

**FOR  
LEASE**

**8300 FAIR OAKS BLVD,  
CARMICHAEL, CA**

**±1,170 SF OFFICE SUITE AVAILABLE**



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**ROME**  
REAL ESTATE GROUP

# CANTERBURY OFFICE SQUARE

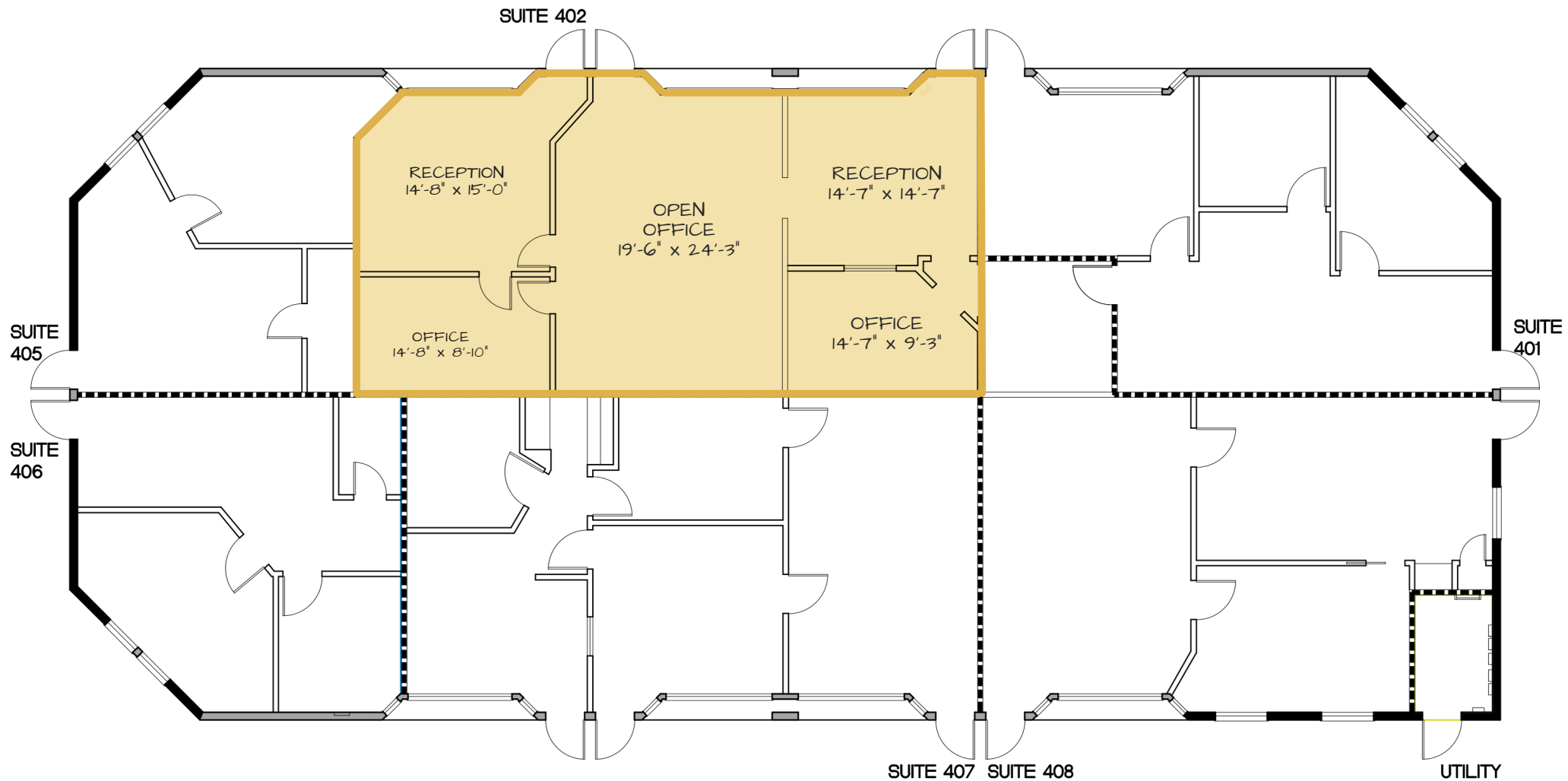
<i>SUITE</i>	<i>SIZE</i>	<i>LEASE RATE</i>	<i>SPACE NOTES</i>
402	±1,170 SF	\$1.45 PSF, MG	Fully built-out suite with 4 private offices and reception area, ideal for teams of 3 to 10 people.

## PROPERTY DETAILS:

- Well-maintained property with great visibility on Fair Oaks Blvd, featuring mature landscaping, a garden/river rock area, and a gazebo centered between four professional office buildings
- Shaded parking lot that wraps around the building, offering access points on Fair Oaks Blvd and Marshall Ave
- Convenient location for businesses serving the suburban Carmichael community and/or business owners living nearby.
- Monument signage fronting Fair Oaks Blvd is available to provide additional exposure for your business
- Long-term tenants in property (20+ years)
- Move-in ready suites
- Conveniently located near a wide variety of housing and numerous restaurants and services

**SUITE                      SIZE                      LEASE RATE**

**402                      +/- 1,170                      \$1.45 PSF, MG**

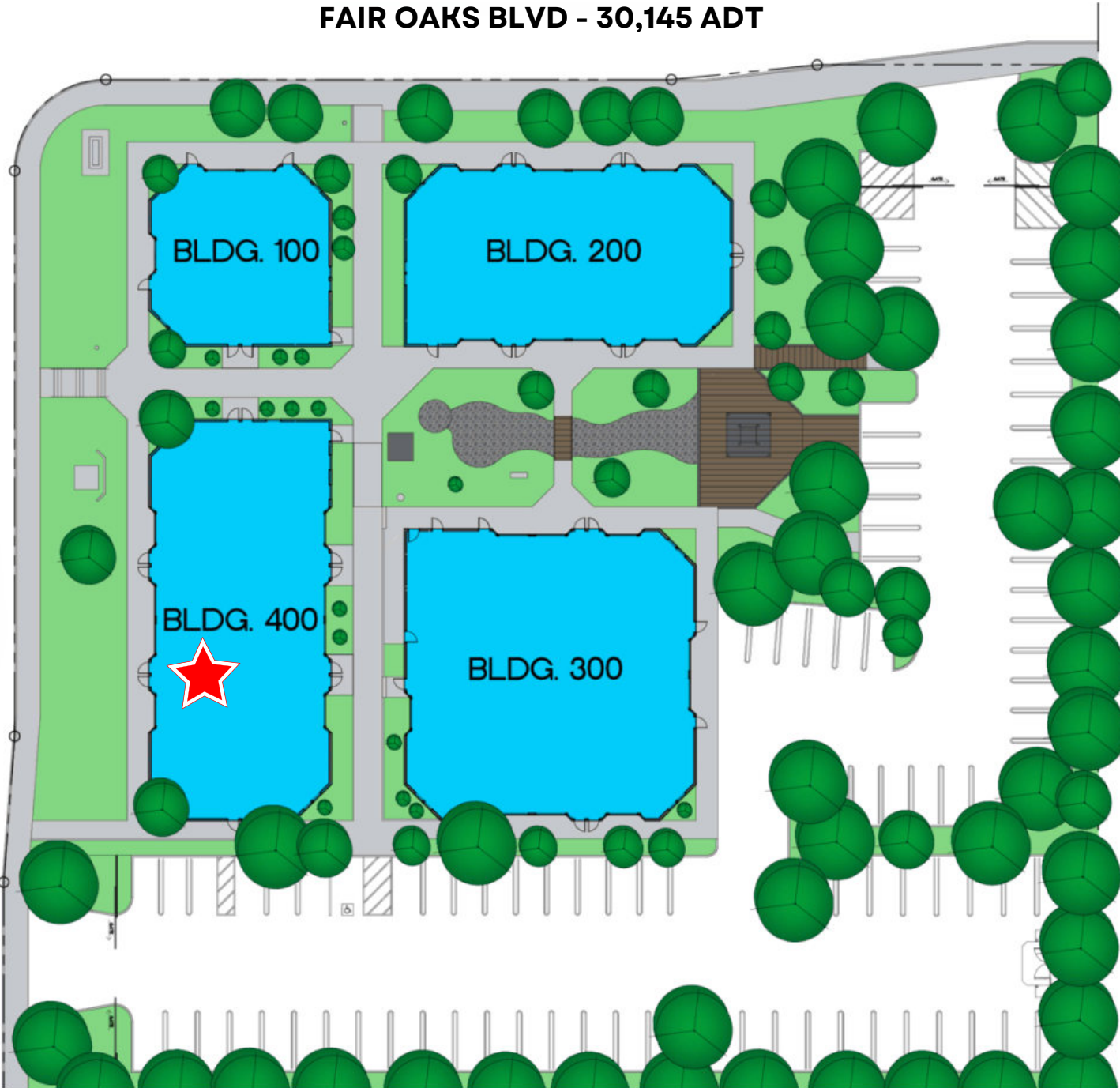


# CANTERBURY OFFICE SQUARE

FAIR OAKS BLVD - 30,145 ADT

 SUITE 402

MARSHALL AVE - 2,183 ADT





# EXTERIOR PHOTOS



FOR LEASE  
**ROME**  
REAL ESTATE GROUP  
Chase Banks  
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**Canterbury  
Office Square**

<b>MILLER</b> REAL ESTATE	<b>NDS</b> PRINT & PROMOTIONS Your Print People
<b>ALVEOMED</b> HEALTH SERVICES	<b>Tangle Free</b> A Low Sensory Hair Salon
<b>Carmichael United Pentecostal Church</b>	<b>Teza Family Home Care</b>

**PROPERTY LOCATION**



Sunrise Blvd.



Fair Oaks Blvd



American River



Fair Oaks Blvd



**VICINITY AERIAL**

# DEMOGRAPHIC SUMMARY REPORT

8300 FAIR OAKS BLVD, CARMICHAEL, CA 95608



## POPULATION

### 2023 ESTIMATE

1-MILE RADIUS	12,457
3-MILE RADIUS	139,825
5-MILE RADIUS	364,949

## POPULATION

### 2028 PROJECTION

1-MILE RADIUS	12,707
3-MILE RADIUS	143,124
5-MILE RADIUS	374,120

## HOUSEHOLD INCOME

### 2023 AVERAGE

1-MILE RADIUS	\$103,081.00
3-MILE RADIUS	\$93,861.00
5-MILE RADIUS	\$92,093.00

## HOUSEHOLD INCOME

### 2023 MEDIAN

1-MILE RADIUS	\$80,747.00
3-MILE RADIUS	\$73,717.00
5-MILE RADIUS	\$70,674.00



## POPULATION

### 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,266	109,317	276,051
BLACK	640	9,229	27,400
HISPANIC ORIGIN	1,507	21,727	67,093
AM. INDIAN & ALASKAN	112	1,926	5,161
ASIAN	628	9,091	28,374
HAWAIIAN & PACIFIC ISLAND	73	998	3,118
OTHER	739	9,265	28,844



# CONTACT US

FOR MORE INFORMATION ABOUT  
THIS OFFICE SUITE



*Chase Burke*

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