

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

FOR LEASE

1,094 SF 2ND GENERATION SALON SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

DRE: #02082721

abarron@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 2nd generation salon suite
- 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

**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, Royal Nails and Pasquale's Pizza.

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

Suite H: 1,094 SF \$1,641.00 (\$1.50 PSF, NNN)

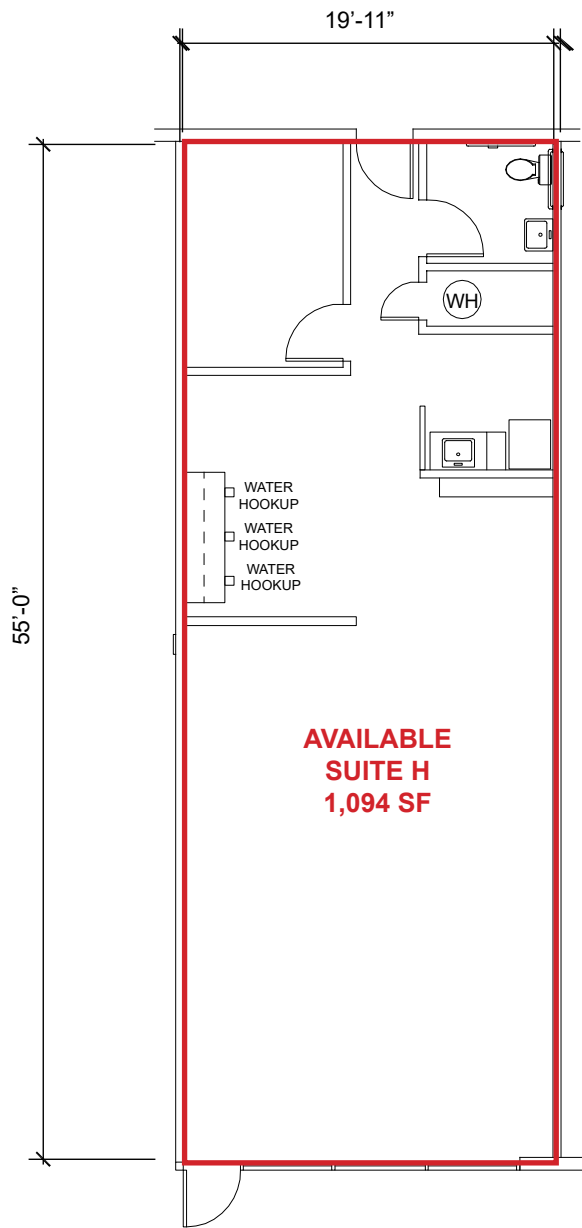
NNN costs are approximately \$0.59 PSF.

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



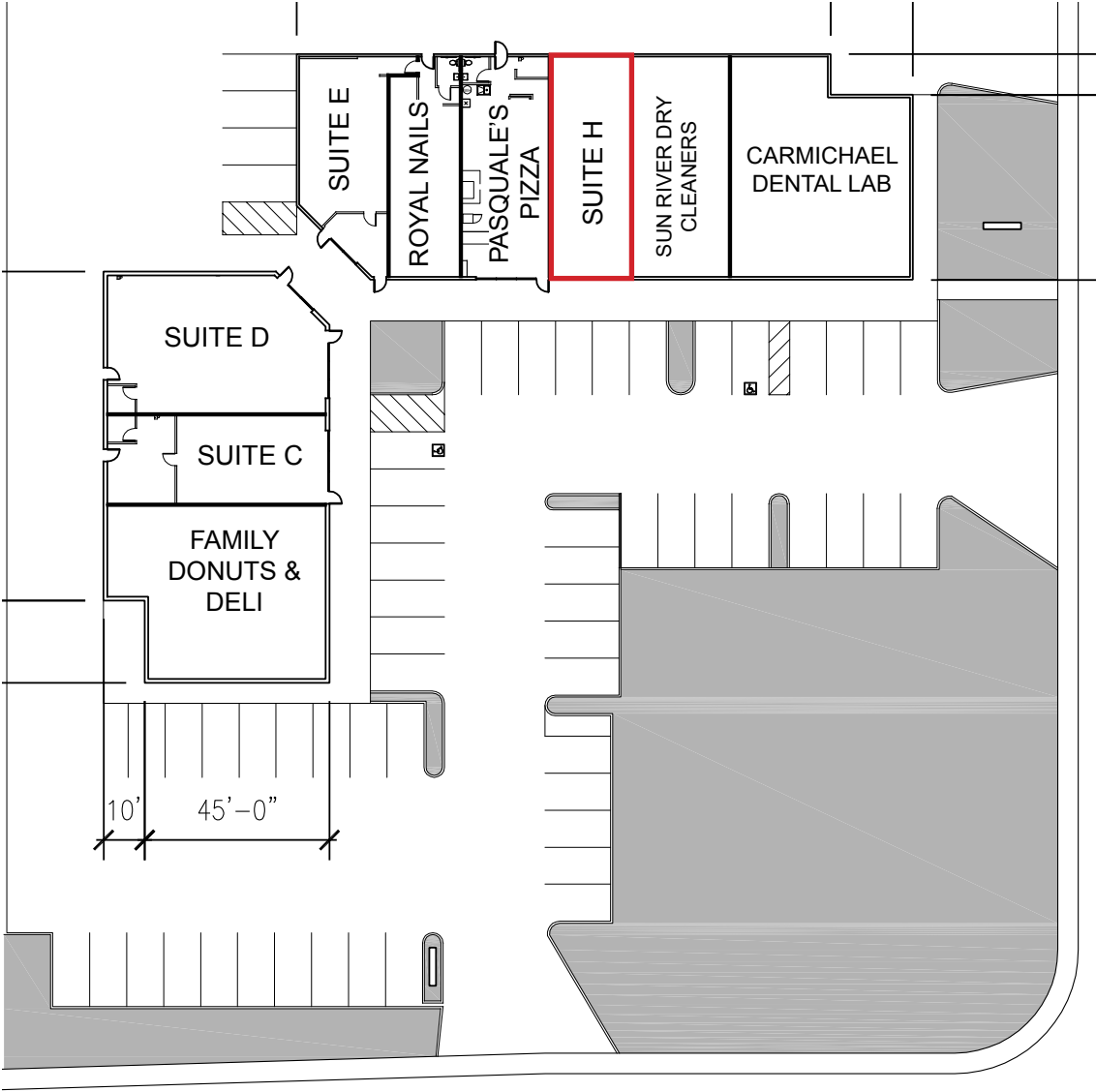
Suite	SF	Lease Rate	Monthly Rent
H	1,094	\$1.50 PSF, NNN	\$1,641.00
NNN costs are approximately \$0.59 PSF.			

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SITE PLAN



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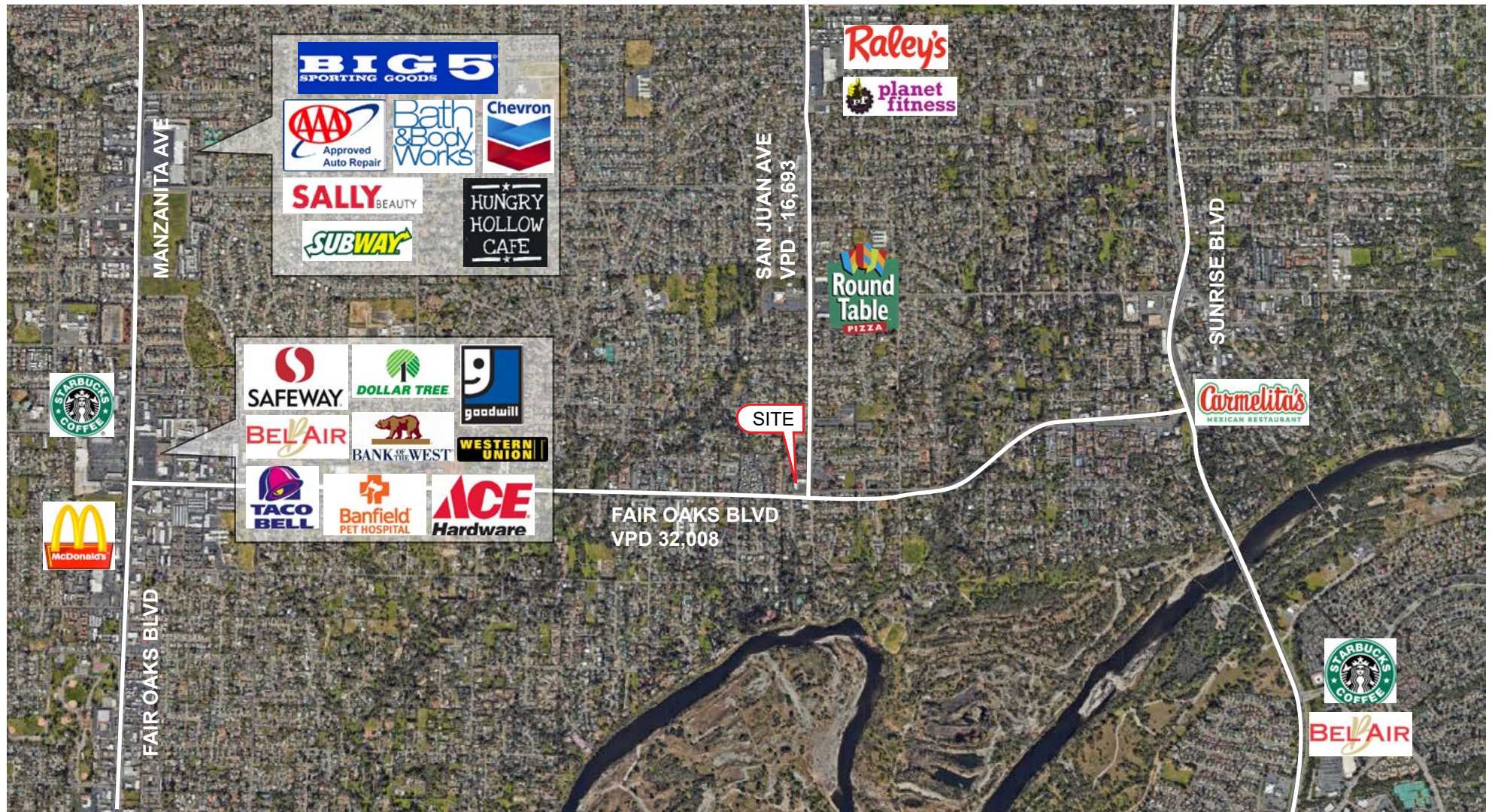


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