



5200-5252 Sunrise Blvd

5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

RE/MAX GOLD



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5200-5252 Sunrise Blvd

\$13.20 - \$16.20 /SF/YR

Location offering building signage visible from busy Sunrise Blvd. with ease of access off of Wildridge Drive. Sunrise Mall, Sunrise Marketplace, Restaurants and Major National Retailers in immediate area. Long term adjacent tenants in 5200 Sunrise Blvd. building: Elegant Nails, Cornerstone Speech, Sunflower Massage/Spa, Skin Clinic, A to Z Pharmacy and Aprima Hair Salon. 2 spaces available currently in 5252 Sunrise Blvd. 1267 sf end cap office has 5 private offices/conference room, private rest room and storage room. Several offices have windows...

- Location is approximately one mile south of Sunrise Mall and Sunrise Marketplace-Birdcage Center
- Surrounded by retail, office and residential
- Strong daytime population and high traffic counts make this Fair Oaks area ideal to conduct your business
- Numerous restaurants, parks and the Village of Fair Oaks is within walking distance
- Property is accessible off of Sunrise Blvd. in addition to Wildridge Dr. (signalized intersection)



Rental Rate: \$13.20 - \$16.20 /SF/YR

Total Space Available: 9,189 SF

Max. Contiguous: 5,961 SF

Property Type: Shopping Center

Center Type: Strip Center

Center Properties: 2

Frontage: 185' on Sunrise Blvd

Gross Leasable Area: 28,108 SF

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$1.35 /SF/MO

1st Floor Ste 1

Space Available	1,267 SF
Rental Rate	\$16.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Former real estate offices with good size private offices (4-5) large conference room and private restroom. Good building signage seen from Sunrise Blvd. Very good condition, ready to occupy now.

1

1st Floor Ste 4

Space Available	5,961 SF
Rental Rate	\$13.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

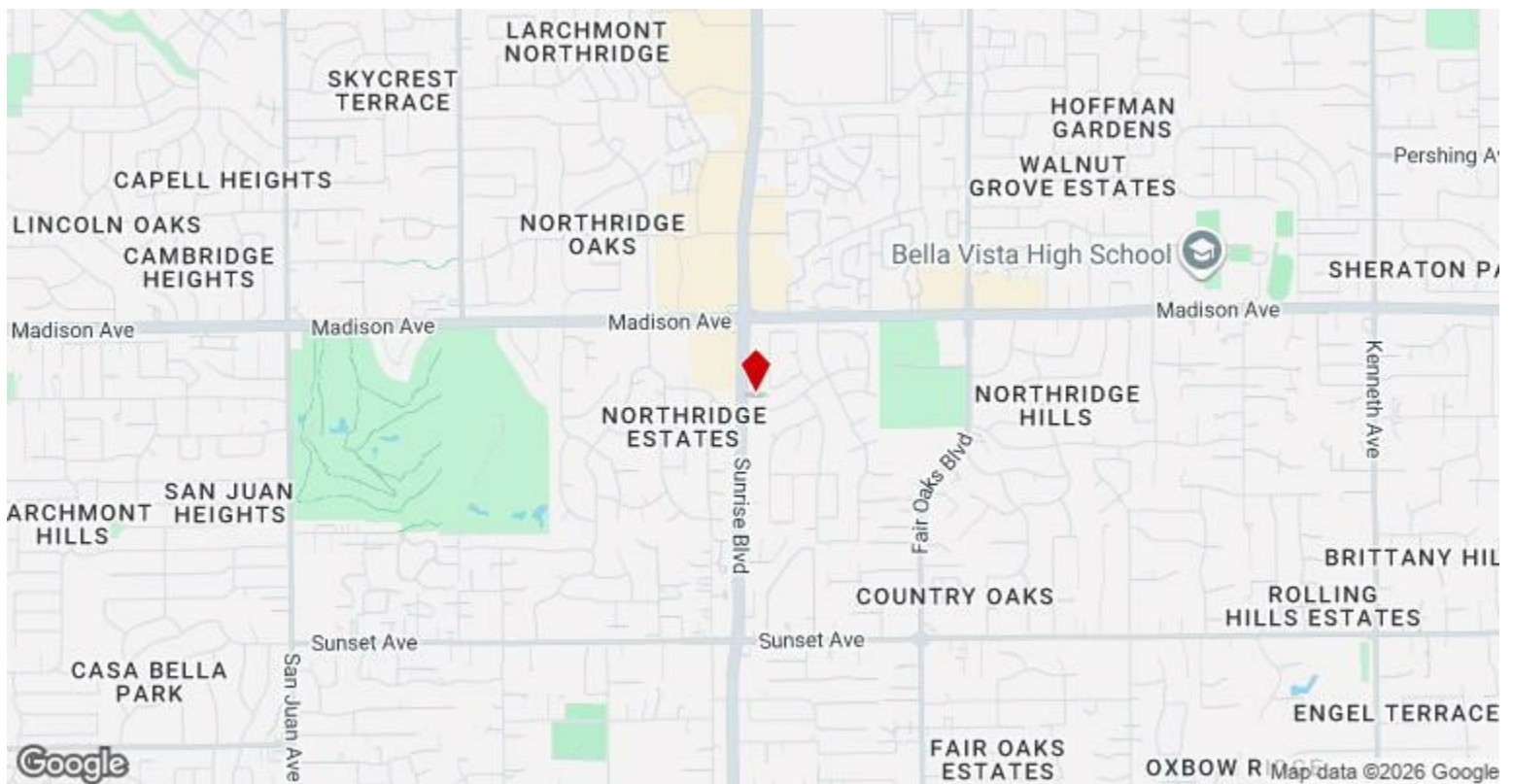
Very nice build out with quality improvements. Large open area and 25 private offices with many offices located on the perimeter of the space with windows. 2 private restrooms and good size conference rooms. This space would be ideal for an Executive Suites operation. Lessor (new tenant) can provide common services and receptionist for individual Lessee's. High demand in this area for small business operators wanting to have a professional office in a central location with ease of access to major freeways nearby. Another option is for a firm with intentions of expanding in the future. Landlord will consider leasing at a much lower rent the offices currently needed. As the firm grows, more offices can be provided as needed and the rent can be adjusted accordingly. **VERY ATTRACTIVE RENT SCHEDULE AVAILABLE IF TENANT LEASES THE WHOLE SPACE. CONTACT BROKER AT 916-765-6248.**

2

1st Floor Ste 4B

Space Available	1,961 SF
Rental Rate	Upon Request
Date Available	60 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

3



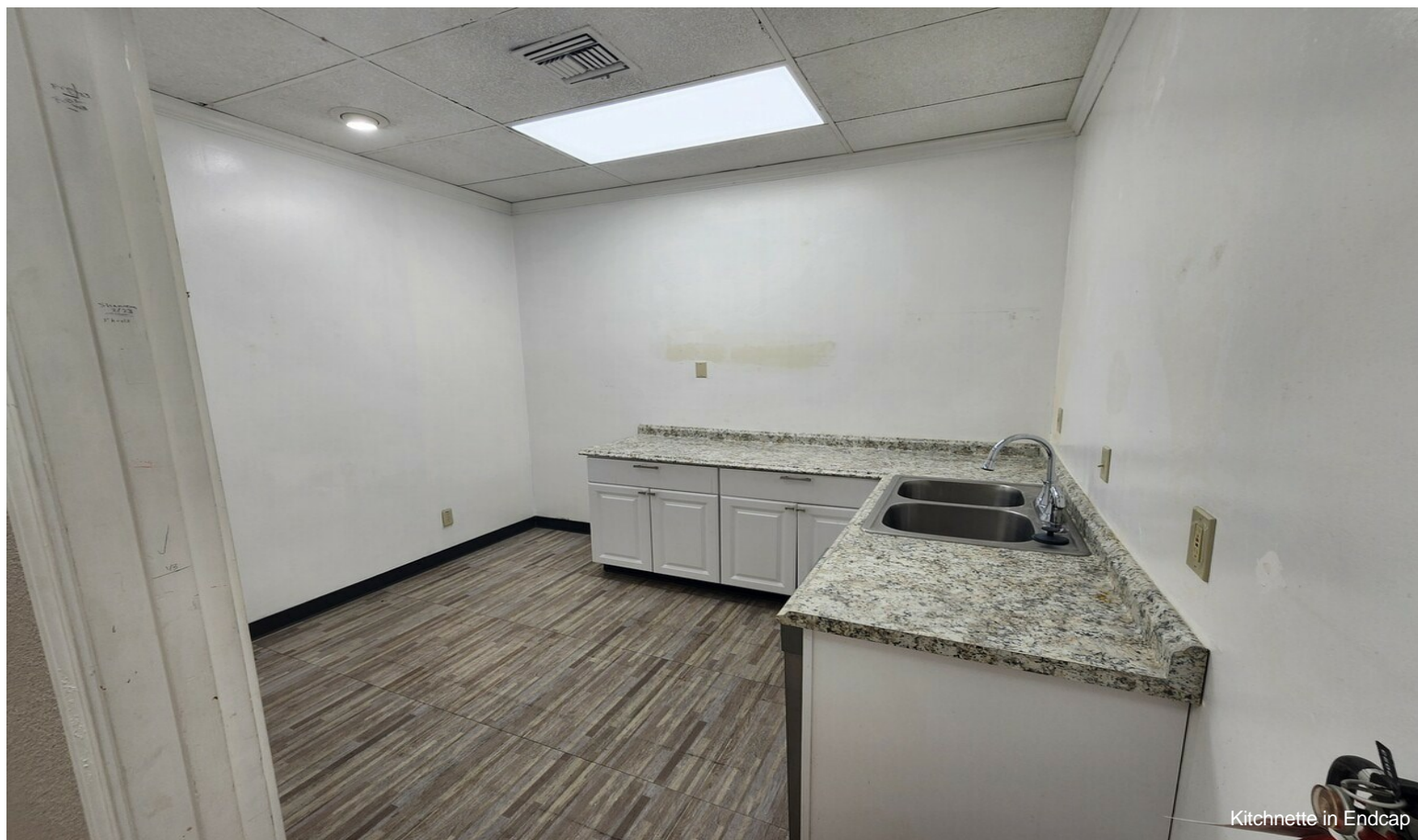
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Property Photos



Open area in Endcap



Kitchenette in Endcap

Property Photos



Property Photos



Perimeter offices Endcap



Endcap space

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

