

RETAIL/OFFICE SPACE FOR LEASE

PLAZA DE FAIR OAKS

4201 Sunrise Blvd.
Fair Oaks, CA 95628



**JoAnn
Shapiro**
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DRE #00648793



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(916) 609-2836 Phone
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PROPERTY HIGHLIGHTS:

- 1,105+/- sq.ft. end-cap, former State Farm Insurance (Suite A)
- 1,000 +/- sq.ft. open area and private office (Suite D)
- 2,076 +/- sq.ft. *LEASED: HAIR SALON & SPA (OPENING SOON!)*
- Good visibility and monument signage on busy Sunrise Boulevard near Fair Oaks Boulevard
- Suitable for office, retail or service use
- **PROMOTIONAL PRICING:**
\$1.25 to \$1.35 psf Modified Gross

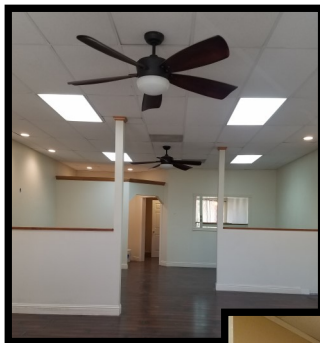
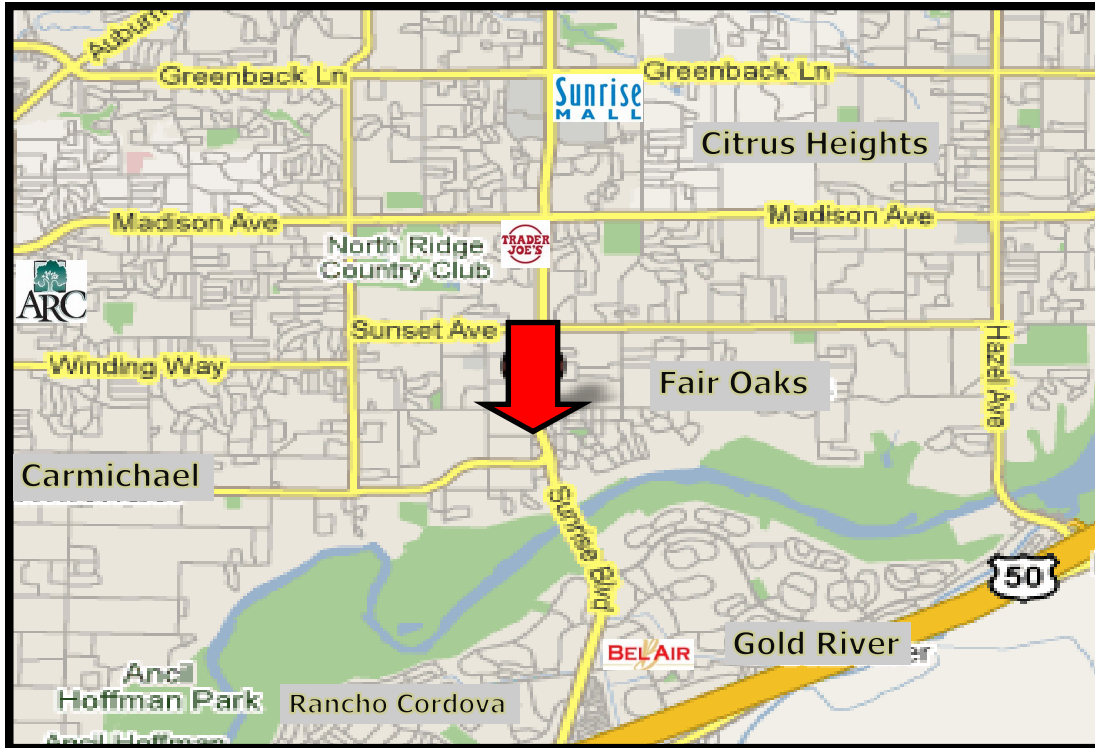
CALL BROKER FOR DETAILS

<u>DEMOGRAPHICS</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	8,484	101,615	284,596
HH Income	\$86,836	\$84,638	\$75,577

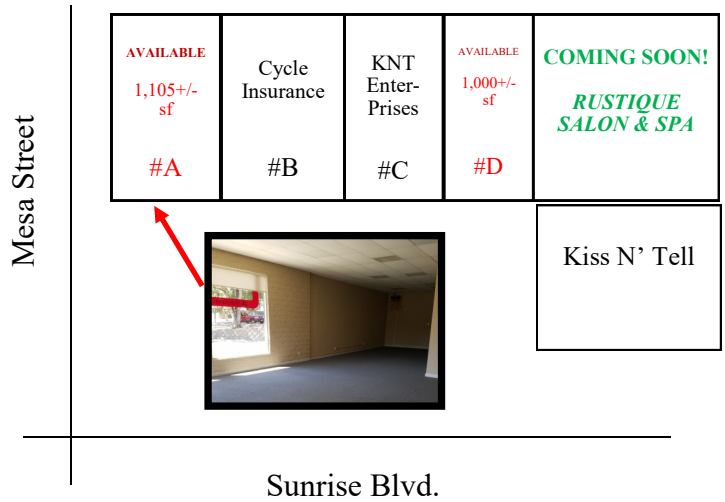
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Unit D



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