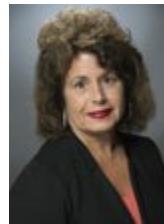




5200-5252 Sunrise Blvd

5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

RE/MAX GOLD



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5200-5252 Sunrise Blvd

\$13.20 - \$18.00 /SF/YR

Location offering building signage visible from busy Sunrise Blvd. with ease of access off of Wildridge. Sunrise Mall, Sunrise Marketplace, Restaurants and Major National Retailers in immediate area. Long term adjacent tenants in 5200 Sunrise Blvd. buiding: Elegant Nails, Cornerstone Speech, SunFlower Massage/Spa, Skin Clinic and Aprima Hair Salon. 2 spaces available in 5252 Sunrise Blvd. 1267 sf end cap office has 5 private offices/conference room, private rest room and storage room. Several of the offices have windows and are executive size. Very nice upgraded interiors provide an upscale feel. Possible uses, insurance, mortgage, real estate, legal office, consulting, accounting, counseling or other professional...

- Location is approximately one mile south of Sunrise Mall and Sunrise Marketplace-Birdcage Center
- Surrounded by retail, office and residential
- Strong daytime polulation and high traffic counts make this Fair Oaks area ideal to conduct your business
- Numerous restaurants, parks and the Village of Fair Oaks is withing walking distance



Rental Rate: \$13.20 - \$18.00 /SF/YR

Total Space Available: 8,407 SF

Max. Contiguous: 5,961 SF

Property Type: Shopping Center

Center Type: Strip Center

Center Properties: 2

Frontage: 185' on Sunrise Blvd

Gross Leasable Area: 28,108 SF

Walk Score ®: 72 (Very Walkable)

Rental Rate Mo: \$1.50 /SF/MO



1st Floor Ste 1

Space Available	1,179 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

HAIR SALON END CAP WITH GREAT IDENTITY ON SUNRISE BLVD. Hair stations and area for 3 shampoo bowls. One offices and 1 restroom. Promotional rate for qualified tenant, first year of the lease. Good visibility and signage.

1

Ste 1

Space Available	1,267 SF
Rental Rate	\$16.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Former real estate offices with good size private offices (4-5) large conference room and private restroom. Good building signage seen from Sunrise Blvd. Very good condition, ready to occupy now.

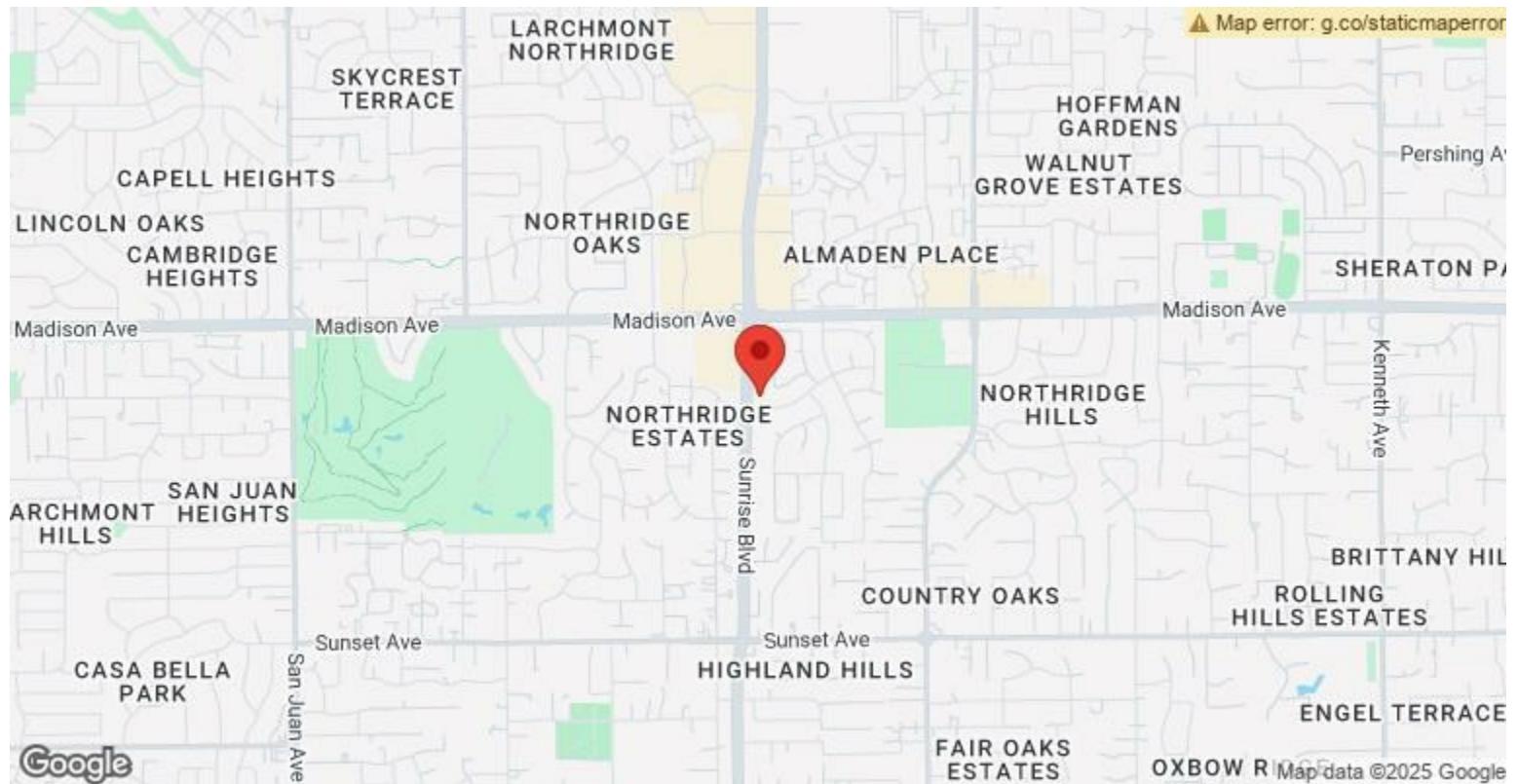
2

Ste 4

Space Available	5,961 SF
Rental Rate	\$13.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Very nice build out with quality improvements. Large open area and 25 private offices with many offices located on the perimeter of the space with windows. 2 private restrooms and good size conference rooms. This space would be ideal for an Executive Suites operation. Lessor (new tenant) can provide common services and receptionist for individual Lessee's. High demand in this area for small business operators wanting to have a professional office in a central location with ease of access to major freeways nearby. Another option is for a firm with intentions of expanding in the future. Landlord will consider leasing at a much lower rent the offices currently needed. As the firm grows, more offices can be provided as needed and the rent can be adjusted accordingly. VERY ATTRACTIVE RENT SCHEDULE AVAILABLE IF TENANT LEASES THE WHOLE SPACE. CONTACT BROKER AT 916-765-6248.

3



5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

Location offering building signage visible from busy Sunrise Blvd. with ease of access off of Wildridge. Sunrise Mall, Sunrise Marketplace, Restaurants and Major National Retailers in immediate area. Long term adjacent tenants in 5200 Sunrise Blvd. building: Elegant Nails, Cornerstone Speech, SunFlower Massage/Spa, Skin Clinic and Aprima Hair Salon. 2 spaces available in 5252 Sunrise Blvd. 1267 sf end cap office has 5 private offices/conference room, private rest room and storage room. Several of the offices have windows and are executive size. Very nice upgraded interiors provide an upscale feel. Possible uses, insurance, mortgage, real estate, legal office, consulting, accounting, counseling or other professional services. Good parking in front and on the side of the building. High identity end cap space available now, former RE/MAX Gold office offering 5961 sf of high end improvements, see attached floor plan. 25 private offices, conference rooms, kitchnette and private restrooms. Great building signage facing Sunrise Blvd. Ideal for companies looking for expansion opportunity to bring on more staff or for an executive suite opportunity geared towards leasing out individual private offices for business use. PLEASE SEE NOTES ON THIS SPACE IN THIS OFFERING. CONTACT BROKER FOR PROMOTIONAL PRICING FIRST YEAR OF LEASE FOR QUALIFIED TENANTS. Property is located just south of Madison Ave. directly across from Quail Point Shopping Center anchored by Trader Joe's, Lens Crafters and Chili's Restaurant which is Fair Oaks most dominant retail center. THIS SPACE CAN BE SPLIT TO ACCOMODATE 2 TENANTS. LANDLORD IS WILLING TO BE CREATIVE BASED UPON LAYOUT NEEDED.

Property Photos

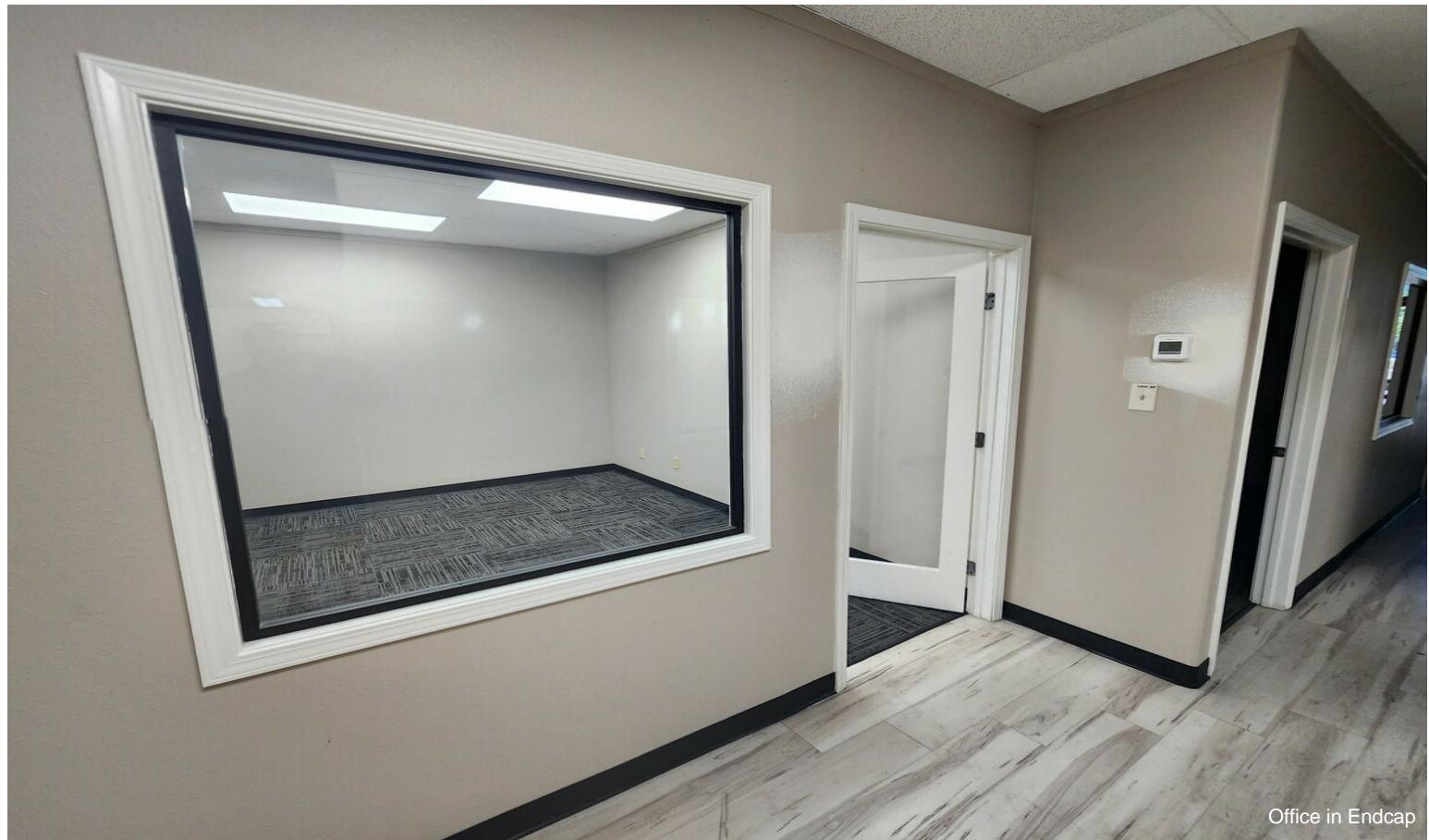


Open area in Endcap



Kitchnette in Endcap

Property Photos



Office in Endcap



Office in Endcap

Property Photos



Perimeter offices Endcap



Endcap space

Property Photos

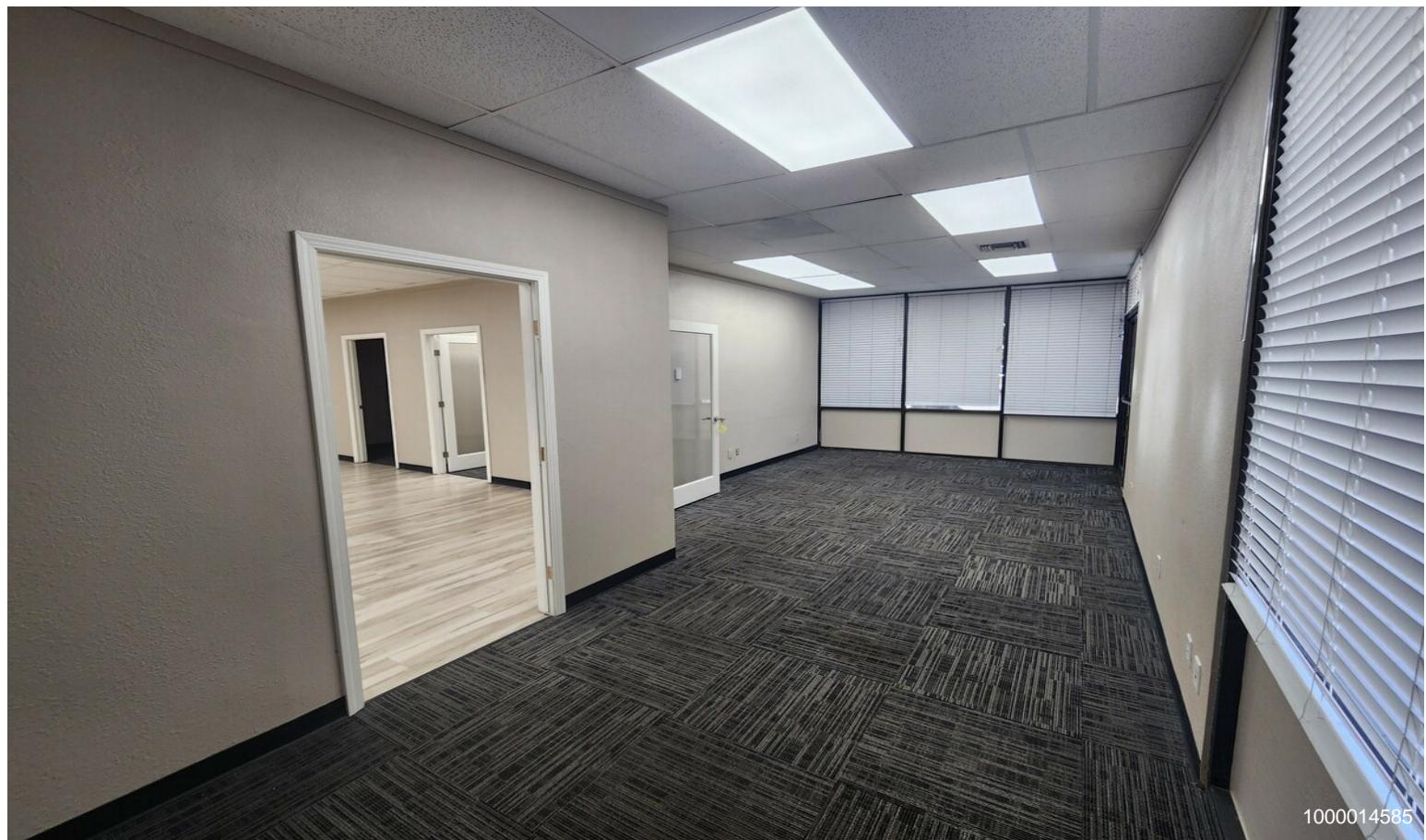


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Property Photos



Property Photos



5252 Sunrise Suite 1



office-conference room

Property Photos



5200 Sunrise Blvd.



Aerial Context

Property Photos



Property Photos



Aerial

