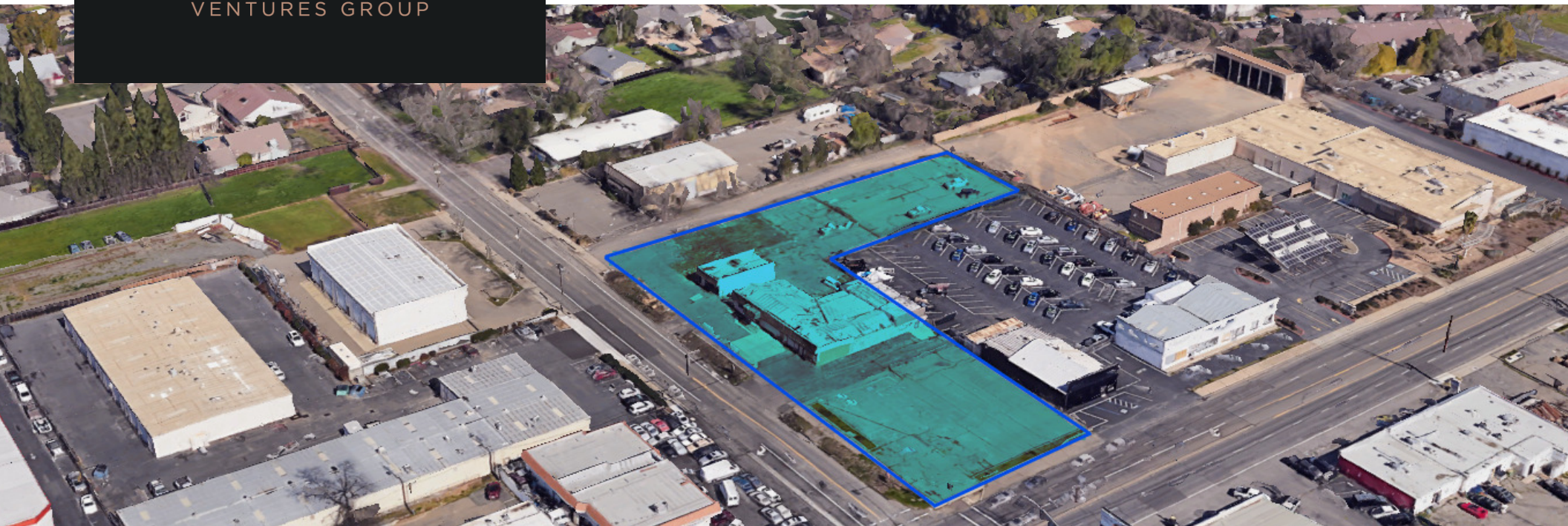




CROSSROAD
VENTURES GROUP

7801 Fair Oaks Blvd

Carmichael, CA 95608



+/- 1.6 ACRES - GENERAL COMMERCIAL (GC) ZONING

For Sale: \$2,500,000

Commercial/Infill

916.788.9731
crossroadventures.net

Highlights

- ±1.6-Acre Infill Commercial Assemblage
- Rare five-parcel assemblage offered as a single development site along Fair Oaks Boulevard, one of Carmichael's primary commercial corridors.
- Ideal Car Wash Development Opportunity
- High-Traffic Fair Oaks Boulevard Frontage
- Improved Site
- Power, water, and sewer are available to the site, materially reducing development cost and accelerating project timelines.

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your real estate compass.

7801 Fair Oaks Blvd

Carmichael, CA 95608

For Sale

Commercial

Table Of Contents

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PROPERTY INFORMATION

3

LOCATION INFORMATION

6

SECTION 1.

Property Information

7801 Fair Oaks Blvd

Carmichael, CA 95608

For Sale

Commercial

Property Summary

Property Description

The offering consists of five contiguous parcels totaling approximately ± 1.6 acres, located at Fair Oaks Boulevard and California Avenue in Carmichael, California. The parcels are being marketed collectively as a single redevelopment opportunity.

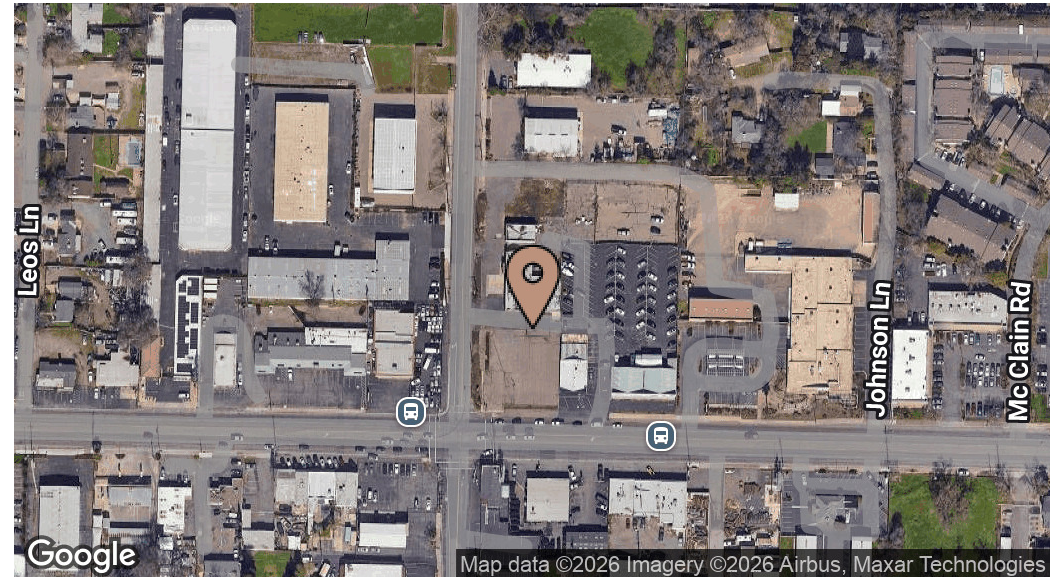
The site is zoned General Commercial (GC) under Sacramento County zoning, which permits a wide range of commercial uses by right, including stand-alone automobile wash facilities, retail, medical and professional office, fitness, food and beverage, and personal services. The zoning profile significantly reduces entitlement risk and positions the site for near-term development execution.

The property is fully improved, with water, sewer, and power available at the site. Additionally, a completed Phase II Environmental Site Assessment confirms the property is environmentally clean, eliminating a major obstacle commonly associated with infill redevelopment.

Given the site's size, frontage, and zoning, the assemblage is particularly well-suited for a modern express or tunnel car wash, either as a stand-alone use or as part of a complementary commercial development. Alternative concepts include neighborhood retail, medical office, fitness, or hybrid service-oriented projects.

Offering Summary

Sale Price:	\$2,500,000
Lot Size	1.6 Acres
Building Size	0 SF



Allowable Uses

- Carwash (stand-alone or multi-parcel)
- Auto service and repair (non-fuel, by right)
- Hybrid auto-oriented retail and service use
- Neighborhood convenience retail or food market
- Fast-casual restaurant or coffee shop
- Fitness center, gym, or boutique wellness studio
- Medical, dental, or professional office use
- Specialty retail (apparel, electronics, furniture, sporting goods)
- Indoor recreation or entertainment facility
- Equipment or vehicle rental and service use

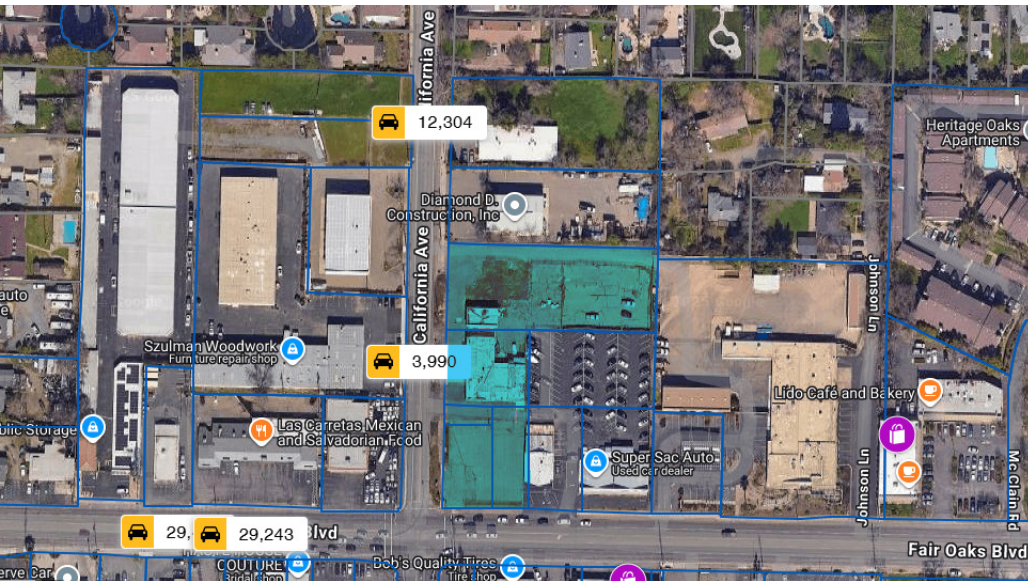
7801 Fair Oaks Blvd

Carmichael, CA 95608

For Sale

Commercial

Property Summary



Demographics	1 Mile	2.5 Miles	5 Miles
Total Households	6,300	40,003	136,465
Total Population	15,399	100,961	355,951
Average HH Income	\$113,262	\$109,288	\$105,321

Property Highlights

- **±1.6-Acre Infill Commercial Assemblage:** Rare five-parcel assemblage offered as a single development site along Fair Oaks Boulevard, one of Carmichael's primary commercial corridors.
- **Ideal Car Wash Development Opportunity:** General Commercial (GC) zoning permits automobile wash facilities by right, allowing developers to pursue a high-demand, auto-oriented use with minimal entitlement risk.
- **By-Right Zoning Flexibility:** GC zoning supports a broad range of retail, service, office, entertainment, and auto-oriented uses, providing multiple exit strategies and redevelopment scenarios.
- **Fully Improved Site - Utilities to Property:** Power, water, and sewer are available to the site, materially reducing development cost and accelerating project timelines.
- **Clean Environmental Profile:** Phase II Environmental Site Assessment completed with no recognized environmental conditions, supporting lender confidence and streamlined due diligence.
- **Strong Visibility & Access:** Prominent frontage along Fair Oaks Boulevard with excellent exposure, traffic flow, and ingress/egress potential—key attributes for car wash and retail concepts.
- **Dense Residential Trade Area:** Surrounded by established neighborhoods with consistent daily traffic and built-in demand for convenience, service, and auto-oriented uses.

SECTION 2.

Location Information

7801 Fair Oaks Blvd

Carmichael, CA 95608

For Sale

Commercial

Location Map



Demographics	1 Mile	2.5 Miles	5 Miles
Total population	15,399	100,961	355,951
Median age	43	42	41
Total households	6,300	40,003	136,465
Total persons per HH	2.4	2.5	2.6
Average HH income	\$113,262	\$109,288	\$105,321
Average house value	\$676,162	\$603,501	\$550,528

Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

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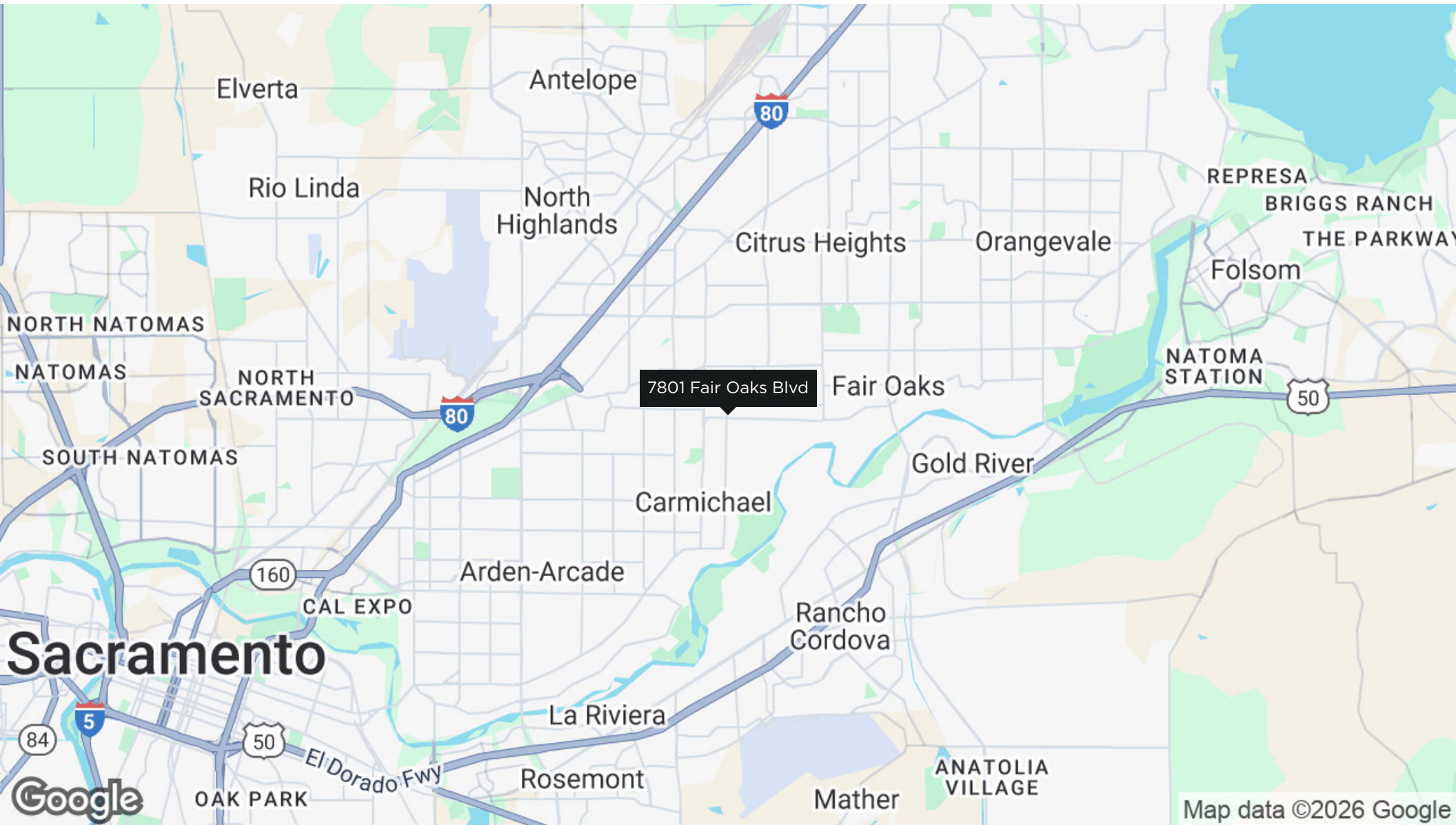
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For Sale

Commercial

Regional Map



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For Sale

Commercial

Area Analytics

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	27,381	144,564	398,021
Average Age	44	43	41
Average Age (Male)	41	41	39
Average Age (Female)	45	44	42

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	11,163	58,408	153,332
Persons per HH	2.5	2.5	2.6
Average HH Income	\$119,696	\$111,601	\$105,033
Average House Value	\$670,771	\$601,459	\$554,979
Per Capita Income	\$47,878	\$44,640	\$40,397

Map and demographics data derived from AlphaMap

