

8329 FAIR OAKS BLVD  
CARMICHAEL, CA 95608

FOR SALE



**Property Highlights:**

- Multitenant Office Building
- Seven Rentable Suites
- 6,515 sf building
- High identity location on Fair Oaks Blvd
- Abundant parking within gated, fenced lot
- Owner-user opportunity with in-place income
- Solid customer base with high population in a 3-mile radius

Ranga Pathak  
Broker Associate  
RE/MAX Gold  
CA BRE 01364897  
916-201-9247  
ranga.pathak@norcalgold.com

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## Offering Summary

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Building Address	8329 Fair Oaks Boulevard, Carmichael, CA
Assessor's Parcel Number	245-0251-028-0000
County	Sacramento
Property Type	Multitenant Office Building
Building Size	6,515 sf
No. of Parking spots	25 plus additional 6 shared spots
Land Area	0.55 acres
Sale Price	\$999,000
Major Tenants	Dental Office, Massage Studio
Lease Type	Gross
Area available for owner-user	3,725 sf
Utilities	Each suite separately metered
Year built	1962
Zoning	Business Professional

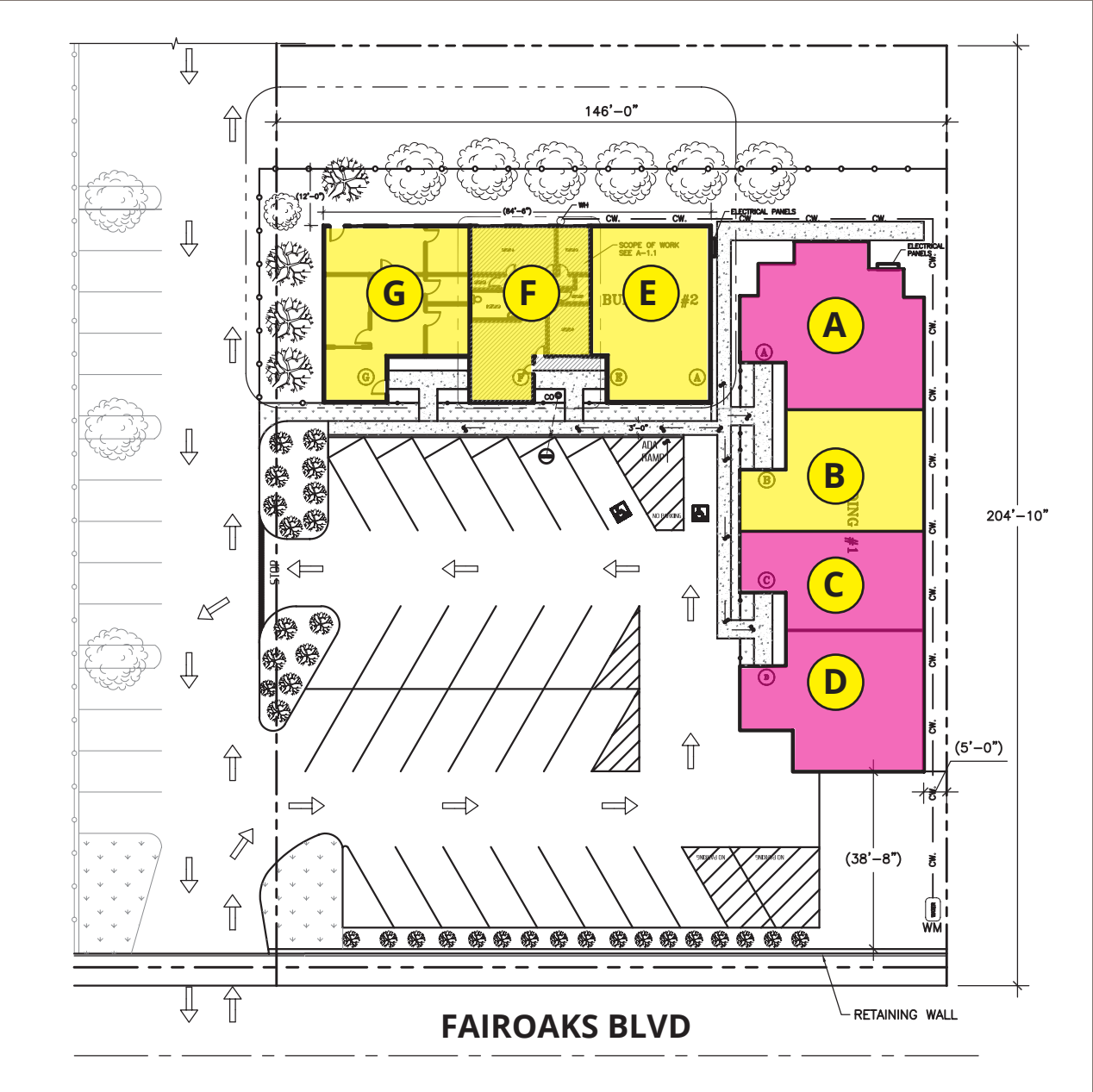
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## Building Details

Suite #	Size	Features	Comments
A	930 SF	Multiple offices, waiting area and restroom, recently painted	Leased to massage therapist
B	930 SF	Former dental office with 4 operatories, lab, waiting area, front office and restroom	Available
C & D	1,860 SF	Dental Office with multiple operatories	Leased to City of Trees Dental
E	930 SF	Four offices, closet, restroom, front office, reception & storage	Available
F	930 SF	Renovated in 2020, with new HVAC. Includes a reception, front office, work area, large private office, break room, ADA restroom and storage space. Skylights and solar tubes	Available
G	930 SF	Former Insurance office, Four offices, large restroom, reception with skylight and storage space. Remodeled in 2017. Includes new paint, new heater, new compressor, dual pane windows, skylights and solar tubes. May be delivered furnished.	Available

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# Site Map



**LEASED**  
**AVAILABLE**

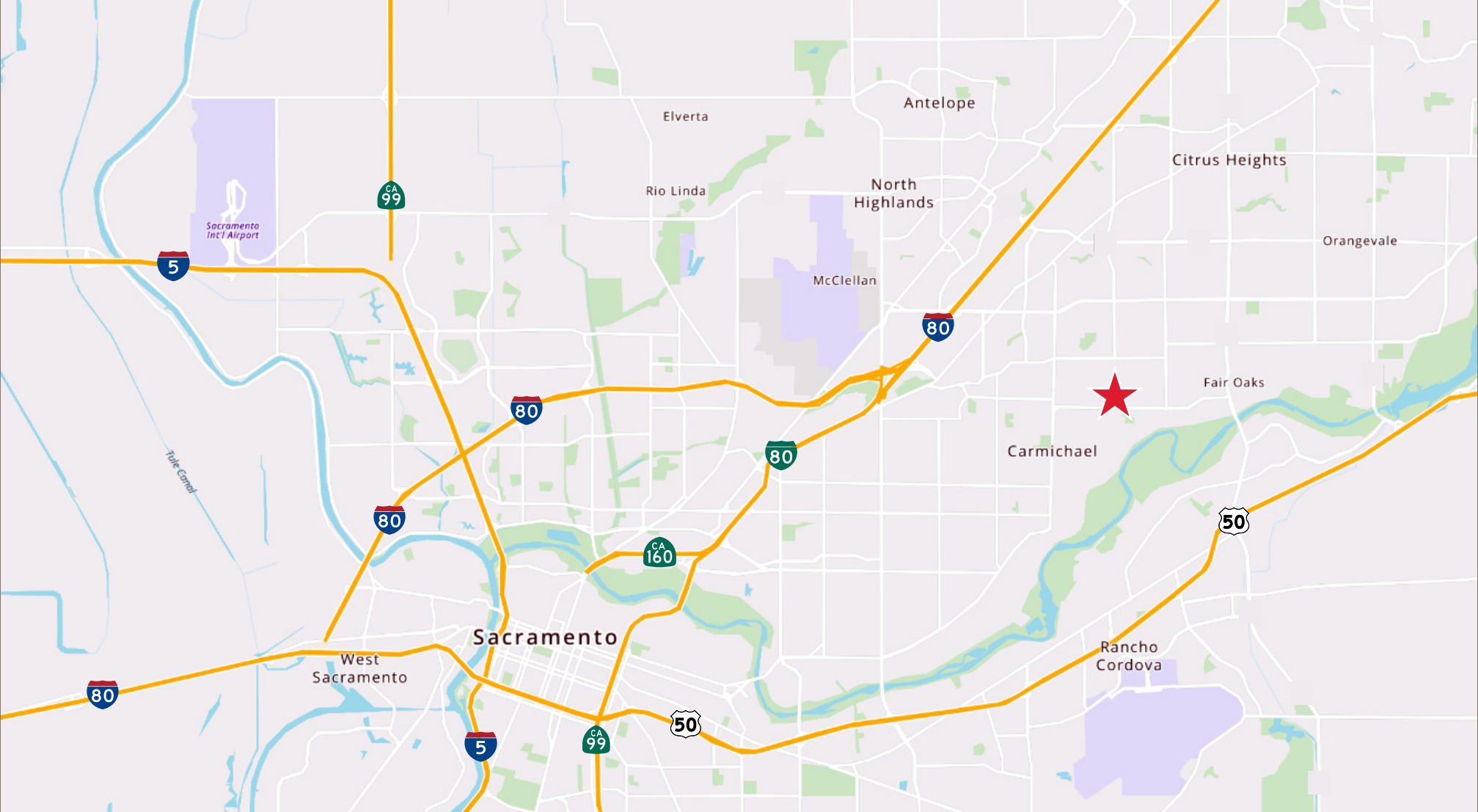
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# Property Photos



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Location Map



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## Demographics

### Key Facts: 5 Mile Radius



**359,046**  
Total Population (2024)



**\$98,544**  
Average Household Income



**16,471**  
# Businesses



**121,019**  
Daytime Employees



**76,890**  
Owner Occupied Households



**\$455,076**  
Median Home value

ADT Fair Oaks Boulevard (Champlain Ln E) **30,233** (2025)

