

**SAN JUAN CENTER
9045 FAIR OAKS BLVD
CARMICHAEL, CA**

**FOR LEASE
1,094 SF - 1,835 SF RETAIL & SALON
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

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VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Hard corner site at signalized intersection of Fair Oaks Blvd and San Juan Ave
- Traffic count of over 48,000 cars per day
- Located on a major commuter route, minutes from Hwy 50
- Parking ratio: 6.35/1,000 SF
- Monument signage available
- Land for potential drive-thru available
- Restaurant & Salon suites available

**PROPERTY DETAILS:**

This property is located in the established City of Carmichael, CA and is surrounded by dense residential subdivisions with strong demographics. The center is situated on the corner of the signalized intersection of Fair Oaks Blvd and San Juan Ave, which are two of the busiest streets in the area.

Other tenants in the center include: Family Donuts and Royal Nails.

Drive-Thru Brochure Available.**LEASE RATES:**

Suite D:	1,835 SF	\$2,551.00 (\$1.39 PSF, NNN)
Suite E:	1,237 SF	\$1,596.00 (\$1.29 PSF, NNN)
Suite H:	1,094 SF	\$1,641.00 (\$1.50 PSF, NNN)

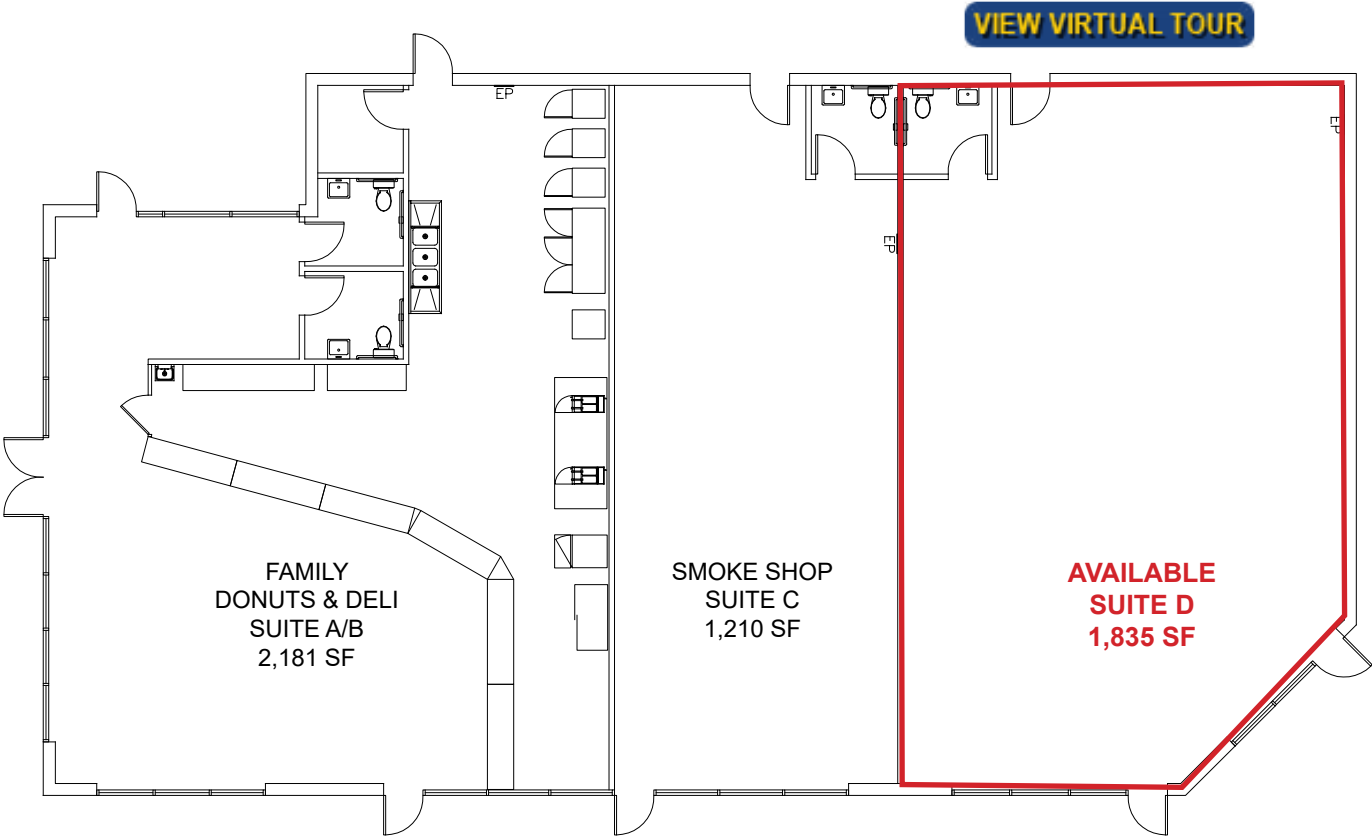
NNN costs are approximately \$0.59 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	10,473	121,708	337,797
2025 Average HH Income:	\$149,372	124,886	\$120,300
Traffic Count:	Fair Oaks Blvd - 7,117 San Juan Ave - 10,471		

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FLOOR PLAN

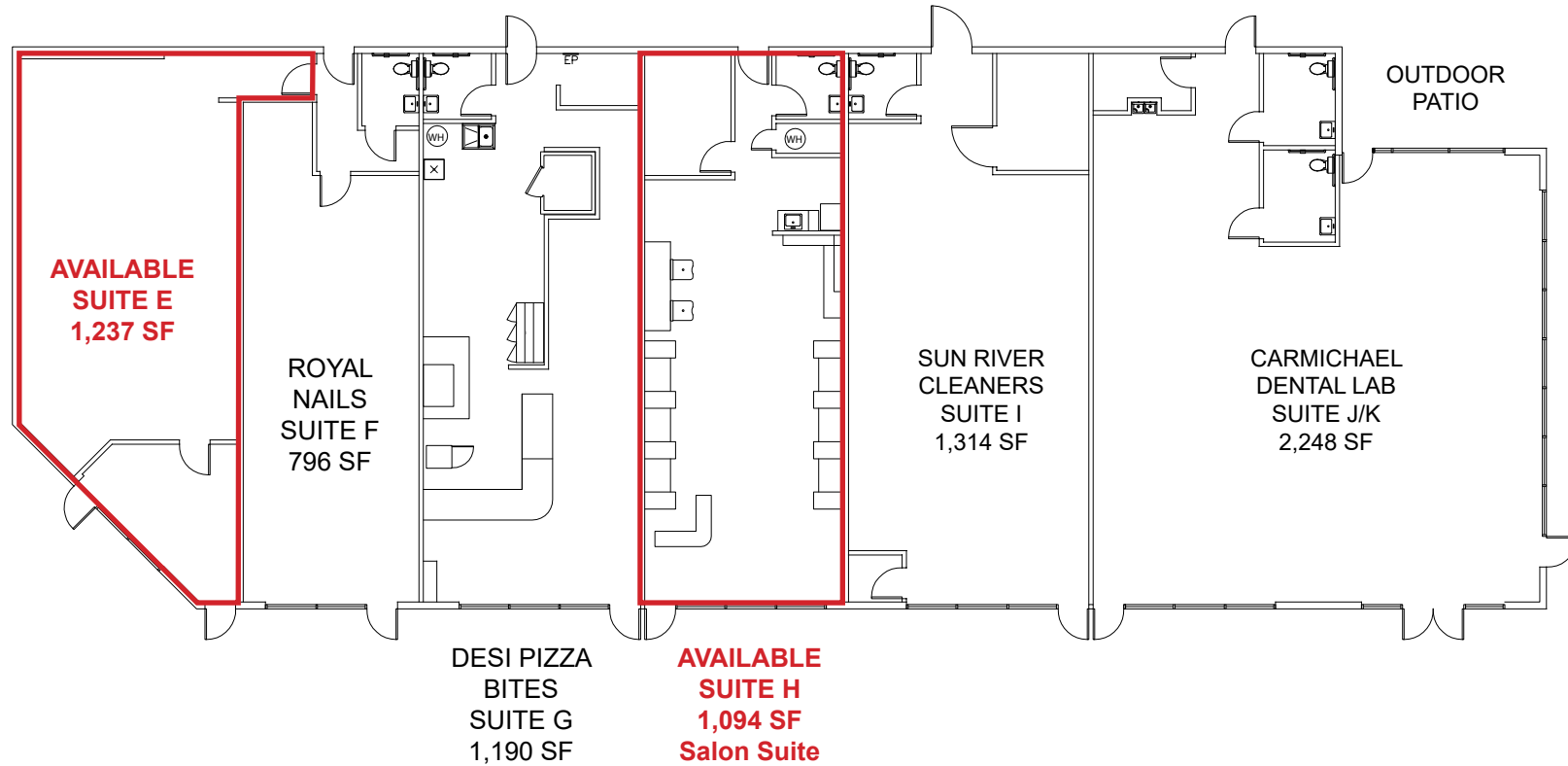


Suite	SF	Lease Rate	Monthly Rent
D	1,835	\$1.39 PSF, NNN	\$2,551.00
NNN costs are approximately \$0.59 PSF.			

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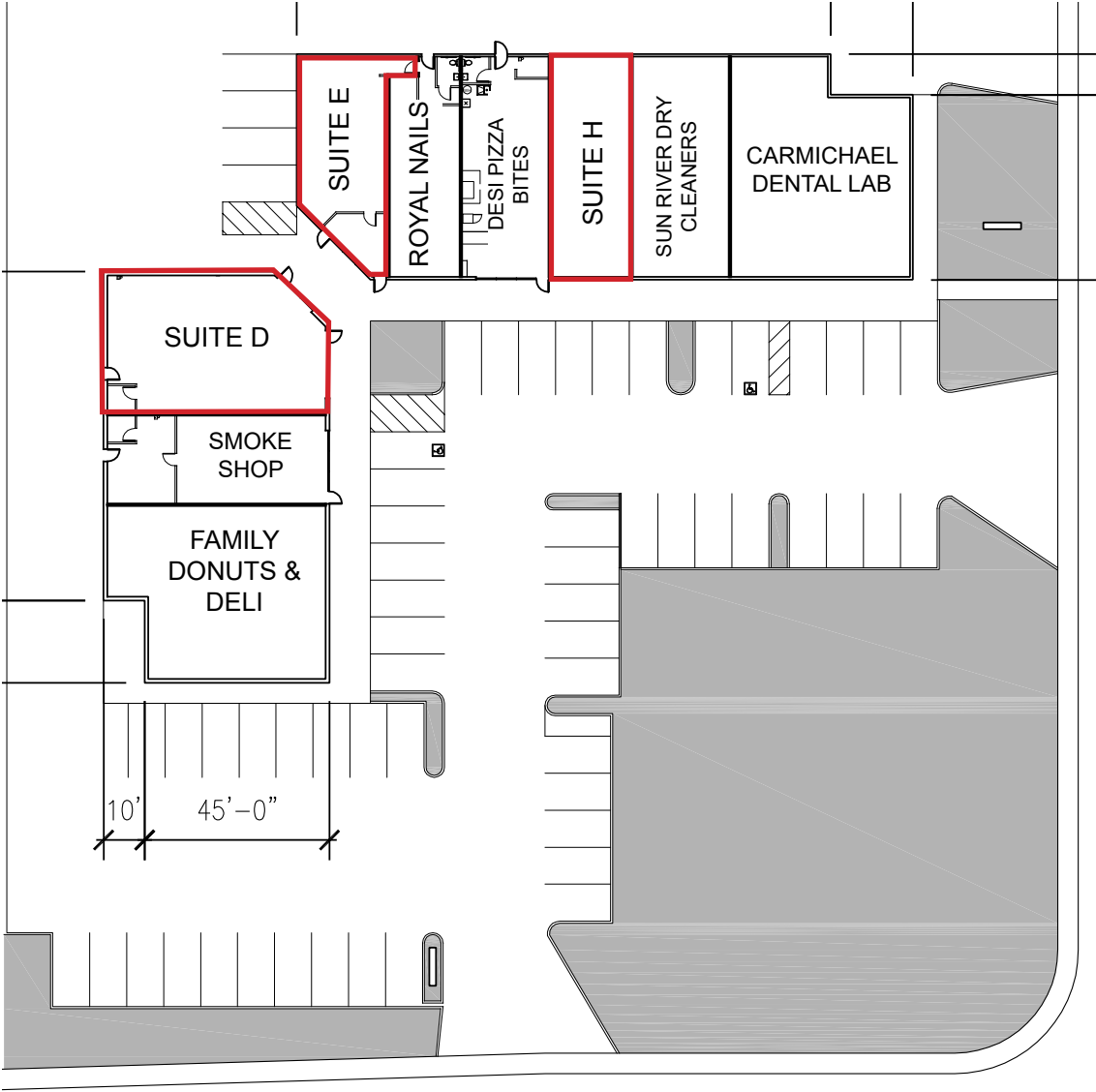


Suite	SF	Lease Rate	Monthly Rent
E	1,237	\$1.29 PSF, NNN	\$1,596.00
H	1,094	\$1.50 PSF, NNN	\$1,641.00
NNN costs are approximately \$0.59 PSF.			

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SITE PLAN



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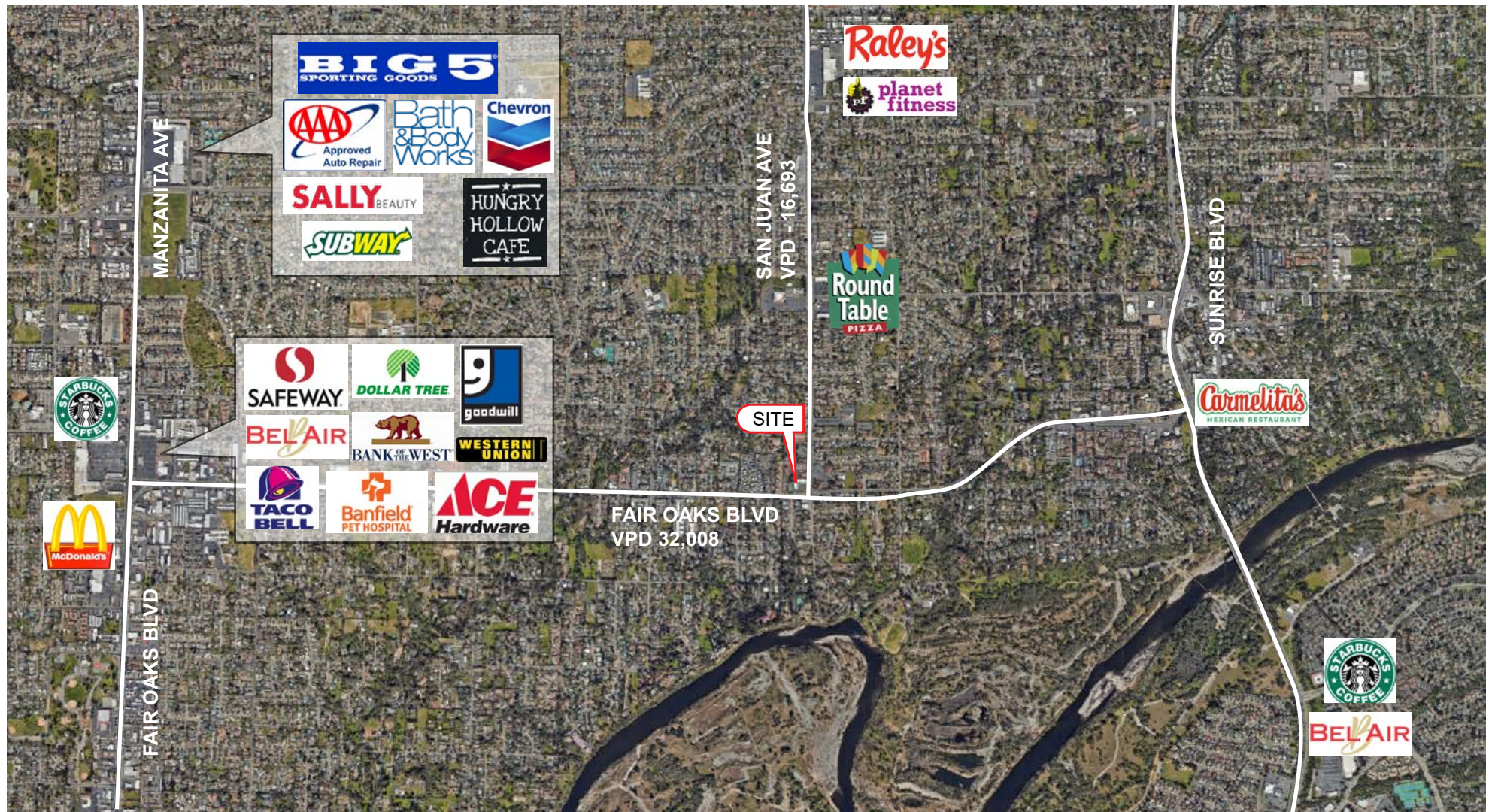
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