

**FOR
SALE**

**6920 FAIR OAKS BLVD,
CARMICHAEL, CA**

**±7,300 SF TWO-STORY OFFICE
PROPERTY ON A 0.37 AC PARCEL**



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

6920 FAIR OAKS BLVD



PROPERTY OVERVIEW

BUILDING SIZE	±7,300 SF
PARCEL SIZE	0.37 AC
YEAR BUILT	1968
STORIES	Two
ZONING	SPA
PARKING	12 Spaces Ratio 1.64 / 1,000 SF

SALE PRICE

CONTACT BROKER

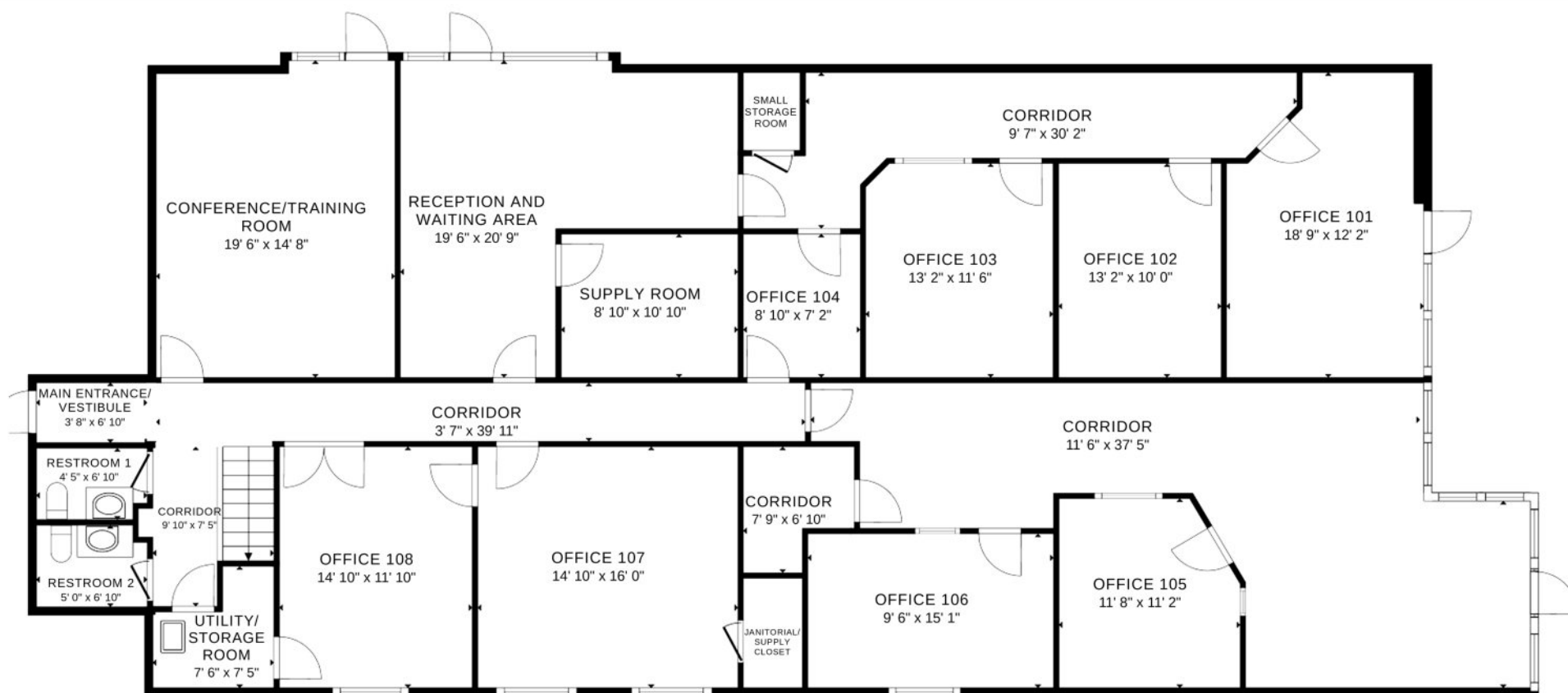
APN 260-0370-004-0000

PROPERTY HIGHLIGHTS

- 1 7,300 SF Multi-Tenant Office**
Two-story professional building with an approximately 3,650 SF typical floor plate and flexible multi-suite configuration.
- 2 High-Visibility Frontage**
Prominent Fair Oaks Blvd corridor location near Landis Avenue with approximately 46,206 vehicles per day.
- 3 Strong Trade-Area Demographics**
Approximately 140,778 residents and \$108,782 average household income within a three-mile radius.
- 4 Convenient Carmichael Location**
Near restaurants, Starbucks, professional services, and everyday amenities along Fair Oaks Boulevard.

FLOOR PLAN

3D Tour
Click Here



FLOOR 1 • INTERIOR PHOTOS

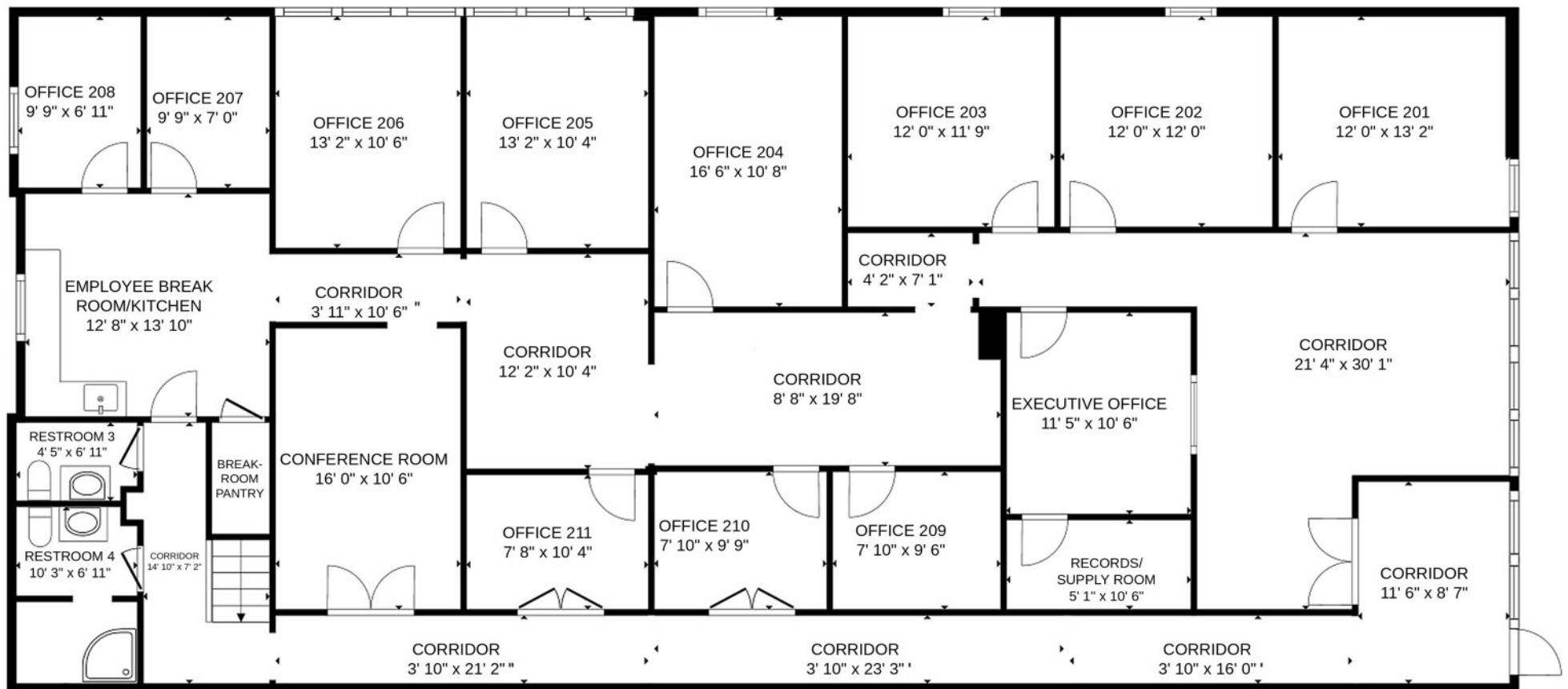
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3D VIRTUAL TOUR →



FLOOR PLAN

3D Tour
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FLOOR 2 • INTERIOR PHOTOS

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EXTERIOR PHOTOS

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VICINITY AERIAL



THE HOME DEPOT **Walmart** **ROSS**
DRESS FOR LESS®

PETSMART **Carl's Jr.** **Great Clips**
IT'S GONNA BE GREAT™

Madison Ave

Manzanita Ave

Auburn Blvd

foodmaxx **Burlington**

BIG 5 **Habit** **PANDA EXPRESS**
BURGER & GRILL

five BELOW

Winding Way

BEL AIR **DOLLAR TREE**

ACE Hardware **jamba** **Starbucks** **NOAH'S NY BAGELS**

WINGSTON **SportClips** **Orangetheory FITNESS** **BR**

Chick-fil-A **TACO BELL** **SUBWAY** **JACKS URBAN EATS**

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

WELLS FARGO **Smart & Final** **BURGER KING**

Fair Oaks Blvd

GROCERY OUTLET **CVS pharmacy**
Dragon Market

DOLLAR TREE

NAPA **Round Table PIZZA**

SUBJECT PROPERTY
6920 Fair Oaks Blvd
Carmichael, CA 95608

Marconi Ave

Papa Murphy's **ANTINA AZTECA**

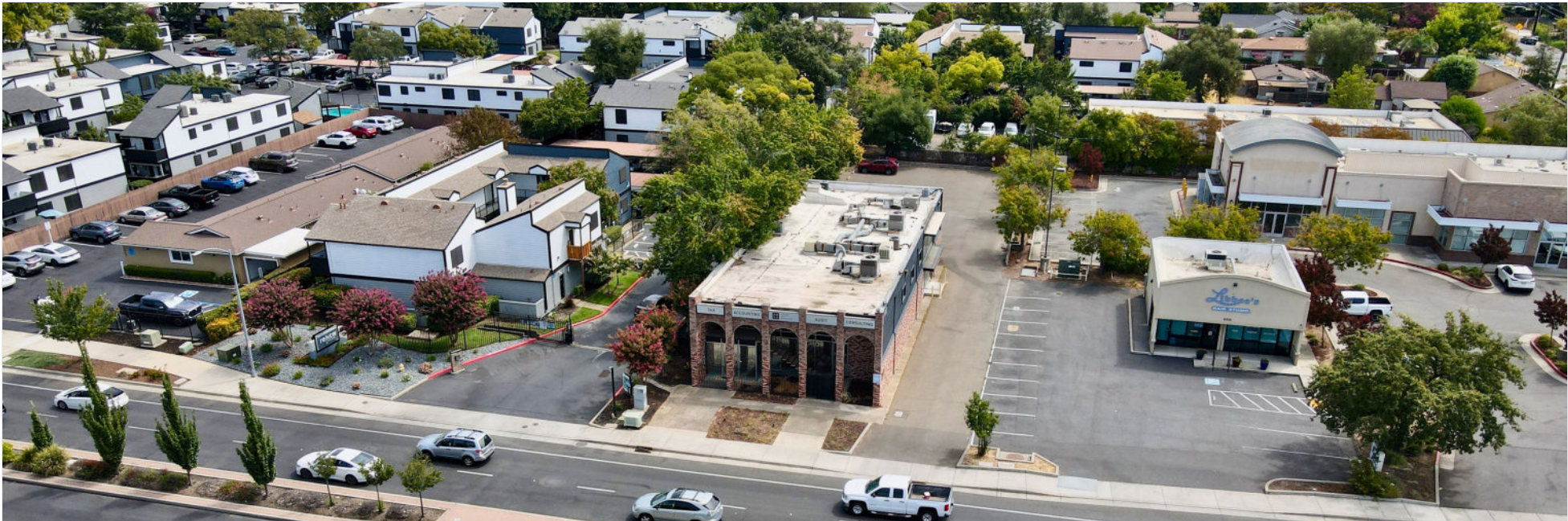
Palm Street Pub & Grill **Flipside!**

TOYS **URBAN**
Flies & Flow

DEMOGRAPHIC SUMMARY REPORT

6920 Fair Oaks Blvd

CARMICHAEL, CA 95608



POPULATION
2025 Estimate

3 MILES	140,778
5 MILES	370,410
10 MILES	1,044,829



POPULATION
2030 Projection

3 MILES	141,938
5 MILES	374,049
10 MILES	1,062,359



HOUSEHOLD INCOME
2025 Average

3 MILES	\$108,782
5 MILES	\$103,780
10 MILES	\$110,092



HOUSEHOLD INCOME
2025 Median

3 MILES	\$86,312
5 MILES	\$82,314
10 MILES	\$87,060

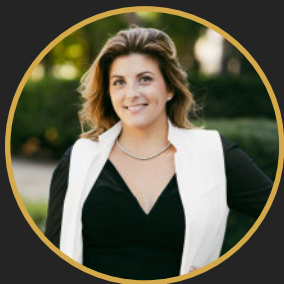
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REACH OUT!

To learn more about this opportunity



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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.

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