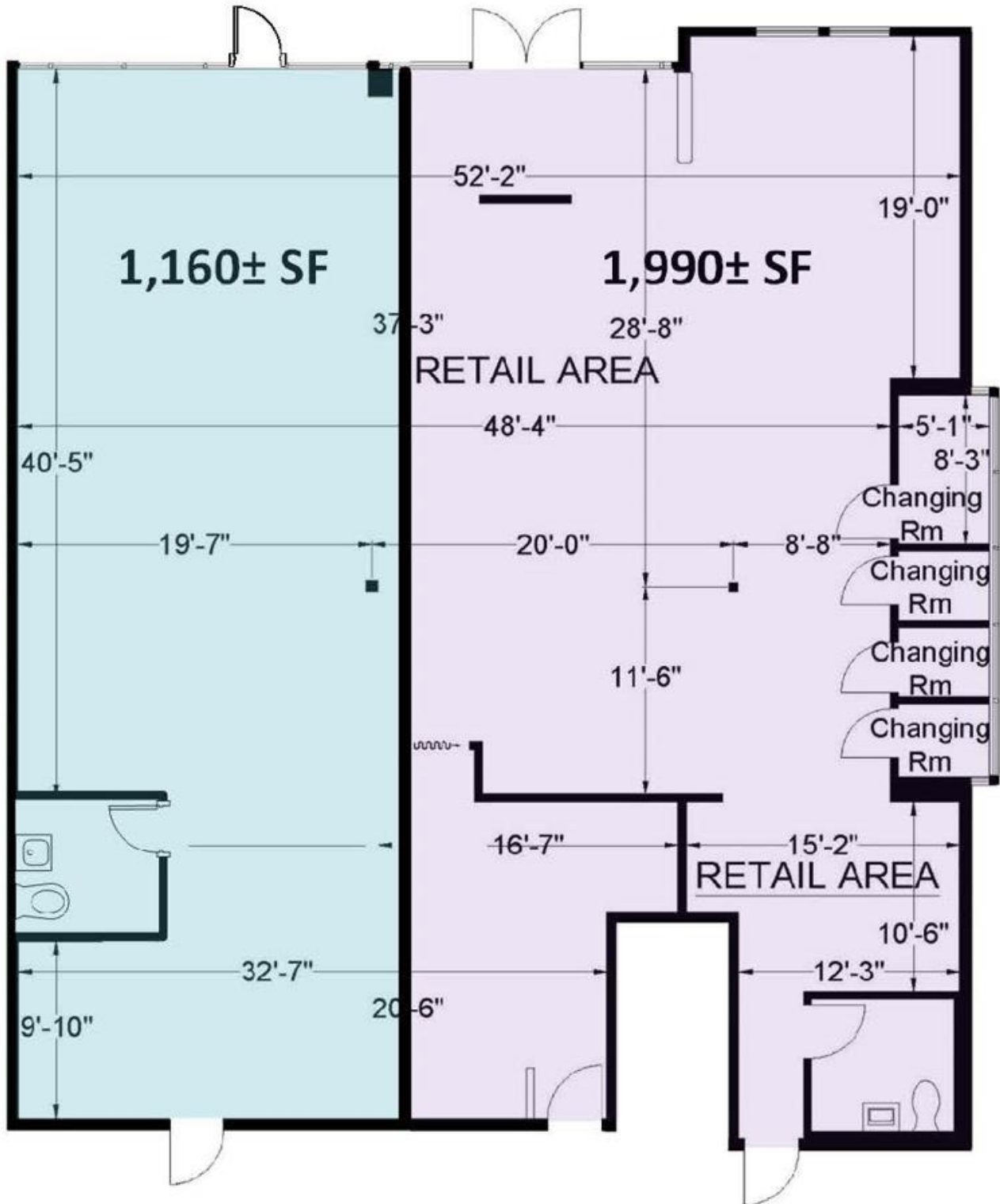
WELL-LOCATED PRIME RETAIL SPACE FOR LEASE 2362 FAIR OAKS BOULEVARD | SACRAMENTO

SUITE 2362 – 3,150± RENTABLE SQUARE FEET

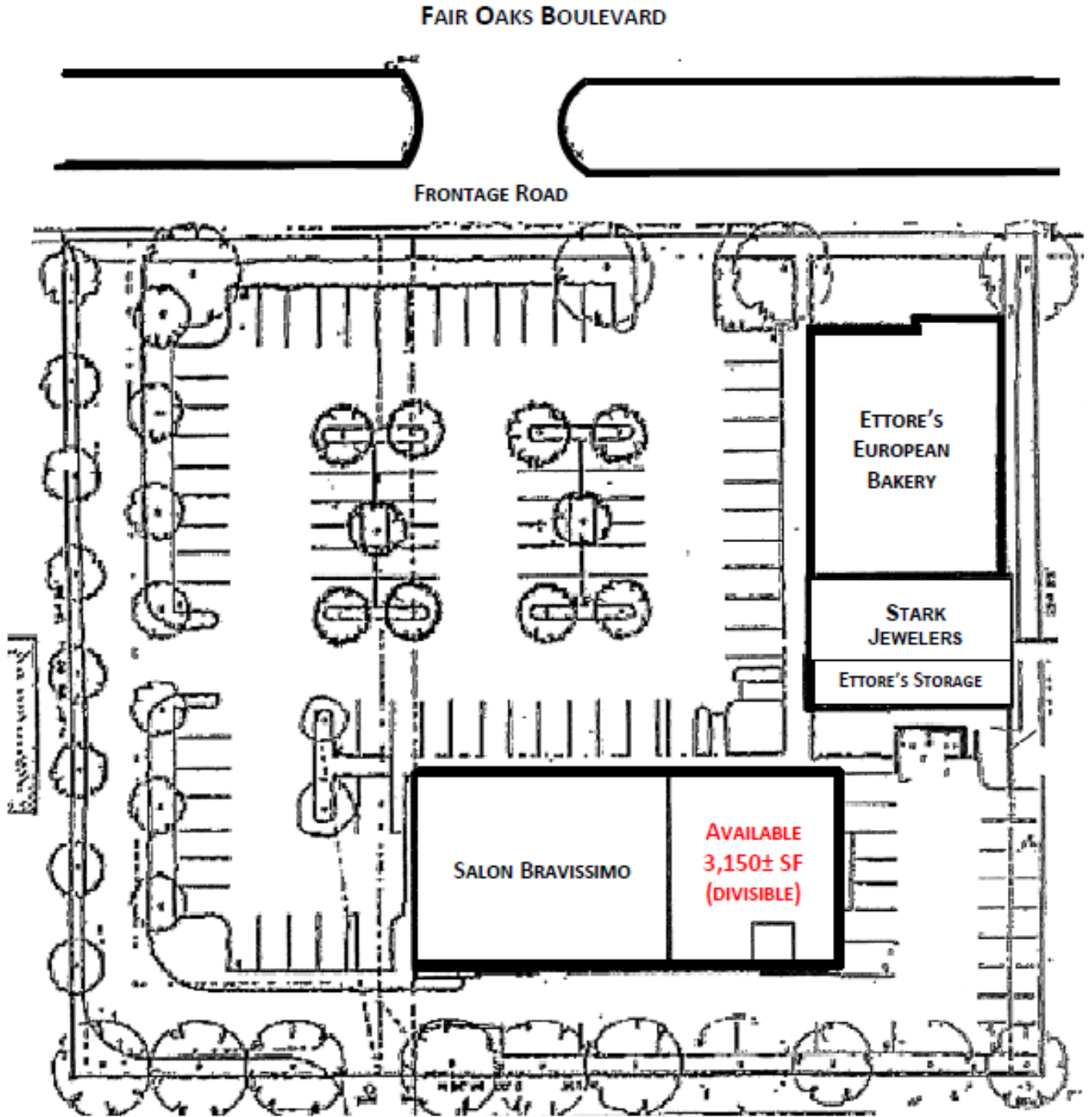


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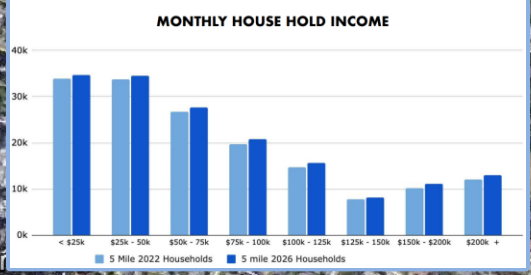
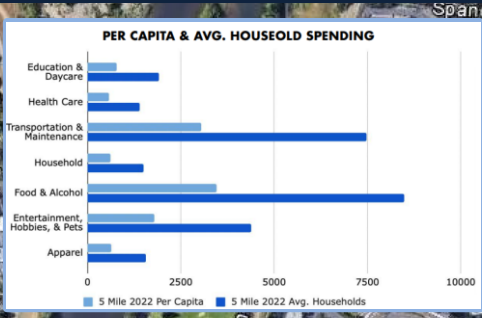
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LOCATION INFORMATION

2362 Fair Oaks Boulevard is conveniently situated on Fair Oaks Boulevard between Howe Avenue and Munroe Street. Located in a highly sought-after submarket, the center benefits from a nice mix of demographics influenced by CSU Sacramento, the high income neighborhood of Sierra Oaks, top rated schools, a major retail hub, and a vast multitude of businesses and residential within walking distance.

The property is situated in a strong daytime and evening trade area, and sits minutes from one of the busiest intersections in Sacramento. Directly across Fair Oaks Boulevard sits the exclusive Pavilions Shopping Center, offering Sacramento's finest retail experience with local and national entities. Less than a one minute drive from the property is Loehmann's Plaza, offering an abundance of services, eateries and retail options. Just down the road lies The UV, a newly renovated favorite neighborhood center with 20+ popular stores and restaurants, which has undergone an extensive \$15+ million renovation and redevelopment. The Boulevard, currently under construction at the Howe Avenue and Fair Oaks Boulevard Intersection, is a long awaited project by Petrovich Development, consisting of approximately 30,000± square feet of retail space that is currently 60% leased. 2362 Fair Oaks Boulevard offers a centralized location boasting ideal proximity and easy access to Downtown Sacramento, Midtown Sacramento, and Highway 50.

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CONTACT:

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Broker is a Principal in the property.

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& SPARRE**
COMMERCIAL REAL ESTATE

BROWN STEVENS ELMORE & SPARRE | 3600 AMERICAN RIVER DRIVE, SUITE 120 | SACRAMENTO, CA 95825

916.929.0262 | CA DRE 00532987

WWW.BROWNSTEVENS.COM