

FOR LEASE



3D Tour
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SALON OR OFFICE SUITE
BEAUTIFUL FINISHES - MOVE-IN READY



4227 **SUNRISE BLVD, SUITE 110,**
FAIR OAKS, CA

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ROME
REAL ESTATE GROUP



FOR LEASE

FAIR OAKS PROFESSIONAL CENTER

4227 Sunrise Blvd | Fair Oaks, CA 95628

SUITE	SIZE	MONTHLY RENT	SPACE NOTES
110	±1,000 SF	\$2.25 PSF, MG	Beautiful finishes with LVT flooring and fresh paint.

PROPERTY HIGHLIGHTS

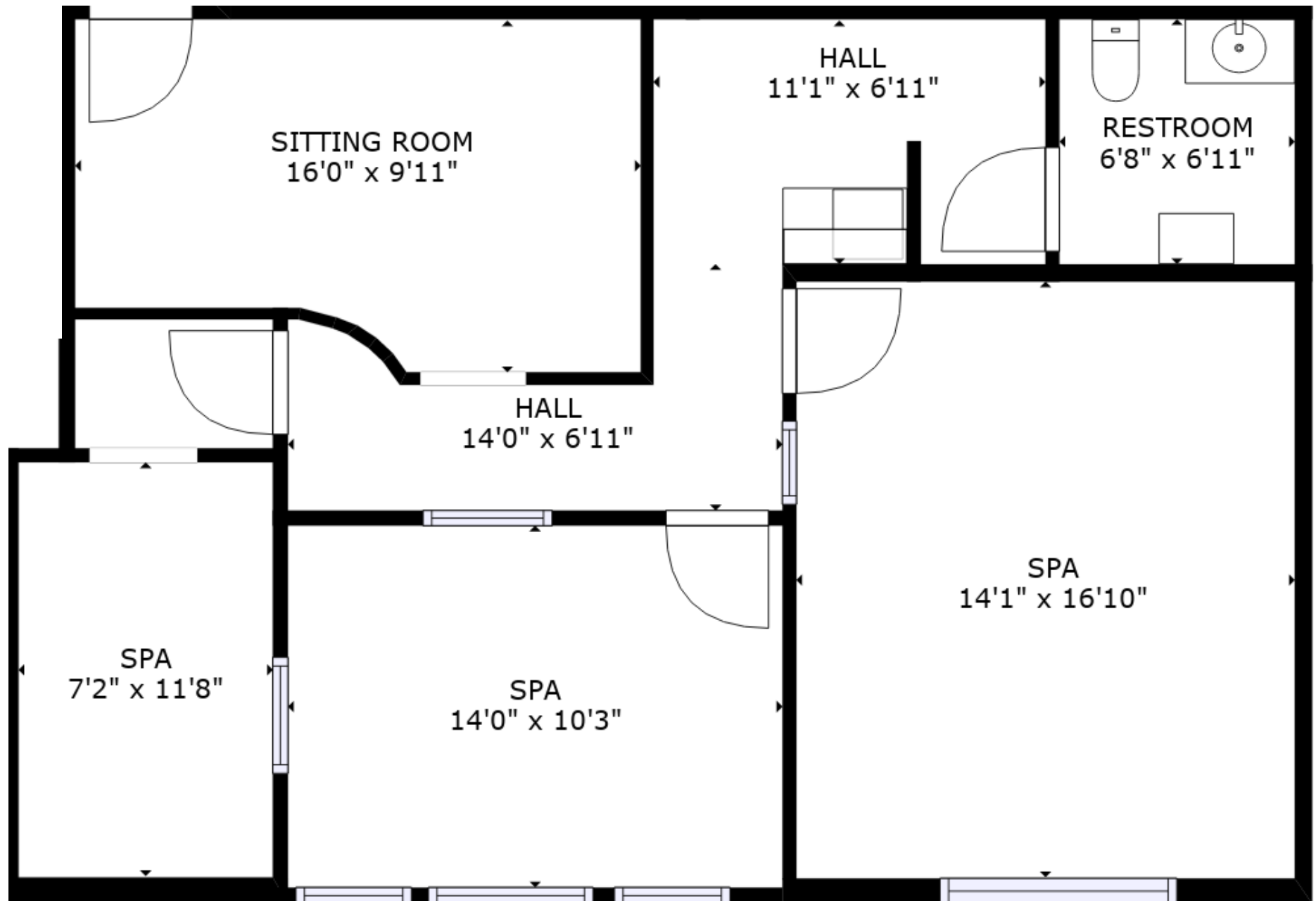
-  **Sunrise Boulevard Location:** Located near the intersection of Sunrise Boulevard and Fair Oaks Boulevard, close to Fair Oaks Village.
-  **On-Site Parking:** Two parking lots and a covered, secured garage provide parking options for tenants and visitors.
-  **Interior Courtyard:** An interior courtyard adds an inviting outdoor element to the office setting.
-  **Property Improvements:** Improvements include exterior painting, landscaping, parking lot upgrades, security enhancements, and gutter repairs.
-  **Sunrise Boulevard Signage:** Signage opportunities along Sunrise Boulevard offer business identification for prospective tenants.
-  **Village Coffee and Dining:** Nearby Fair Oaks Village offers coffee and dining options, including Old Soul Co.
-  **Highway 50 Access:** Sunrise Boulevard connects the location to U.S. Highway 50 for regional travel.
-  **Sunrise Boulevard Traffic:** [Verified count] vehicles per day along Sunrise Boulevard near Fair Oaks Boulevard.

**TRAFFIC COUNTS**
SUNRISE BLVD: 55,177 ADT
FAIR OAKS BLVD: 34,129 ADT

**AVERAGE**
\$134,263
WITHIN 1 MILE HOUSEHOLD INCOME

SUITE 110 FLOOR PLAN

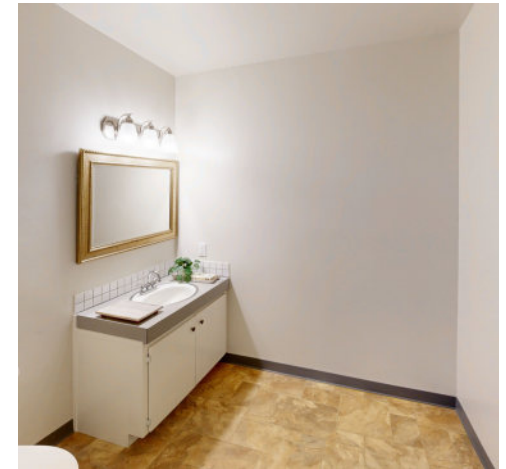
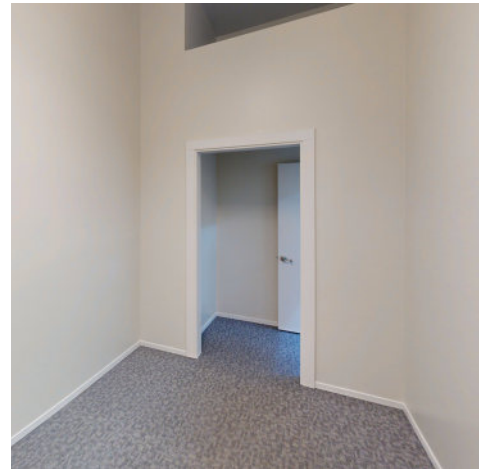
3D VIRTUAL TOUR →



SUITE 110 • INTERIOR PHOTOS

4227 SUNRISE BLVD • FAIR OAKS, CA 95628

3D VIRTUAL TOUR →

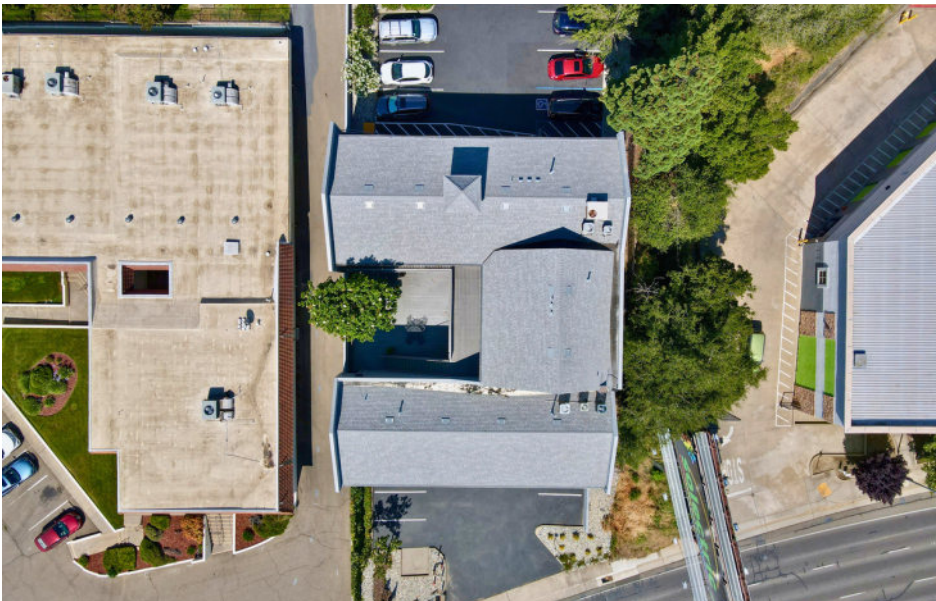


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SUITE 110

EXTERIOR PHOTOS

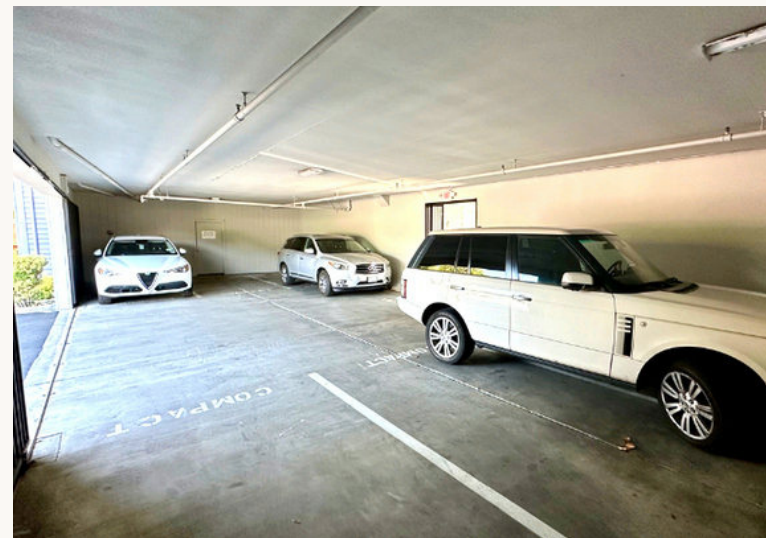
FAIR OAKS
PROFESSIONAL CENTER



PROPERTY ENHANCEMENTS & OTHER FEATURES

- New landscaping.
- Dry rot repair and pest control.
- Fresh exterior and interior paint.
- New exterior lighting.
- Upgraded security systems.
- Gutter, irrigation, and drainage improvements.
- The roof was replaced within the last five years.
- ADA-compliant parking lot upgrades.
- New seal coat and striping on both parking lots.
- High ceilings and new interior paint.
- LVT flooring.
- Excellent natural light and high ceilings.

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



VICINITY AERIAL



THE HOME DEPOT
Walmart Neighborhood Market
Little Caesars Pizza
Starbucks
ROSS DRESS FOR LESS
PET SMART

TARGET
Walmart+
macy's
Walgreens
COST PLUS
WORLD MARKET
BEST BUY

Sunrise MALL

Madison Ave

TACO BELL
jiffy lube
LIFESTYLE GYM AUBURN, CA
DIRECT AUTO OUTLET LLC
SCANDINAVIAN DESIGNS FURNITURE

Sunrise Blvd

PROPERTY LOCATION



Manzanita Ave

BIG 5 SPORTING GOODS
Save Mart
Chevron

Fair Oaks Blvd

JACKS URBAN EATS
Starbucks
BEL AIR
THE MIAOSA HOUSE
RITE AID

SAFEWAY
RITE AID
ACE Hardware
BEL AIR
Starbucks
DOLLAR TREE
TACO BELL

CHIPOTLE
Smart & Final
DOLLAR TREE
I LOVE TERIYAKI
Chick-fil-A
SPORTSMAN'S WAREHOUSE
FIVE GUYS BURGERS and FRIES
PET CLUB FOOD AND SUPPLIES
PIEOLOGY PIZZERIA
Carl's Jr.
Chevron
Quick Quack CAR WASH



Denny's
IN-N-OUT BURGER
Shell
Starbucks
McDonald's
CALIFORNIA Family Fitness

American River

DEMOGRAPHIC SUMMARY REPORT

4227 SUNRISE BLVD · FAIR OAKS, CA 95628



 POPULATION 2025 ESTIMATE	
1 MILE	10,018
3 MILES	107,829
5 MILES	302,903

 POPULATION 2030 PROJECTION	
1 MILE	10,147
3 MILES	109,026
5 MILES	305,872

 HOUSEHOLD INCOME 2025 AVERAGE	
1 MILE	\$134,263
3 MILES	\$118,722
5 MILES	\$109,766

 HOUSEHOLD INCOME 2025 MEDIAN	
1 MILE	\$111,481
3 MILES	\$97,343
5 MILES	\$89,406

 2025 POPULATION BY ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	7,365	72,413	193,233
BLACK	249	4,188	15,969
HISPANIC ORIGIN	1,386	18,652	54,832
AM. INDIAN & ALASKAN	47	940	2,845
ASIAN	590	6,982	21,999
HAWAIIAN & PACIFIC ISLAND	12	585	1,874
OTHER	1,755	22,722	66,983

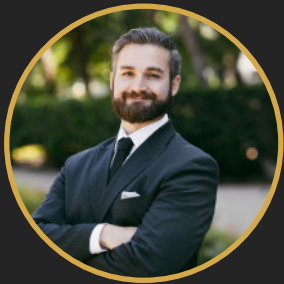
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CONTACT US

For more information about this office suite



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FOLLOW



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SCAN FOR MORE INFORMATION

