



UHAUL NEIGHBORHOOD CENTER

FAIR OAKS VILLAGE

51,887+ ADT

FAIR OAKS UNITED METHODIST CHURCH

36,994+ ADT

SIAM PATIO THAI CUISINE

MUSIC BLOOM

46,196+ ADT

CARMELITA'S MEXICAN RESTAURANT

FAIR OAKS BLVD

THE TREASURED HOME

HERITAGE OAK MORTGAGE

PLAYER'S SPORTS PUB & GRILL

98HUNDRED APTS  
288 Units

SUBJECT PROPERTY

DENSE RESIDENTIAL

HONEST ENGINE AUTO

RIVER RAT MTN BIKES

BOB'S CYCLE CENTER

SUNRISE BLVD

# SWC SUNRISE BLVD & FAIR OAKS BLVD

Motivated Seller - Formerly Entitled Multifamily Land  
±1.36 AC - Zoned SPA - Fair Oaks Village

~~\$849,000.00~~

\$595,000.00

SALE PRICE

# SPA ZONE PERMITTED USES

Formerly entitled for a 26 unit multifamily project

Special Planning Areas (SPA) allow uses, regulations and standards that would not be allowed under the countywide regulations

→ FAIR OAKS VILLAGE SPA

→ ZONING INFORMATION

*The Subject Property is located at the southwest corner of Sunrise and Fair Oaks Blvd and is identified as APN#244-0220-026.*

## PERMITTED USES

### BUSINESS SERVICES

- 01 Addressing & Mailing Service
- 02 Office, Business & Professional
- 03 Printer - Lithographer

### MEDICAL

- 01 Clinics, Physical Therapy
- 02 Office, Medical or Dental
- 03 Prescription Pharmacy
- 04 Clinic, Child - Family Guidance

### RESIDENTIAL

- 01 Hotel
- 02 Multiple Family Dwelling
- 03 Duplex
- 04 Residential Facilities in Combination with Commercial Buildings

### RECREATIONAL

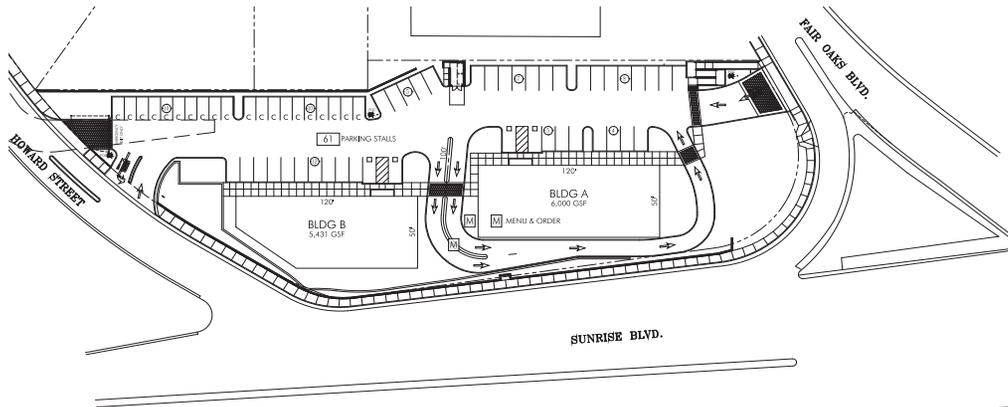
- 01 Athletic Equipment and Sporting Good Store
- 02 Community Center
- 03 Studio, Dance, Voice, Music
- 04 School, Self Defense, Judo, Boxing

### RETAIL

- 01 Appliance Store
- 02 Café - Restaurant
- 03 Clothing and Apparel Store
- 04 Furniture Store
- 05 Liquor Store
- 06 Supermarket - Food Store
- 07 Coffee Shop

# POSSIBLE SITE PLANS

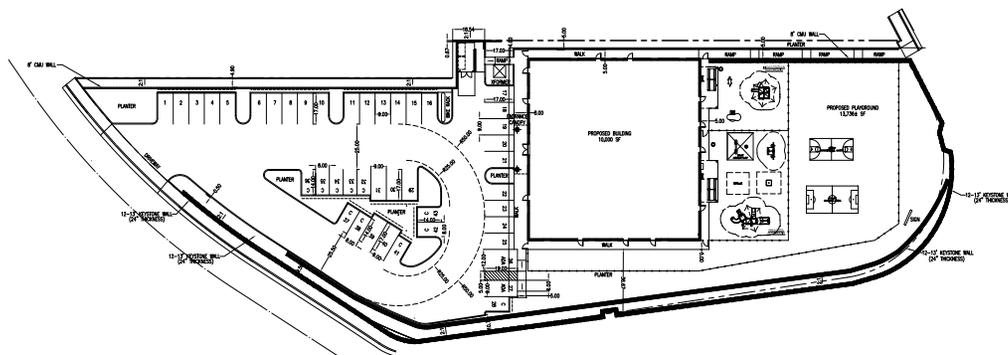
## DRIVE THRU SITE PLAN



## OFFICE SITE PLAN



## PRESCHOOL SITE PLAN



## MULTI-FAMILY SITE PLAN



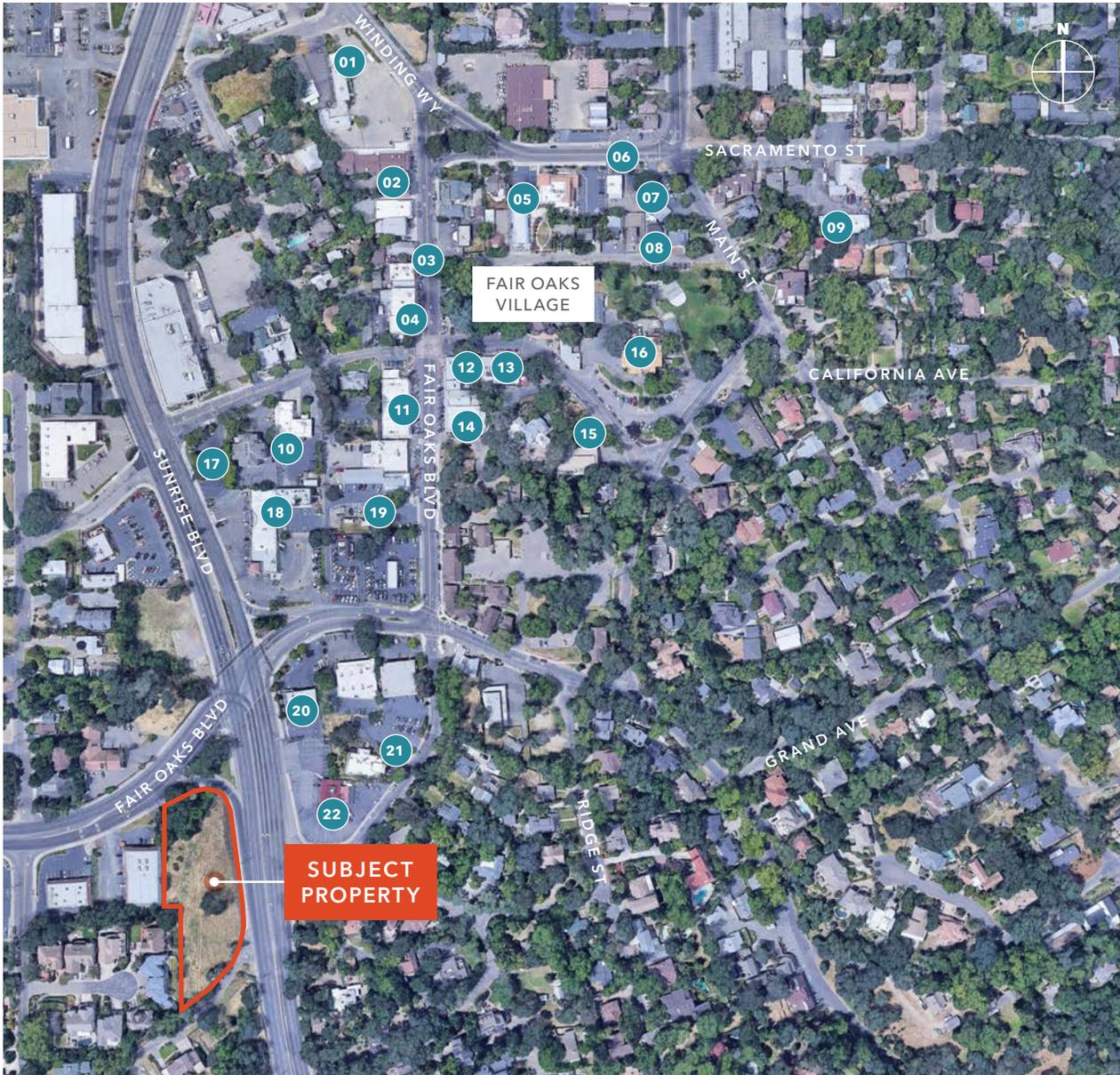
# LOCATION



## *Fair Oaks Village*

Fair Oaks Village is located across the street from the Subject Property. It's the perfect place for patrons to wander through specialty shops, eateries and art galleries, whose displays range from outdoor pottery to handmade jewelry to landscape painting by local artisans. The main street is alive with color from raised landscape boxes filled with annuals, and street banners hanging from the period street lights. Many buildings have façades and sidewalks. Traffic is slow and constant but moving cautiously with the steady stream of foot traffic moving to the park for a concerts at the remodeled amphitheatre. The recent park improvements provide more seating and areas for street vendors and umbrella carts providing snacks and beverages to the show goers.





## FAIR OAKS VILLAGE AMENITIES

- 01 Shangri-la Fair Oaks
- 02 Olive Branch Fair Oaks
- 03 Fair Oaks Coffee House & Deli
- 04 The Village Boutique
- 05 Fair Oaks Massage Institute
- 06 E J's Little People
- 07 Fair Oaks History Center
- 08 Sunflower Drive-In
- 09 Fair Oaks Auto Repair
- 10 Fire Station #31
- 11 Bungalow Antique Store
- 12 Wild Rooster Bistro
- 13 Fair Oaks Brew Pub
- 14 Shocking Rides & Electric Bikes
- 15 Care Medical
- 16 Community Clubhouse
- 17 Jiffy Lube
- 18 Honeymoon Tattoo
- 19 Smog N Go
- 20 Carmelita's Mexican Restaurant
- 21 Player's Sports Pub & Grill

SWC SUNRISE & FAIR OAKS BLVD





## SWC SUNRISE BLVD & FAIR OAKS BLVD

*For more information on  
this property, please contact*

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