

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

FOR LEASE

1,094 SF - 1,835 SF RETAIL & SALON  
SUITES AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

Family **DONUTS & DELI**

9045

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- 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
- Restaurant & Salon suites 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 and Royal Nails.

[Drive-Thru Brochure Available.](#)

**LEASE RATES:**

Suite D:	1,835 SF	\$2,551.00 (\$1.39 PSF, NNN)
Suite E:	1,237 SF	\$1,596.00 (\$1.29 PSF, NNN)
Suite H:	1,094 SF	\$1,641.00 (\$1.50 PSF, NNN)

NNN costs are approximately \$0.59 PSF.

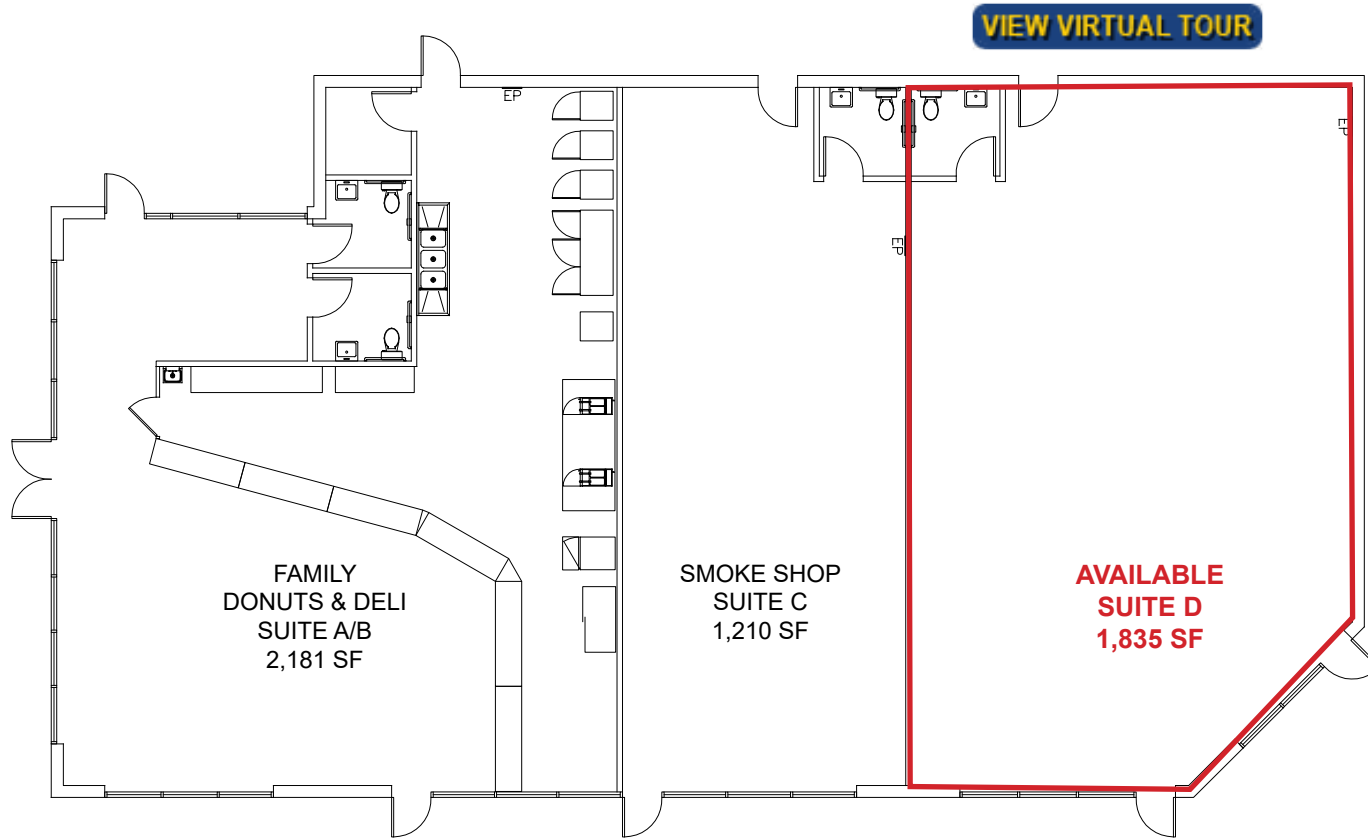
**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

The information contained herein has been obtained from sources we believe to be reliable. However, we 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.

FLOOR PLAN

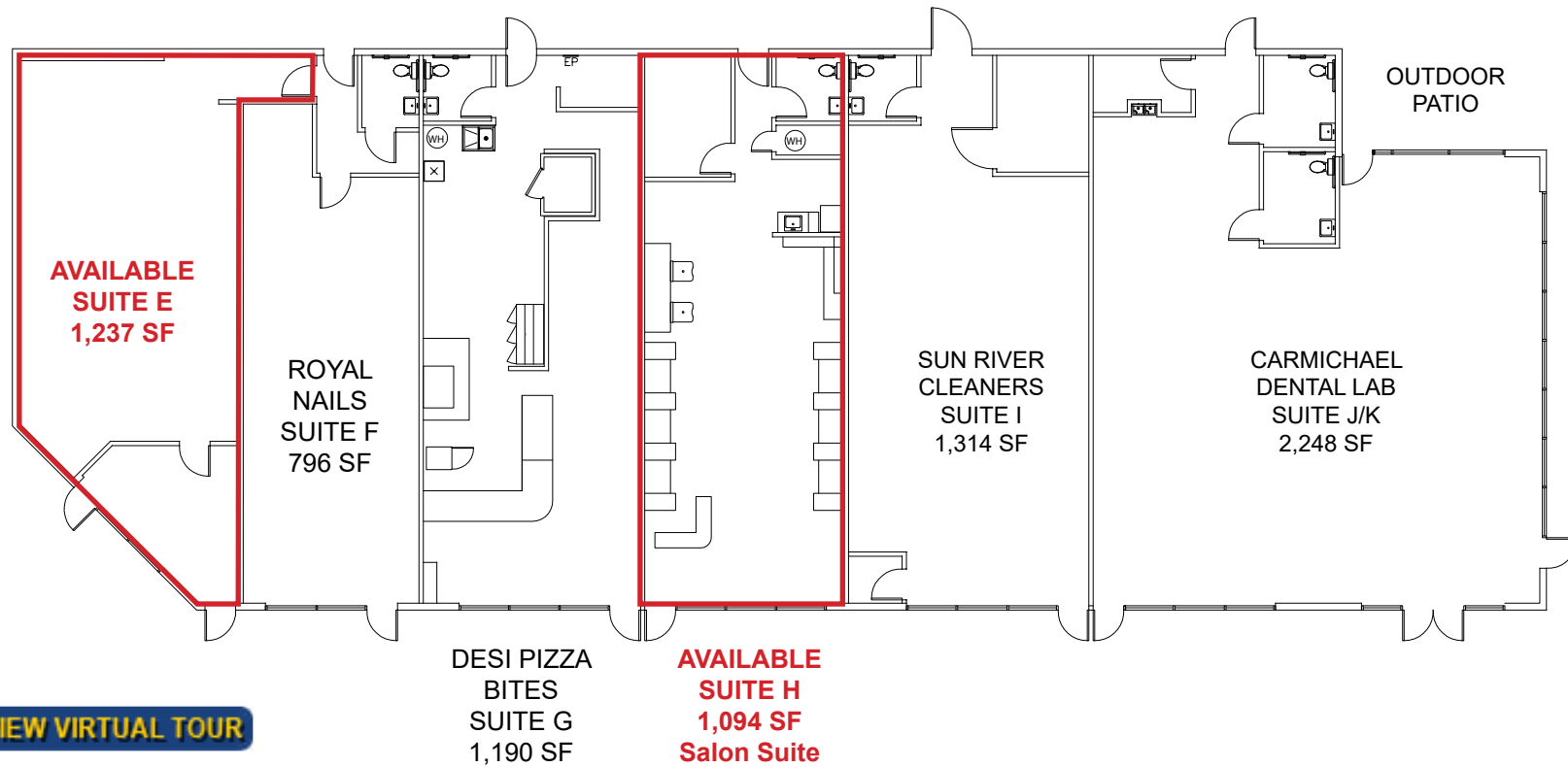


Suite	SF	Lease Rate	Monthly Rent
D	1,835	\$1.39 PSF, NNN	\$2,551.00
NNN costs are approximately \$0.59 PSF.			

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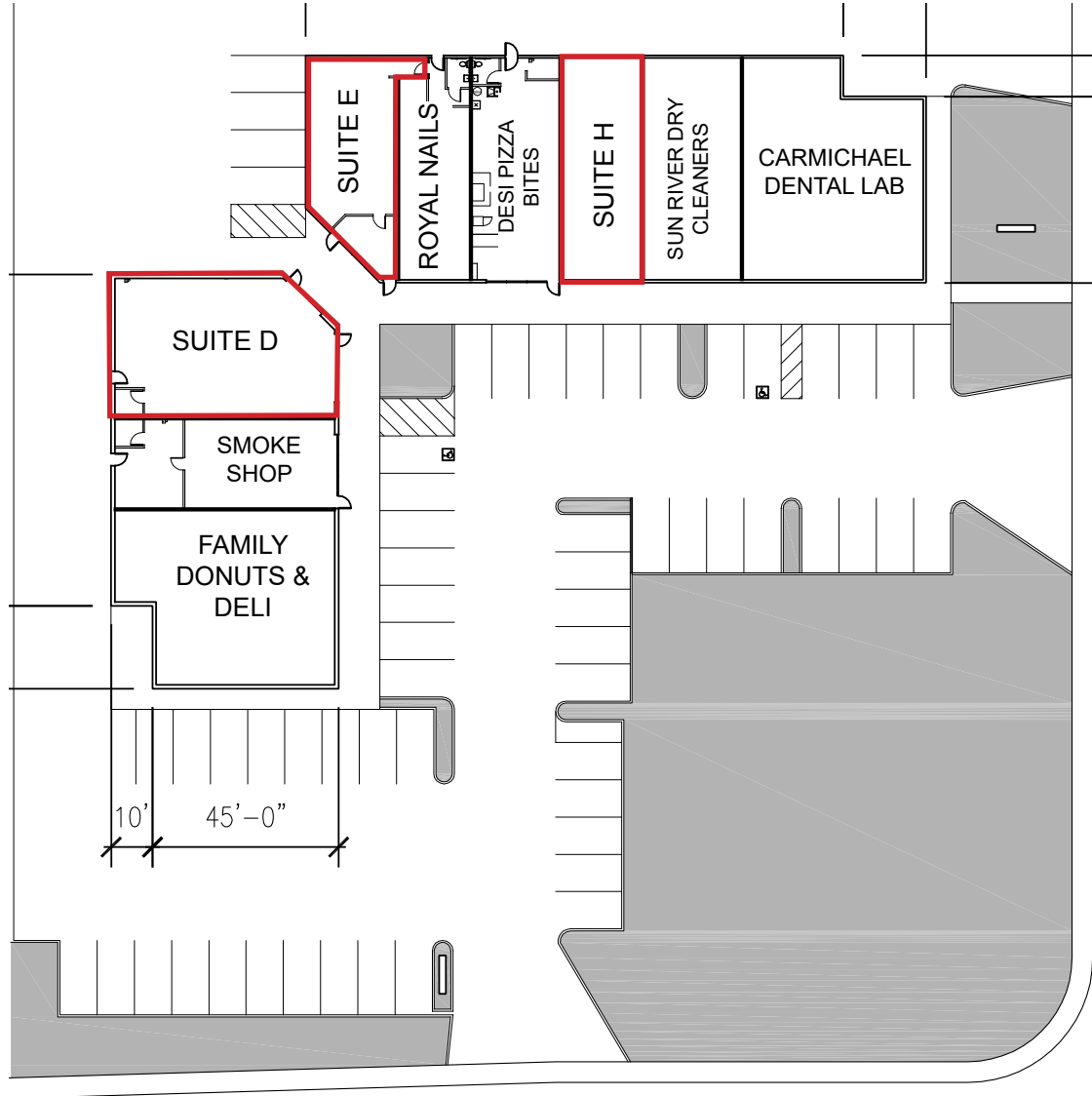
Suite	SF	Lease Rate	Monthly Rent
E	1,237	\$1.29 PSF, NNN	\$1,596.00
H	1,094	\$1.50 PSF, NNN	\$1,641.00

NNN costs are approximately \$0.59 PSF.

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SITE PLAN



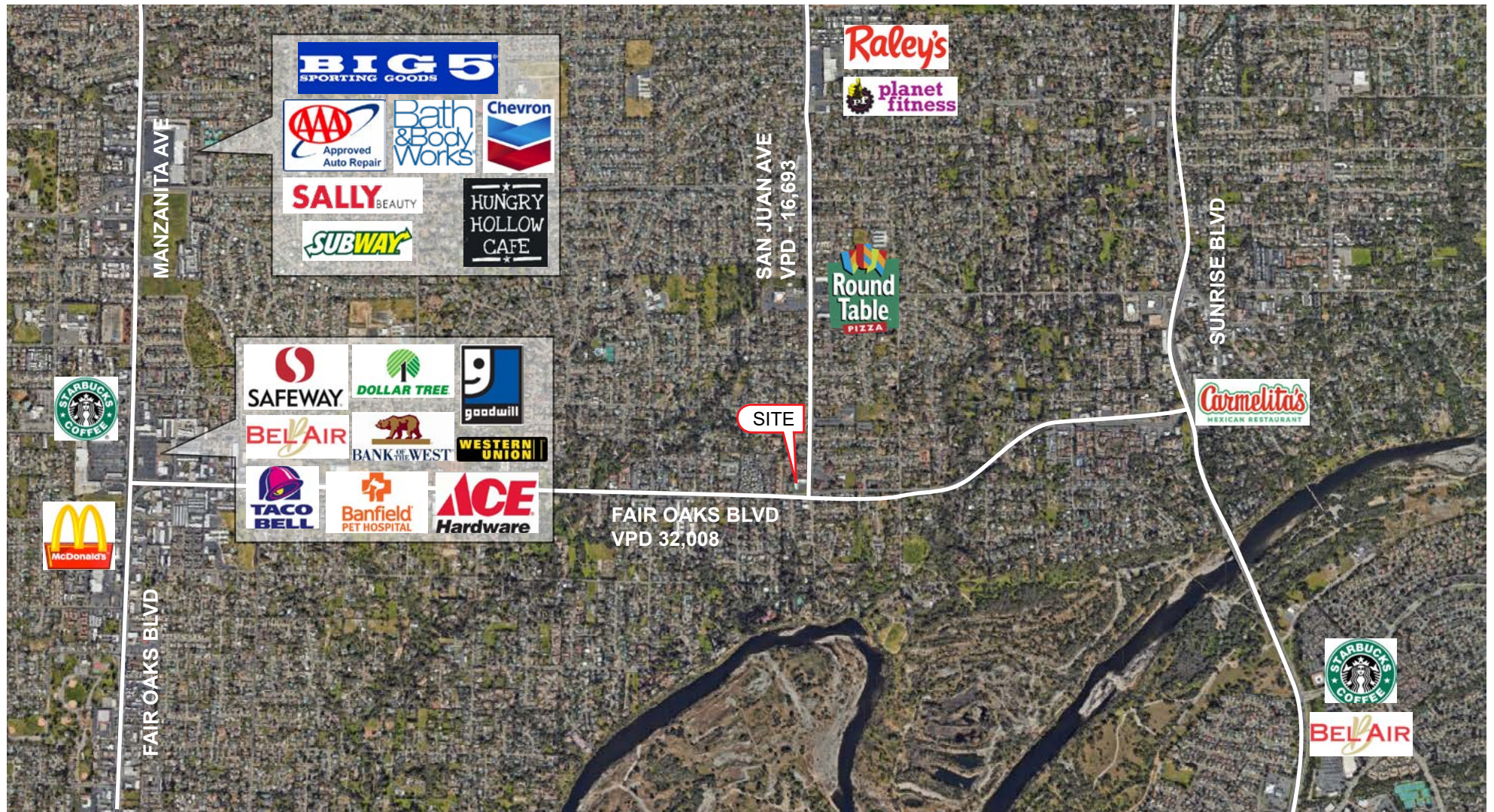
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