

**FOR
LEASE**

**5925 FAIR OAKS BLVD
CARMICHAEL, CA**

+/- 800 - 1,600 SF RETAIL SUITES



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ROME
REAL ESTATE GROUP

PROPERTY DETAILS

| SUITES | SIZE | LEASE RATE | SPACE NOTES |
|--------|--------------|--------------------------------------|--|
| 1 | +/- 1,600 SF | \$1.25 PSF + NNN (\$0.26 PSF NNN) | 2ND GENERATION RETAIL SPACE |
| 3 * | +/- 800 SF | \$1.40 PSF + NNN (\$0.26 PSF NNN) | 2ND GENERATION RETAIL SPACE, AVAILABLE WITH 30 DAYS' NOTICE |
| 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.



PROPERTY ZONING

C-1 (PD)

SACRAMENTO COUNTY



90 SPACES



MEDIAN
\$100,109.00

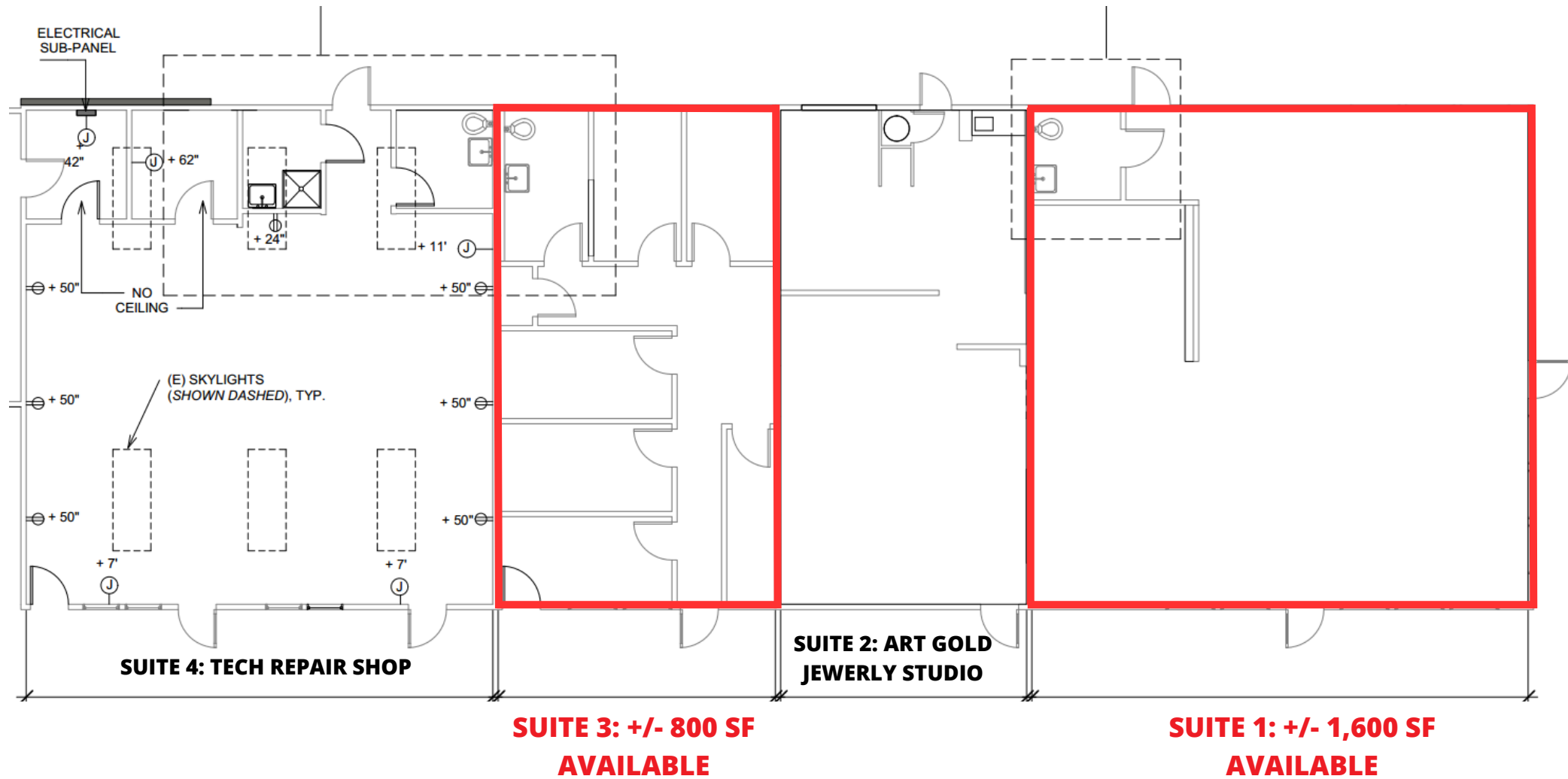
WITHIN 3 MILES
HOUSEHOLD INCOME

STRONG TRAFFIC COUNTS



FOLSOM-AUBURN RD: 28,318 ADT
GREENBACK LN: 27,989 ADT
FOLSOM BLVD: 24,432 ADT

BUILDING #1 FLOOR PLAN





**SUITE 1
INTERIOR
PICTURES**

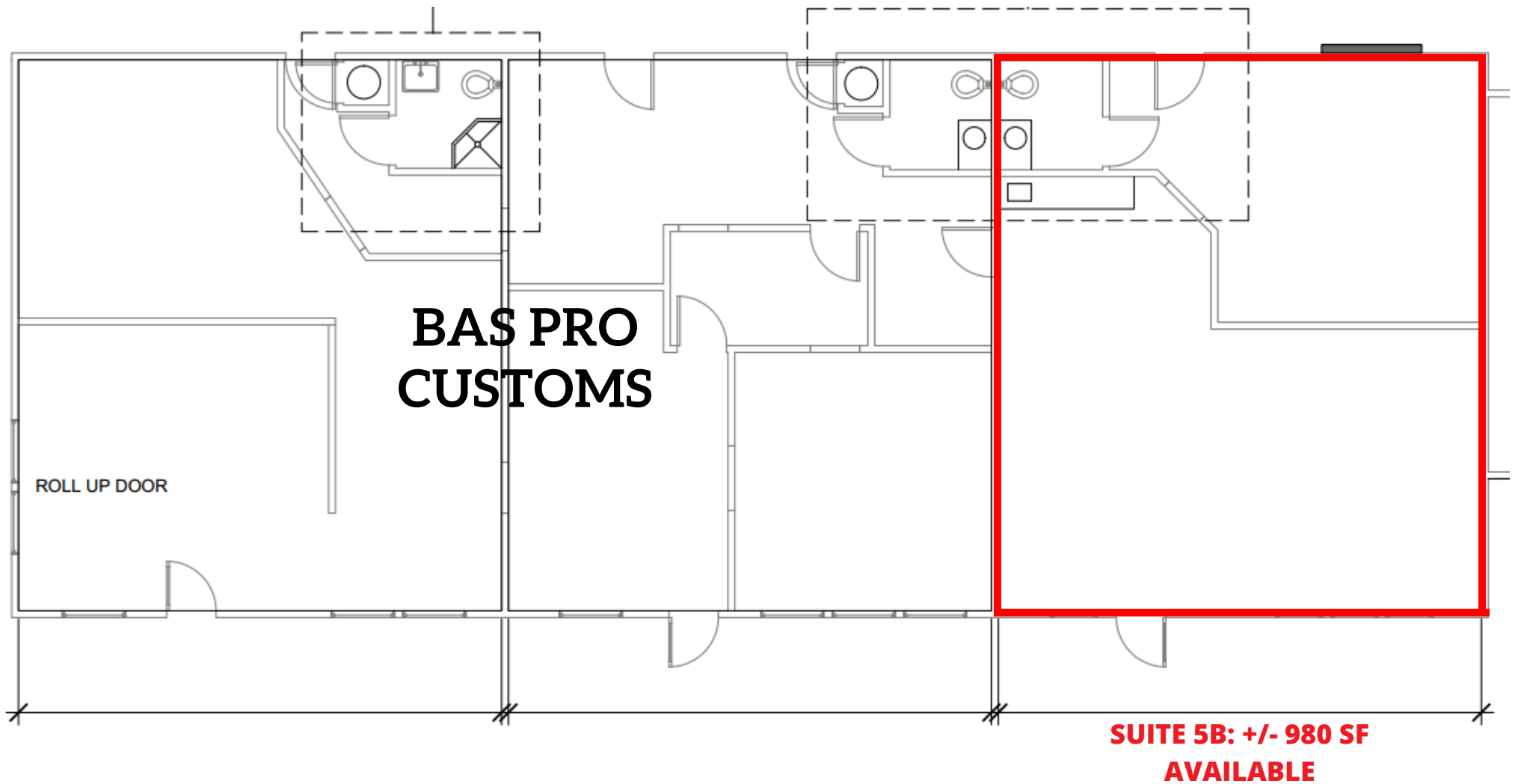




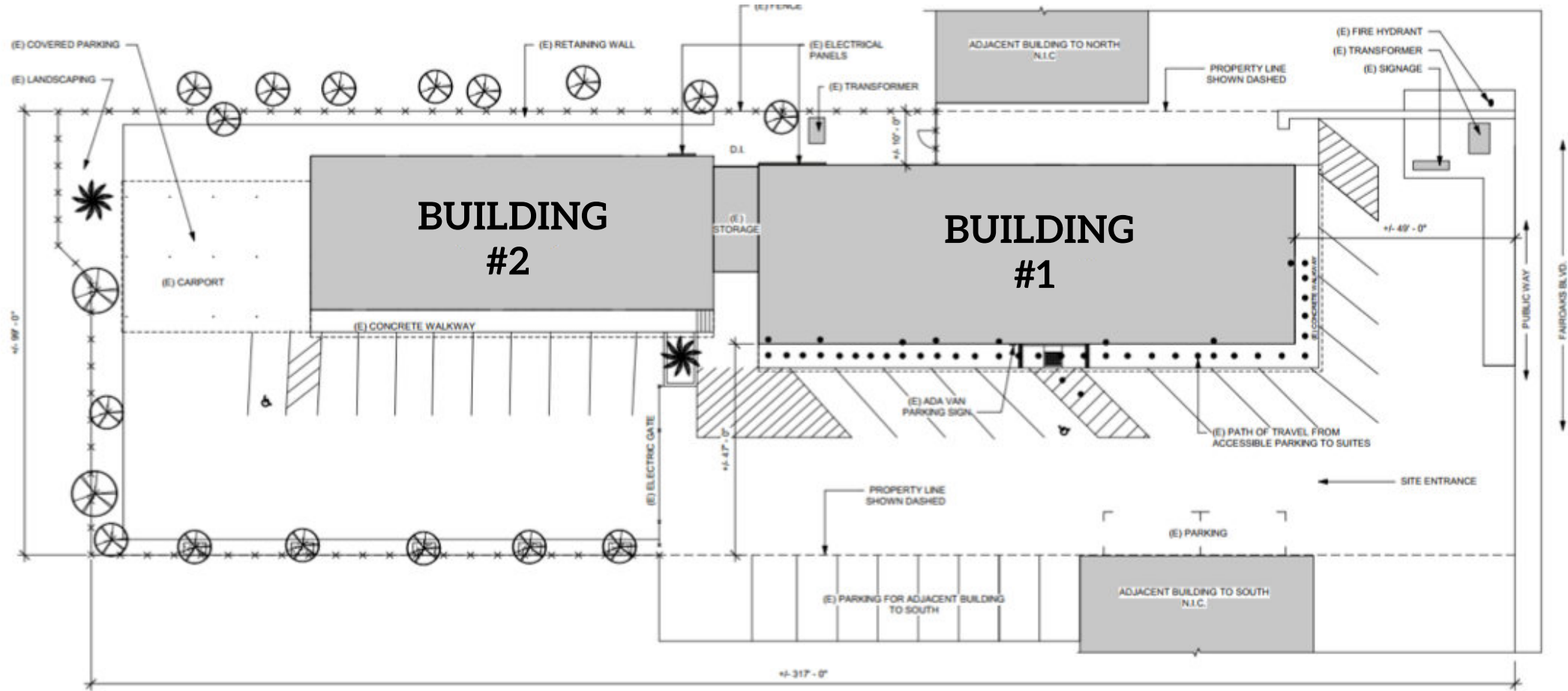
SUITE 3 INTERIOR PICTURES



BUILDING #2 FLOOR PLAN



SITE PLAN



EXTERIOR PHOTOS

5925 FAIR OAKS BLVD
CARMICHAEL, CA 95608



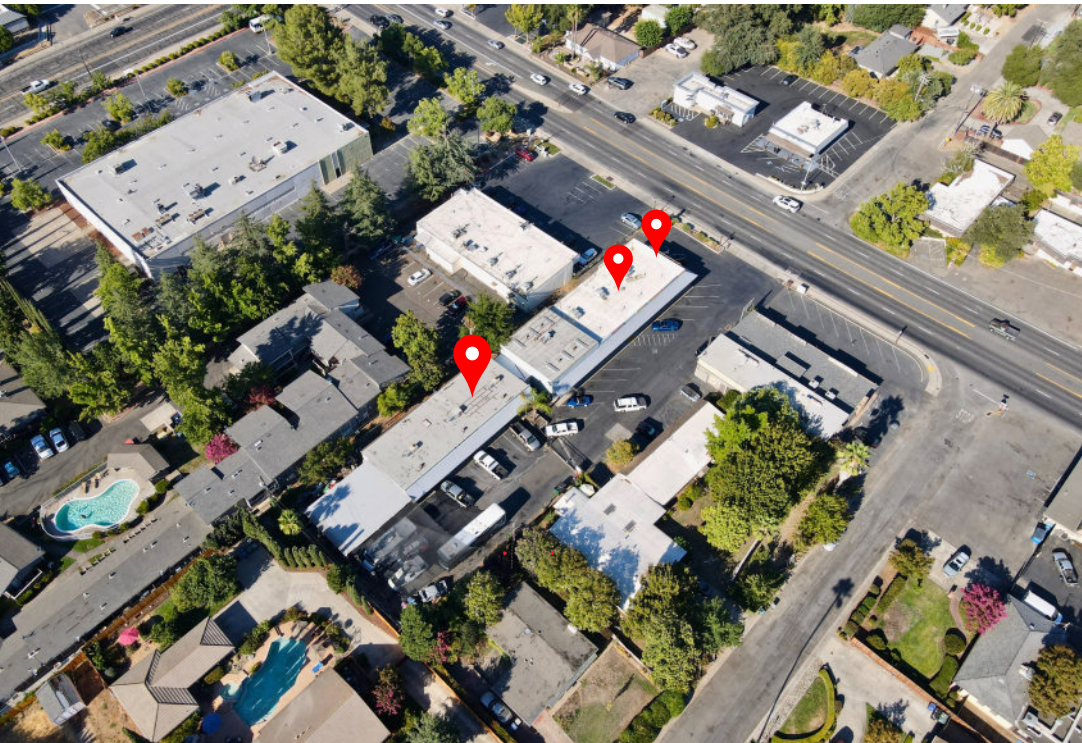
SIDE OF BUILDING



COVERED/GATED PARKING



EXTERIOR PICTURES





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

CONTACT US!

FOR MORE INFORMATION
ABOUT THESE RETAIL SUITES



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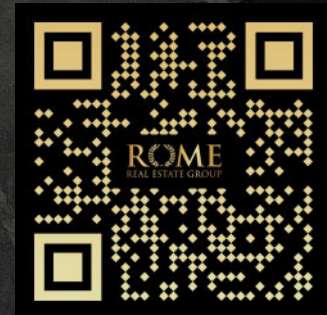
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