

**FOR
LEASE**

**5925 FAIR OAKS BLVD
CARMICHAEL, CA**

±980-2,100 SF RETAIL SUITES AVAILABLE



CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECPRE.COM
DRE: 02167493

ROME
REAL ESTATE GROUP

FOR LEASE

PROPERTY DETAILS

SUITE	SIZE	LEASE RATE	SPACE NOTES
1	±1,600 SF	\$1.25 PSF + NNN NNN \$0.26 PSF	2nd Generation Retail Space
5B	±980 SF	\$1.00 PSF + NNN NNN \$0.26 PSF	2nd Generation Retail Space — Available for Sublease Lease expires July 31, 2027
6-7	±2,100 SF	Contact Broker for Rate NNN \$0.26 PSF	Available for Lease, Subject to 30 Days' Notice Small Yard • Canopy • 7-Foot Roll-Up Door Well suited for a car audio, auto detailing, or vehicle wrap business

BROKER BONUS A \$1.00 PSF bonus is offered to any broker who procures a tenant that executes a lease — paid in addition to the standard commission.

PROPERTY HIGHLIGHTS

- Well-maintained, attractive retail buildings
- Great location fronting Fair Oaks Blvd
- Prominent monument signage
- Covered parking available
- Gated entrance to back suite
- Excellent visibility with strong daily traffic counts

NEARBY ANCHORS Walgreens • California Family Fitness • 99 Cent Only • Milagro Centre • Ancil Hoffman Golf Course



LC

ZONING

Sacramento County



90 Spaces

PARKING

Covered parking available on site



\$100,109

MEDIAN HH INCOME - 3 MILES

\$105,000+ average HH income within 1 mile



27,000+

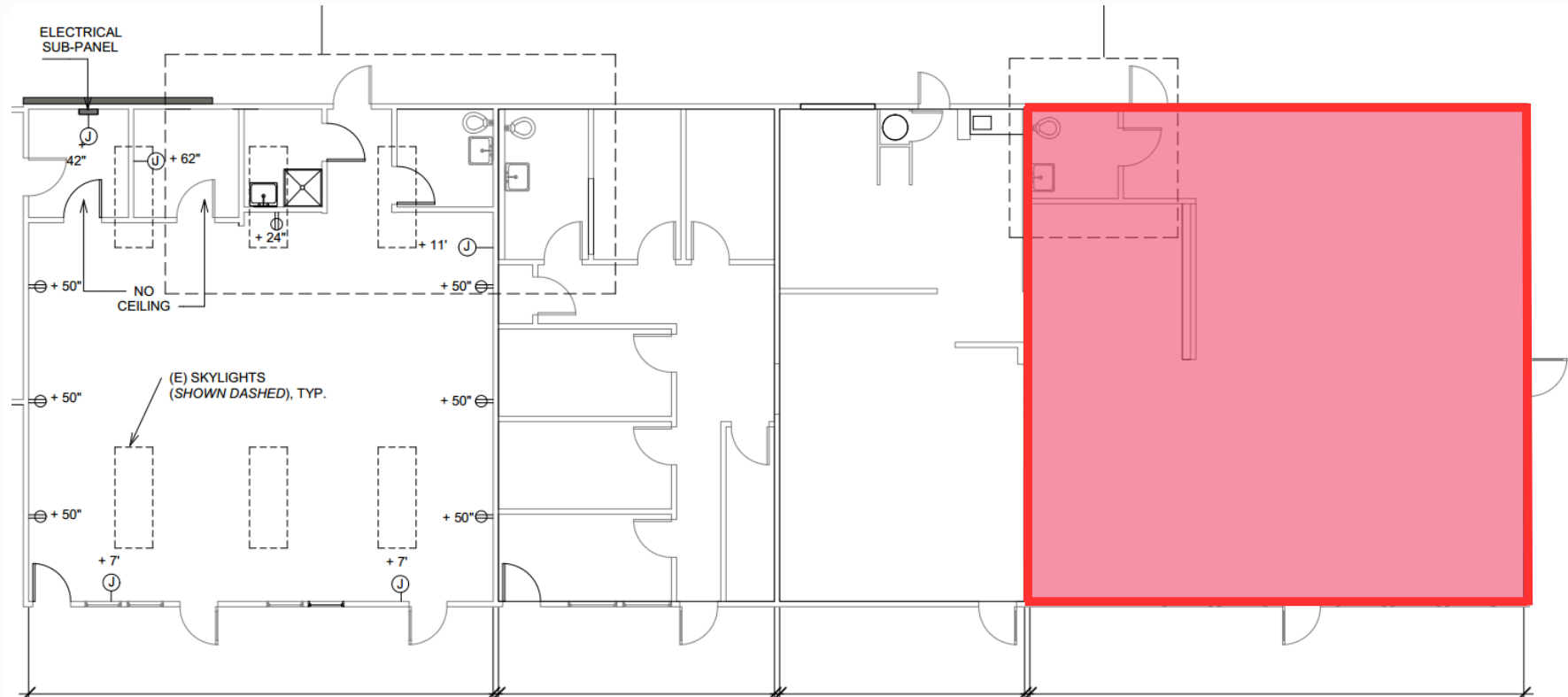
ADT ON FAIR OAKS BLVD

Folsom-Auburn 28,318 • Greenback 27,989 • Folsom Blvd 24,432

BUILDING #1 FLOOR PLAN

±1,600 SF

SUITE 1 · NOW AVAILABLE



SUITE 4

TECH REPAIR SHOP

SUITE 3

SEWING SHOP

SUITE 2

ART GOLD JEWELRY
STUDIO

SUITE 1

AVAILABLE NOW

5925 FAIR OAKS BLVD • CARMICHAEL, CA

SUITE 1

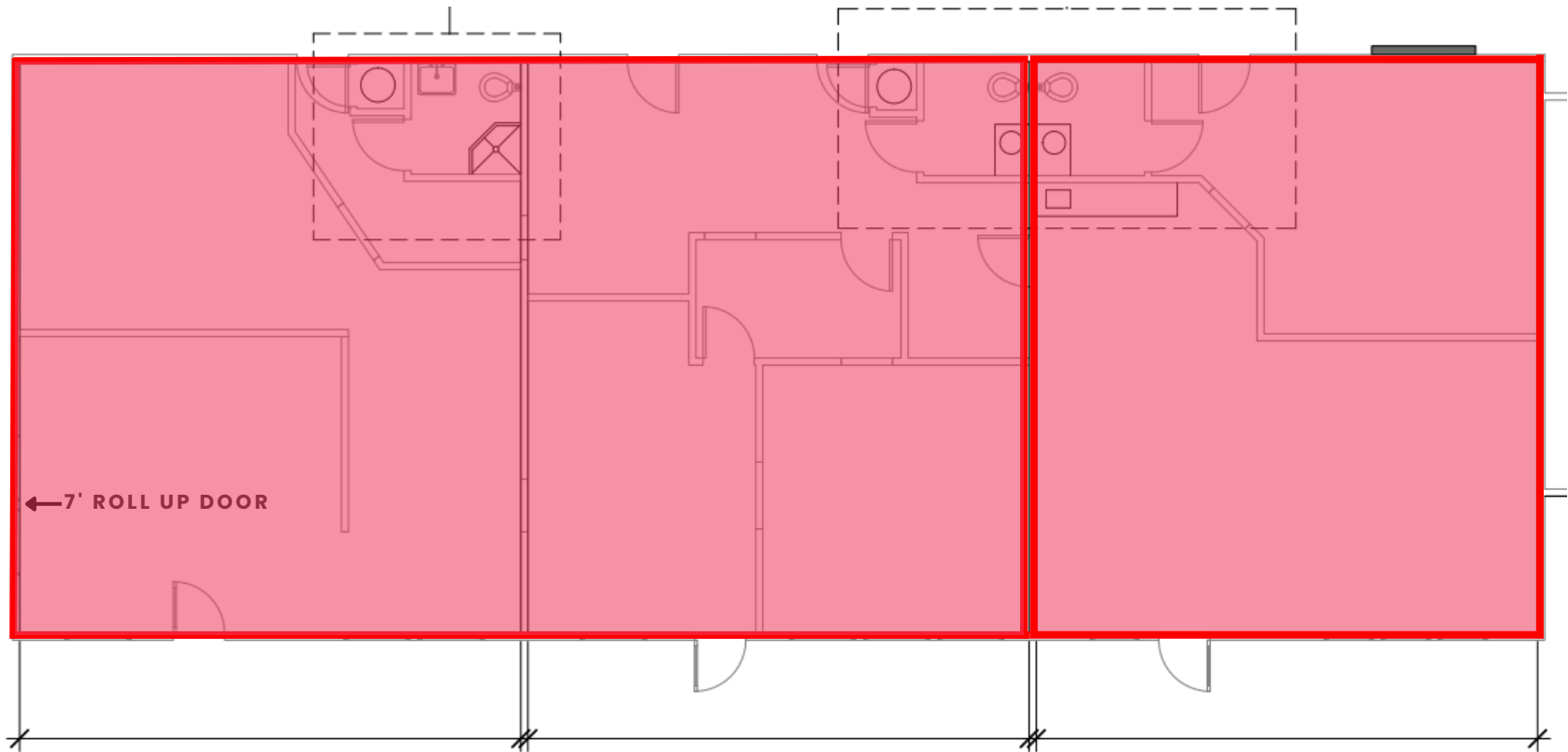
INTERIOR PHOTOS



BUILDING #2 FLOOR PLAN

±3,080 SF

TOTAL AVAILABLE • 2 SPACES



SUITES 6-7

±2,100 SF AVAILABLE

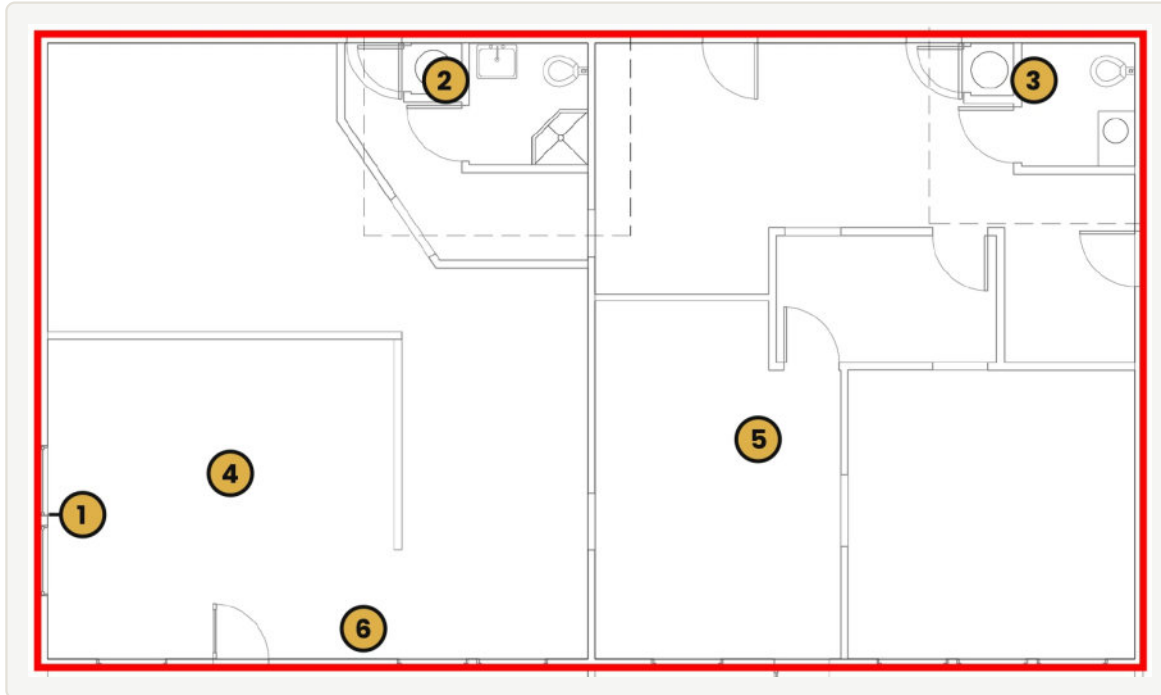
SUITE 5B

±980 SF AVAILABLE

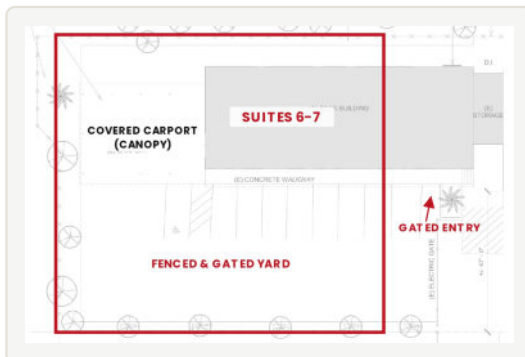
SUITES 6-7

±2,100 SF • SPACE FUNCTION & AMENITIES

FLOOR PLAN — TWO CONTIGUOUS BAYS, SUITES 6 & 7



SITE PLAN — WEST END



FLOOR PLAN KEY

- 1 7' roll-up door — drive-in
- 2 Restroom with shower
- 3 Second restroom
- 4 Open work area
- 5 Enclosed office / storage
- 6 Storefront entries — south elevation

AVAILABLE FOR LEASE

Subject to 30 days' notice

SPACE FEATURES



7-Foot Roll-Up Door

Drive-in access at the west end wall, opening into the covered carport.



Covered Carport Canopy

Spans the full west end of the building, at the roll-up door.



Fenced & Gated Yard

Behind an electric gate — vehicle staging or secured storage.



Two Restrooms + Shower

One restroom in each bay; one includes a shower for staff use.



±2,100 SF Combined

Two contiguous bays offered as one space.

WELL SUITED FOR



Car Audio & Electronics



Auto Detailing



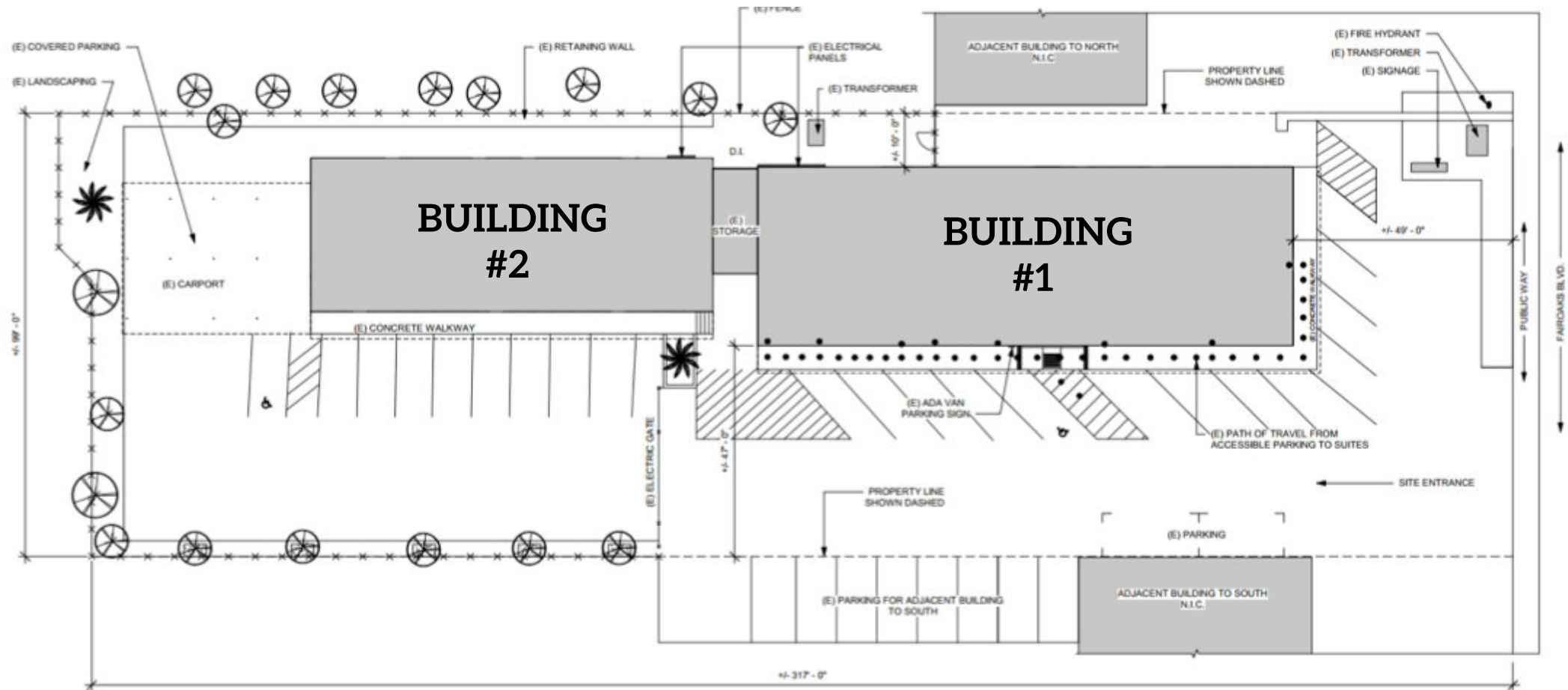
Vehicle Wrap & Graphics

\$0.26 PSF NNN • Contact broker for rate

SITE PLAN

EXISTING CONDITIONS • NOT TO SCALE

5925 FAIR OAKS BLVD
CARMICHAEL, CALIFORNIA 95608



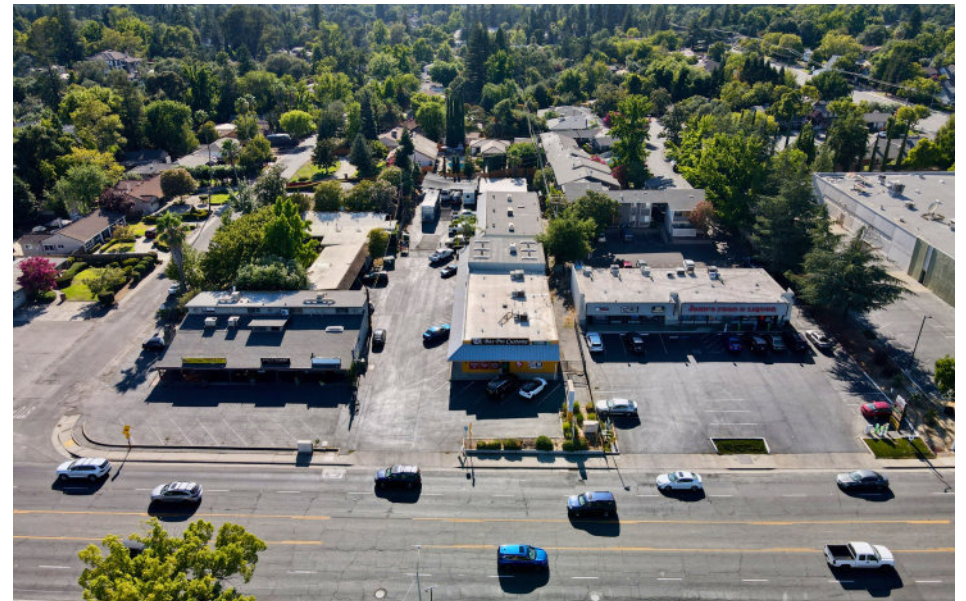
EXTERIOR PHOTOS

5925 FAIR OAKS BLVD
CARMICHAEL, CA 95608



EXTERIOR PHOTOS

5925 FAIR OAKS BLVD
CARMICHAEL, CA





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	 POPULATION 2028 PROJECTION	 HOUSEHOLD INCOME 2023 AVERAGE	 HOUSEHOLD INCOME 2023 MEDIAN
1 MILE 13,373	1 MILE 13,715	1 MILE \$104,772	1 MILE \$72,549
3 MILES 134,394	3 MILES 137,484	3 MILES \$96,896	3 MILES \$72,953
5 MILES 348,270	5 MILES 357,552	5 MILES \$89,836	5 MILES \$67,517

 2023 POPULATION 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 ISLAND	106	1,218	3,296
OTHER	874	9,098	24,856

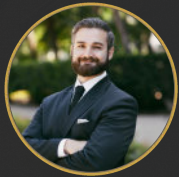
FOR LEASE

5925 FAIR OAKS BLVD

CARMICHAEL, CA 95608

CONTACT US

For more information about these retail suites



CHASE BURKE

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE 01879336



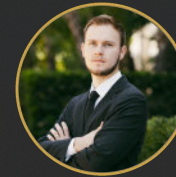
ANDY JONSSON

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE 02076108



STAN YEVTUSHENKO

BROKER ASSOCIATE

279.386.8762

stan@romecre.com

DRE 02167493

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.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

stan@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW



[@romecregroup](https://www.instagram.com/romecregroup)



romecre.com



SCAN FOR MORE INFORMATION

