

NORTHRIDGE PLAZA
4802 - 4894 SAN JUAN AVE
FAIR OAKS, CA
FOR LEASE
898 SF - 1,642 SF RETAILS SUITES

ETHAN CONRAD
PROPERTIES INC.

Raley's

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

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ETHAN CONRAD PROPERTIES, INC
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FEATURES:

- Located at the intersection of San Juan Ave & Sunset Ave in Fair Oaks
- Surrounded by dense residential population with excellent demographics
- Monument signage available
- Abundant parking

PROPERTY DETAILS:

Northridge Plaza is located in Sacramento County in a well-established market of Fair Oaks. The center is situated in an established neighborhood and is anchored by strong performing Raley's grocery store and Planet Fitness. The property is surrounded by dense residential neighborhoods and located right next to North Ridge Country Club.

Notable tenants include: Divided Sky Tavern and Good Eats Deli. Neighboring tenants include: Dutch Bros, McDonald's, Safeway, CVS, and more.

LEASE RATES:

Suite 4810	898 SF	\$1,841.00 (\$2.05 PSF, NNN)
Suite 4816	1,256 SF	\$2,386.00 (\$1.90 PSF, NNN)
Suite 4818	996 SF	\$2,042.00 (\$2.05 PSF, NNN)
Suite 4828	1,504 SF	\$3,083.00 (\$2.05 PSF, NNN)
Suite 4886*	1,642 SF	\$3,268.00 (\$1.99 PSF, NNN)

NNN costs are approximately \$0.39 PSF. *Available with 45 days' notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	14,527	135,867	363,208
2025 Average HH Income:	\$133,198	\$119,806	\$118,033
Traffic Count @ San Juan Ave:	20,660		

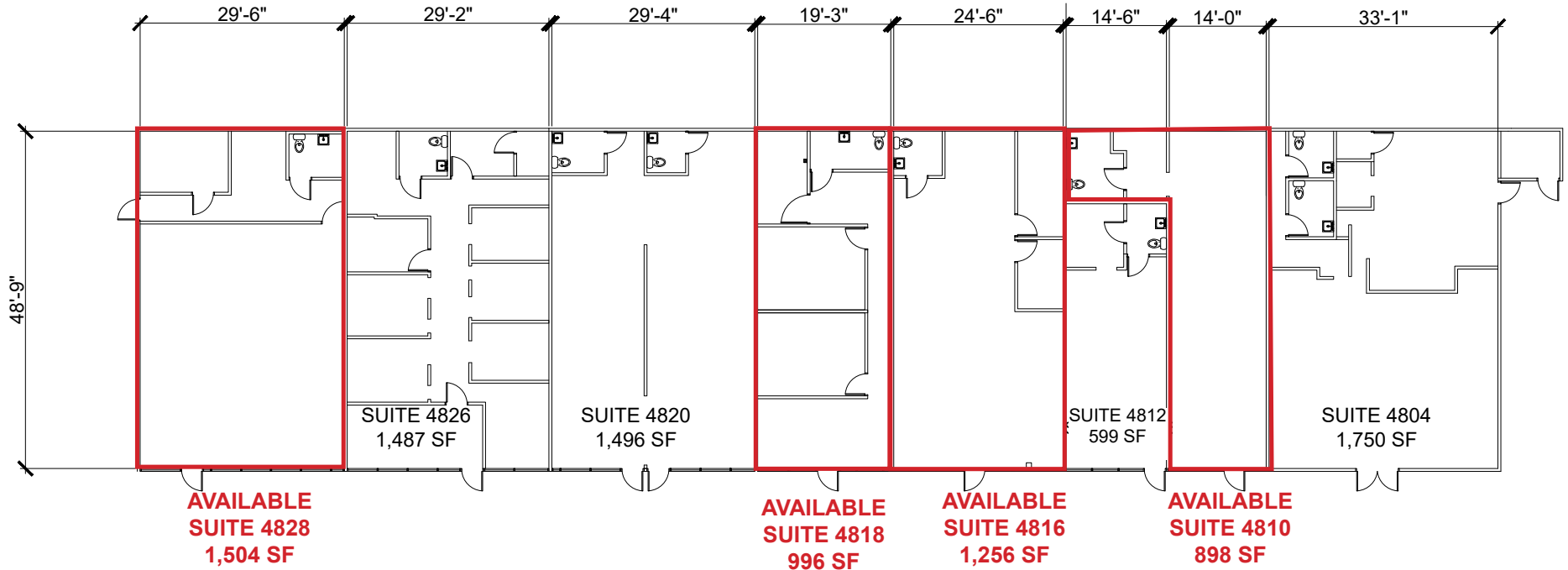


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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4810	898	\$2.05 PSF, NNN	\$1,841.00
4816	1,256	\$1.90 PSF, NNN	\$2,386.00
4818	996	\$2.05 PSF, NNN	\$2,042.00
4828	1,504	\$2.05 PSF, NNN	\$3,083.00
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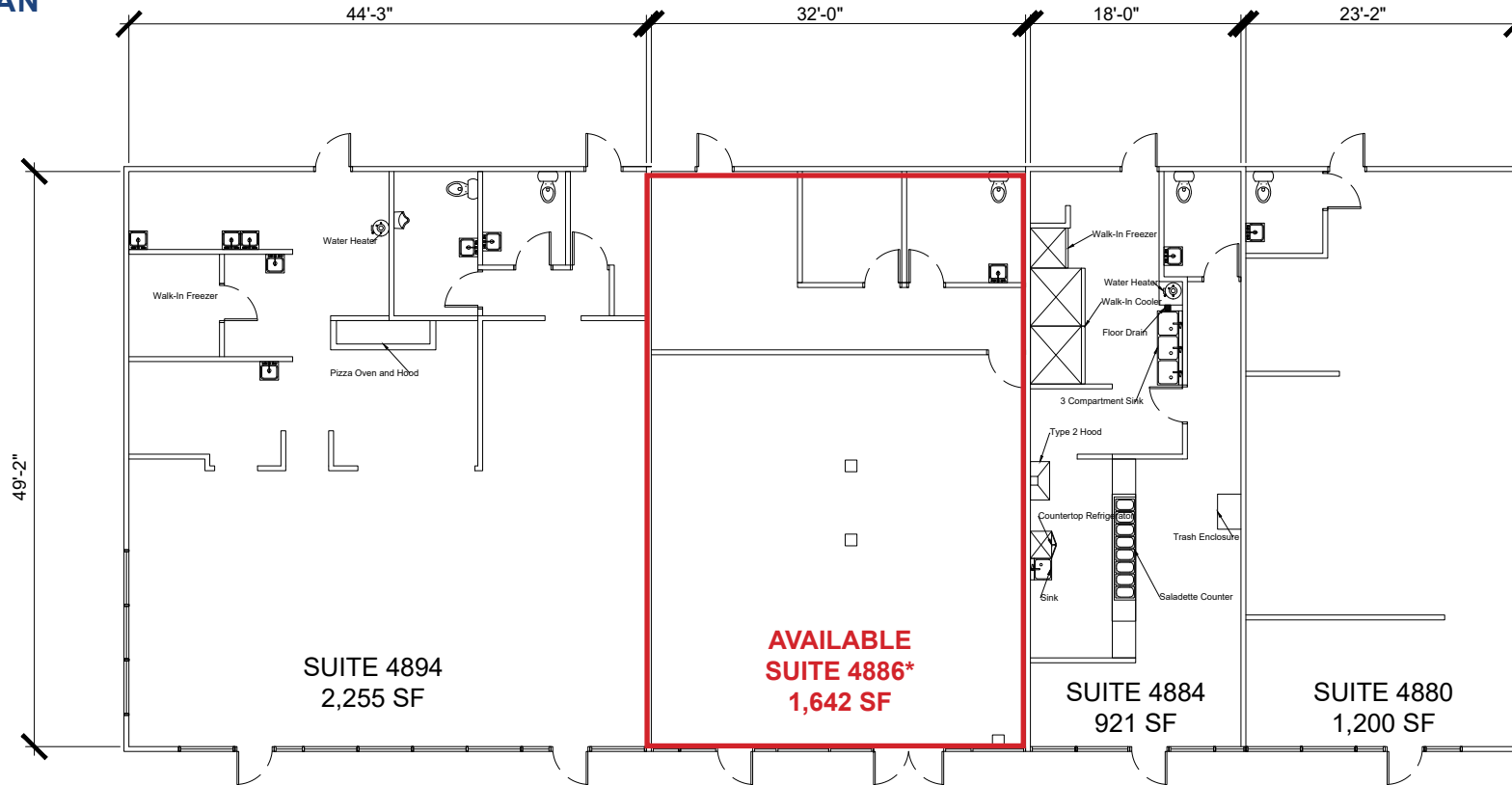
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4886*	1,642	\$1.99 PSF, NNN	\$3,268.00
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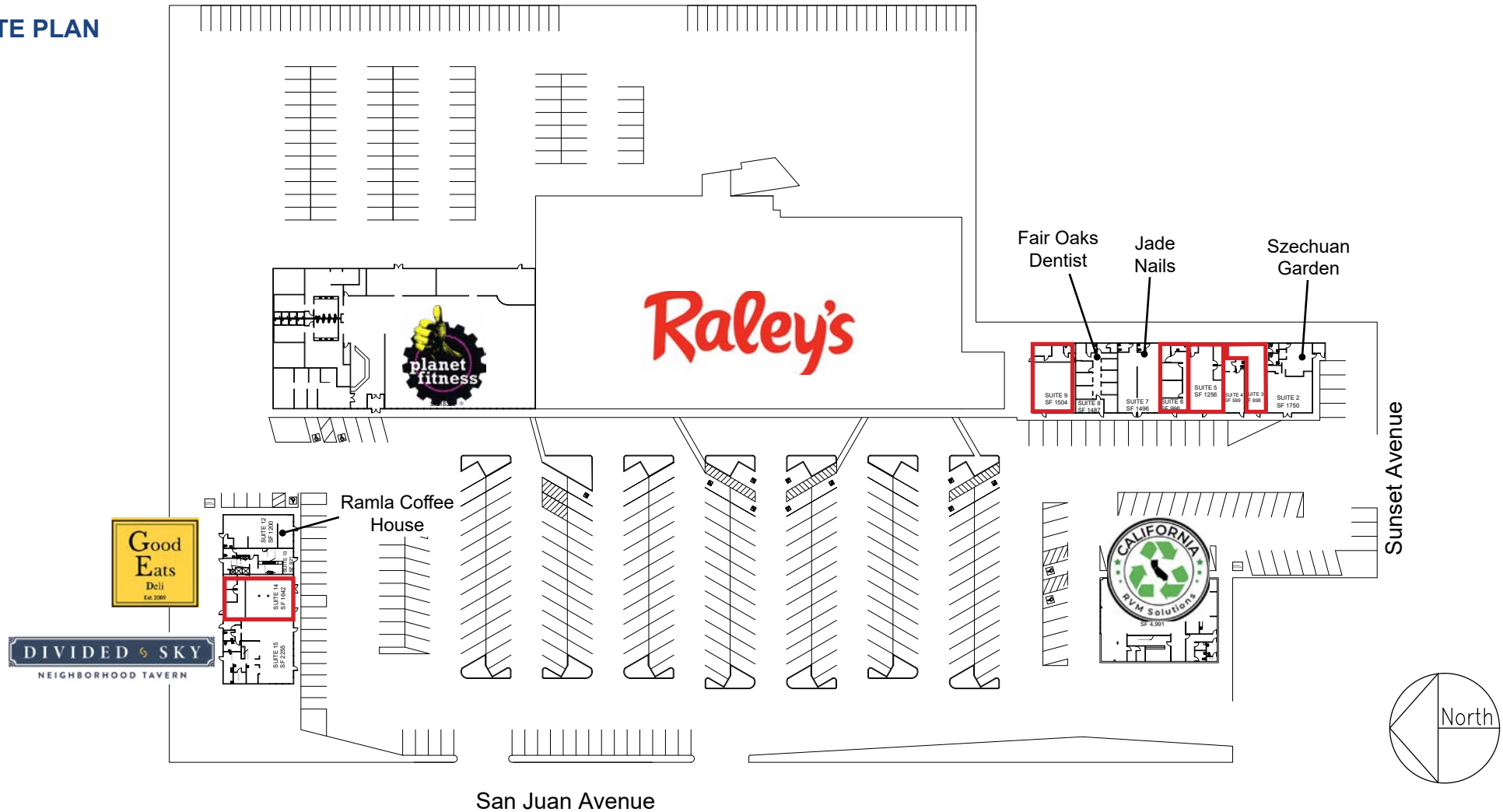
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SITE PLAN



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PAGE

7