

**FOR
LEASE**

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

±1,170 SF OFFICE SUITE AVAILABLE



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ROME
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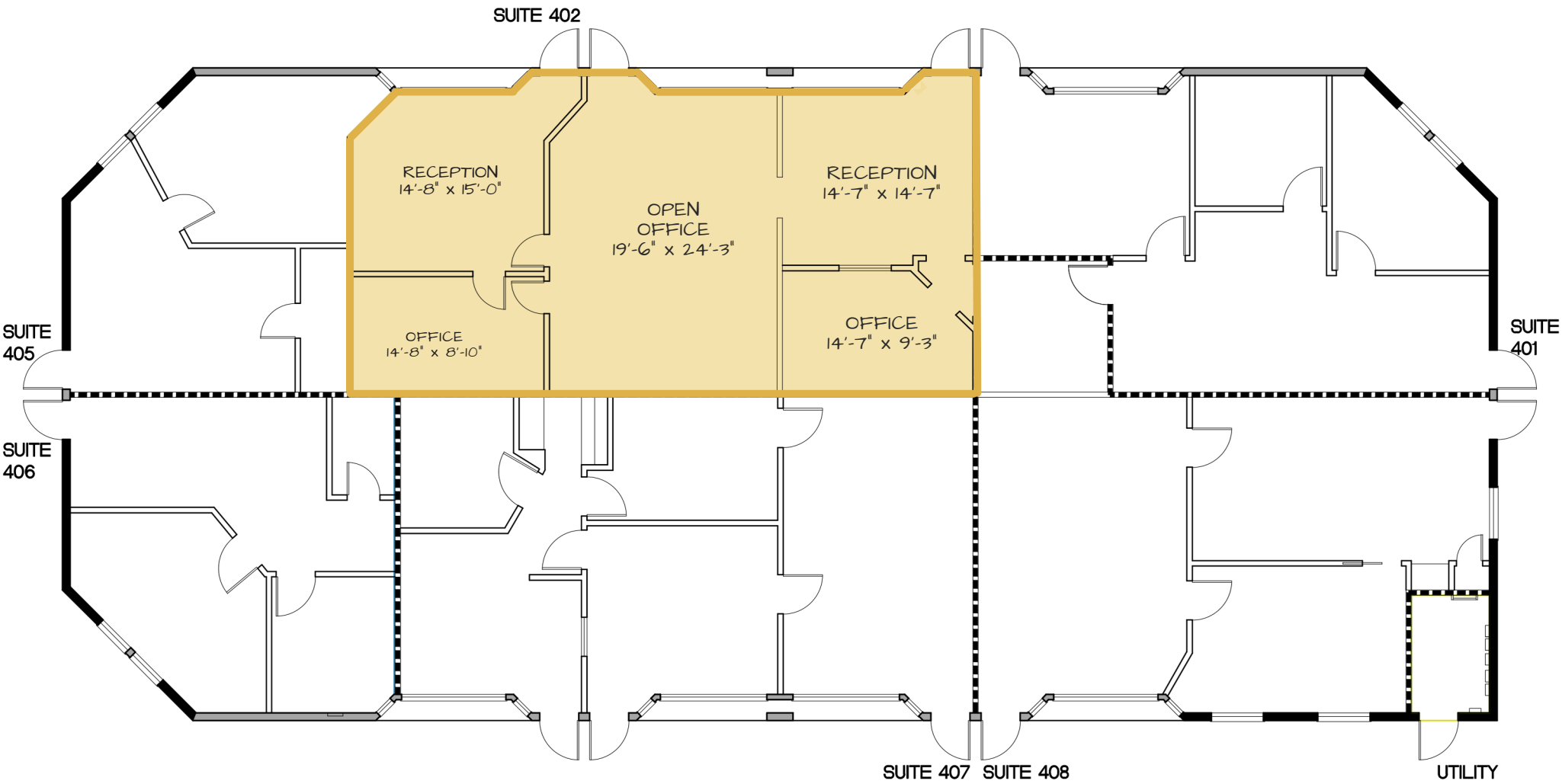
CANTERBURY OFFICE SQUARE

SUITE	SIZE	LEASE RATE	SPACE NOTES
402	±1,170 SF	\$1.45 PSF, MG	Fully built-out suite with 4 private offices and reception area, recently remodeled and ideal for teams of 3 to 10 people. Space can be split to accommodate smaller requirements.

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

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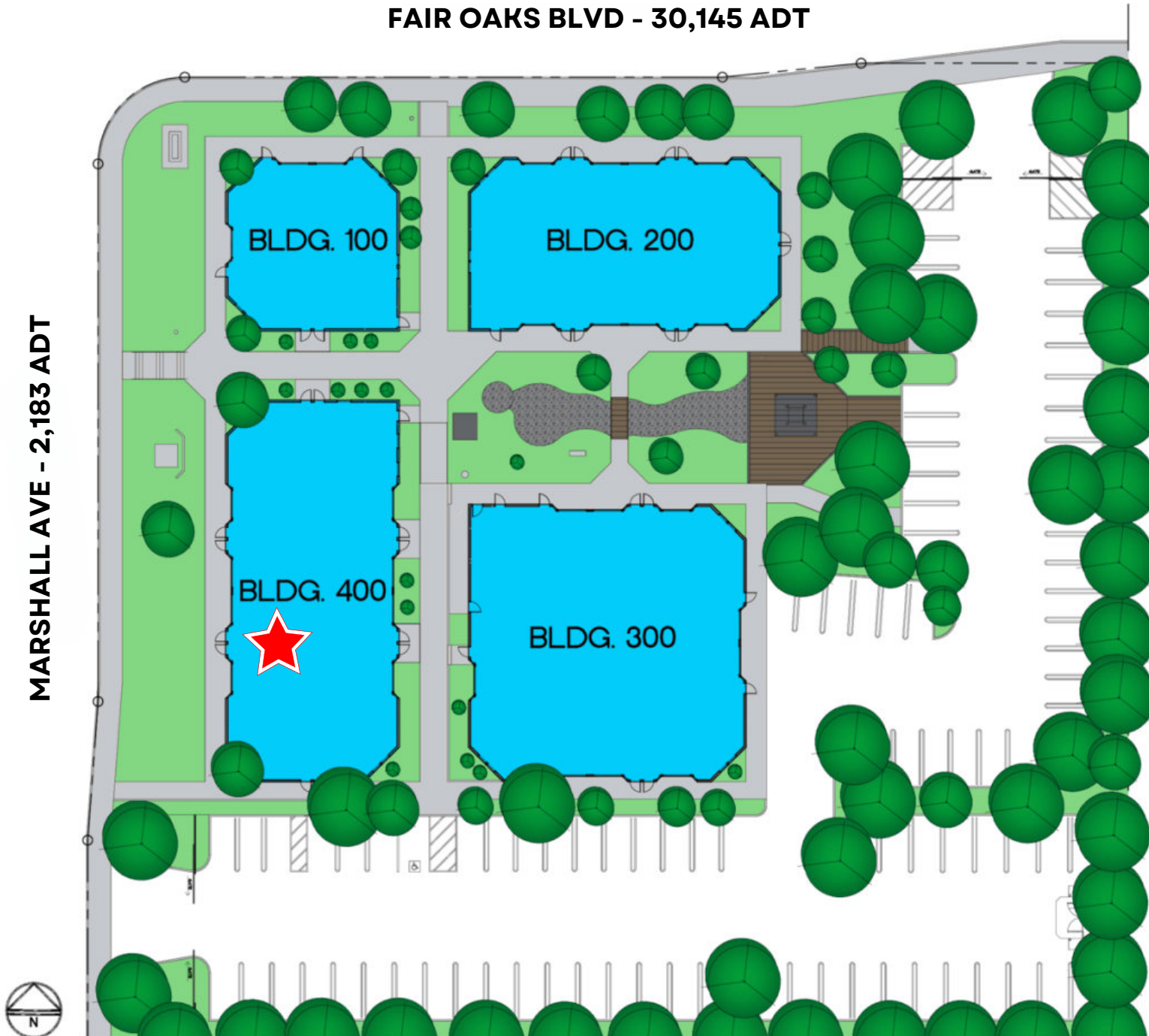


CANTERBURY OFFICE SQUARE

FAIR OAKS BLVD - 30,145 ADT

MARSHALL AVE - 2,183 ADT

★ SUITE 402





EXTERIOR PHOTOS





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





Chase Burke

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