

**FOR
LEASE**

**5925 FAIR OAKS BLVD
CARMICHAEL, CA**

±980 - 1,600 SF RETAIL SUITES AVAILABLE



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ROME
REAL ESTATE GROUP

PROPERTY DETAILS

SUITE	SIZE	LEASE RATE	SPACE NOTES
1	±1,600 SF	\$1.25 PSF + NNN, (\$0.26 PSF NNN)	2nd Generation Retail Space
5B	±980 SF	\$1.00 PSF + NNN, (\$0.26 PSF NNN)	2nd Generation Retail Space Available for Sublease. The lease is set to expire on July 31, 2027.

*A \$1.00 PSF bonus will be offered to any broker who procures a tenant that successfully executes a lease.
This incentive is paid in addition to the standard commission.*

- Well-maintained, attractive retail buildings.
- Great location fronting Fair Oaks Blvd with traffic counts of over 27,000 ADT.
- Strong demographics with an Average Household Income of over \$105,000 within 1 mile
- Prominent Monument Signage
- Available Covered Parking
- Gated Entrance to back suite
- Major Tenants/Attractions nearby include Walgreens, California Family Fitness, 99 Cent Only, Milagro Centre, and Ancil Hoffman Golf Course.



C-1 (PD)
SACRAMENTO COUNTY



\$100,109.00
MEDIAN HOUSEHOLD INCOME
WITHIN 3 MILES



**STRONG
TRAFFIC COUNTS**

FOLSOM-AUBURN RD: 28,318 ADT

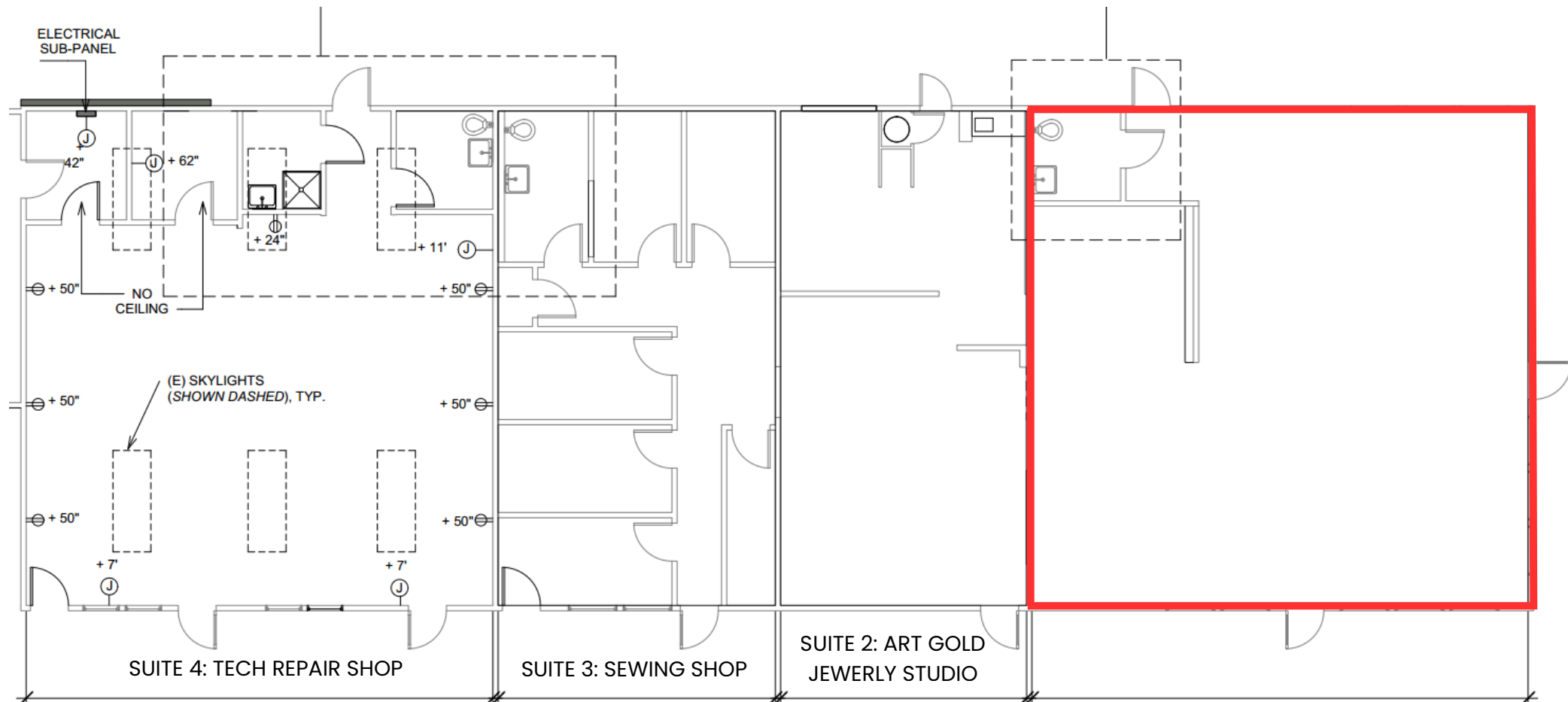
GREENBACK LN: 27,989 ADT

FOLSOM BLVD: 24,432 ADT



90 SPACES
PARKING

BUILDING #1 FLOOR PLAN



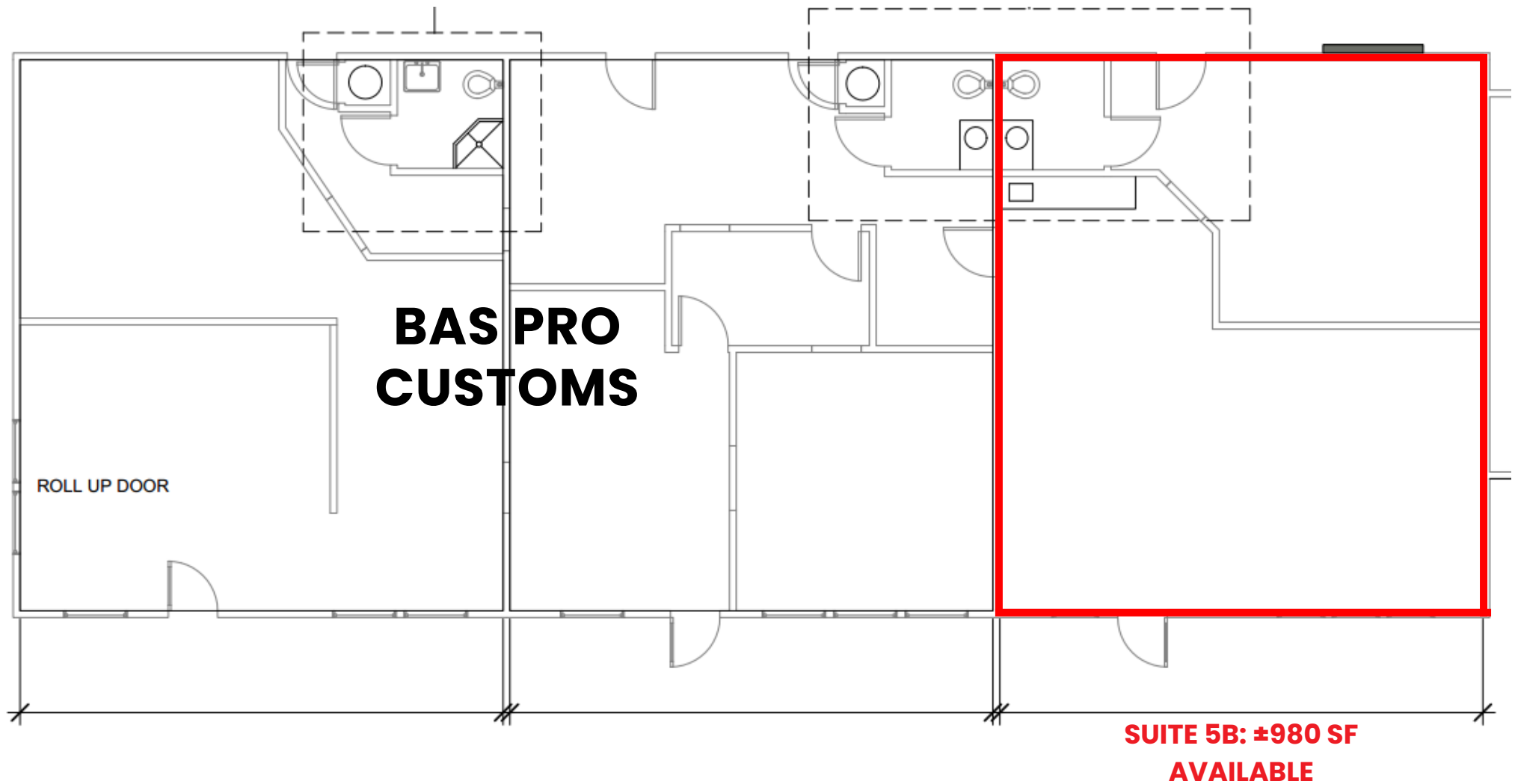
**SUITE 1: ±1,600 SF
AVAILABLE**



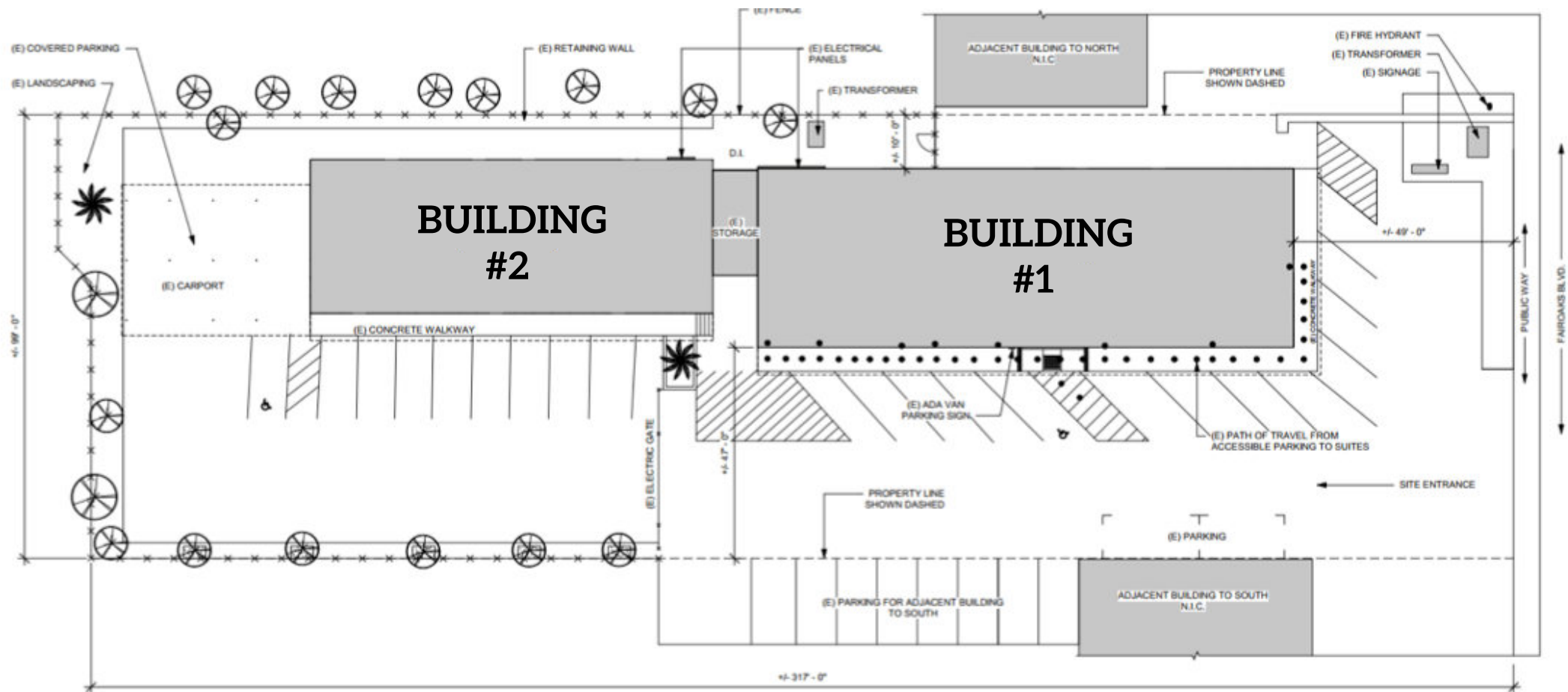
SUITE 1 INTERIOR PHOTOS



BUILDING #2 FLOOR PLAN



SITE PLAN



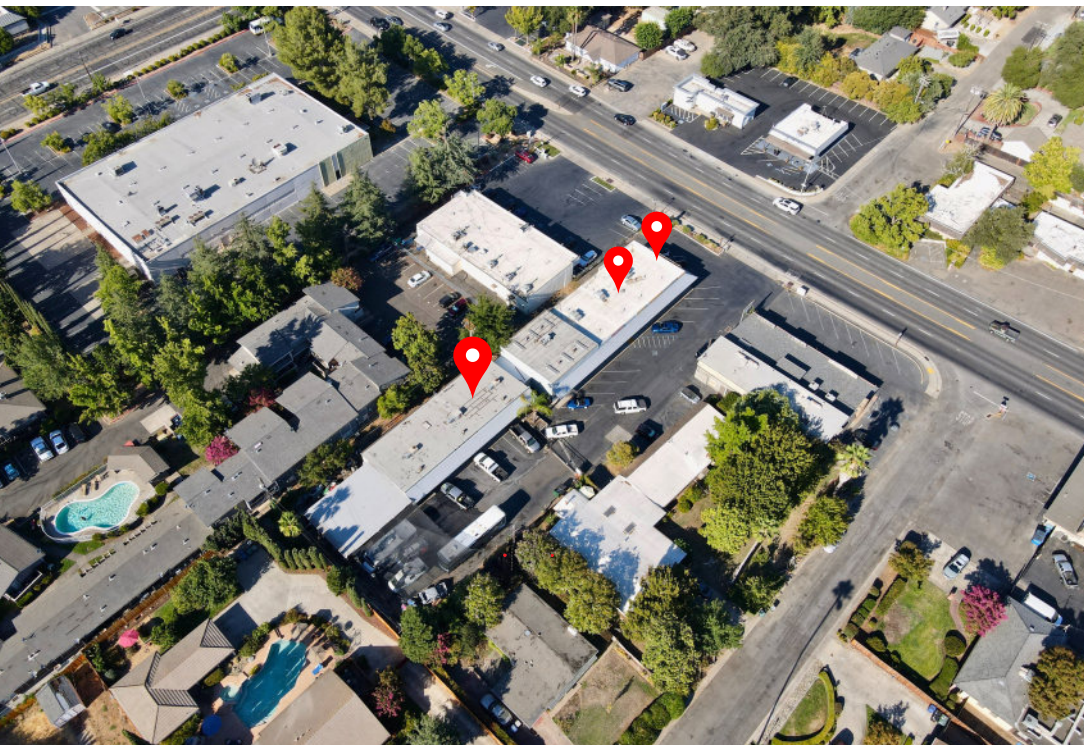
EXTERIOR PHOTOS

5925 FAIR OAKS BLVD
CARMICHAEL, CA 95608





EXTERIOR PHOTOS





Sunrise Blvd.



Fair Oaks Blvd



American River



PROPERTY
LOCATION



Fair Oaks Blvd



VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

5925 FAIR OAKS BLVD, CARMICHAEL, CA 95608



POPULATION 2023 ESTIMATE

1-MILE RADIUS	13,373
3-MILE RADIUS	134,394
5-MILE RADIUS	348,270

POPULATION 2028 PROJECTION

1-MILE RADIUS	13,715
3-MILE RADIUS	137,484
5-MILE RADIUS	357,552



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$104,772.00
3-MILE RADIUS	\$96,896.00
5-MILE RADIUS	\$89,836.00

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS	\$72,549.00
3-MILE RADIUS	\$72,953.00
5-MILE RADIUS	\$67,517.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,417	100,302	250,057
BLACK	857	10,759	33,329
HISPANIC ORIGIN	1,908	23,823	69,976
AM.INDIAN & ALASKAN	175	1,838	5,466
ASIAN	945	11,180	31,267
HAWAIIAN/PACIFIC	106	1,218	3,296
ISLAND	874	9,098	24,856
OTHER			

CONTACT US!

FOR MORE INFORMATION
ABOUT THESE RETAIL SUITES



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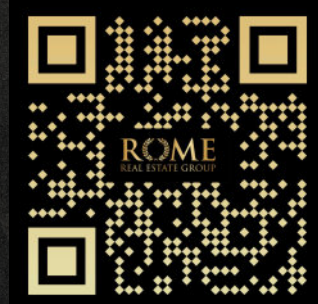
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