



HISTORIC 2ND GEN RESTAURANT & BAR SPACE

10236 Fair Oaks Blvd Located in the Old Fair Oaks Village *For Lease*



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THE OPPORTUNITY

± 1,800
SF

2ND GEN
RESTAURANT

HISTORIC
VILLAGE CORE

\$3.00
SF/MONTH NNN

FIRST TIME AVAILABLE IN DECADES!

Turton Commercial Real Estate is pleased to present the opportunity to lease the historic restaurant and bar space at 10236 Fair Oaks Boulevard, located in the heart of Old Fair Oaks Village (the "Property").

Constructed circa 1940, the building has long functioned as a hospitality gathering place within the Village core. Restaurant footprints in Old Fair Oaks Village are limited in number and rarely become publicly available. This offering represents a true generational opportunity

for a qualified operator to secure a position within one of Sacramento County's most tightly held neighborhood districts.

The ± 1,800 square foot premises are offered for lease only at \$3.00/SF NNN, and all interested parties should be prepared to provide the following:

- A detailed business plan and pitch deck.
- Demonstrated restaurant/hospitality experience.
- Proof of financial strength and capitalization needed to complete

tenant improvement work, adequate recruitment/hiring, and fixturing + finishes.

The Property contains some existing kitchen and bar infrastructure; however ownership is committed to setting prospective tenants up for success. As such, they are undertaking substantial improvement work to achieve delivery of an ADA accessible, warm vanilla shell with modern infrastructure and utilities.



1 THE OPPORTUNITY
10236 FAIR OAKS BLVD

PROPERTY DETAILS

OVERVIEW

Address: 10236 Fair Oaks Blvd
Fair Oaks, CA 95628

Size: ± 1,800 SF

Year Built: Circa 1940

Lease Rate: \$3.00/SF NNN

Condition: As-Is

Parking: Public Village parking + street

UTILITY DETAILS

Electricity: SMUD

Gas: PG&E

Water/Sewer: Sacramento County

INFRASTRUCTURE NOTE

Partial existing kitchen and bar improvements in place; no compliance guarantees.

AN INSIDE LOOK ON TOWN HOUSE'S HISTORY: Originally called the Hamilton House, this historic Fair Oaks building evolved from an ice cream shop, to various office uses, such as doctors offices, and was eventually converted into the Dog House Restaurant around 1945. A year after, it was renamed to Town House and has become an iconic part of Fair Oaks history ever since. *Be a part of the legacy!*



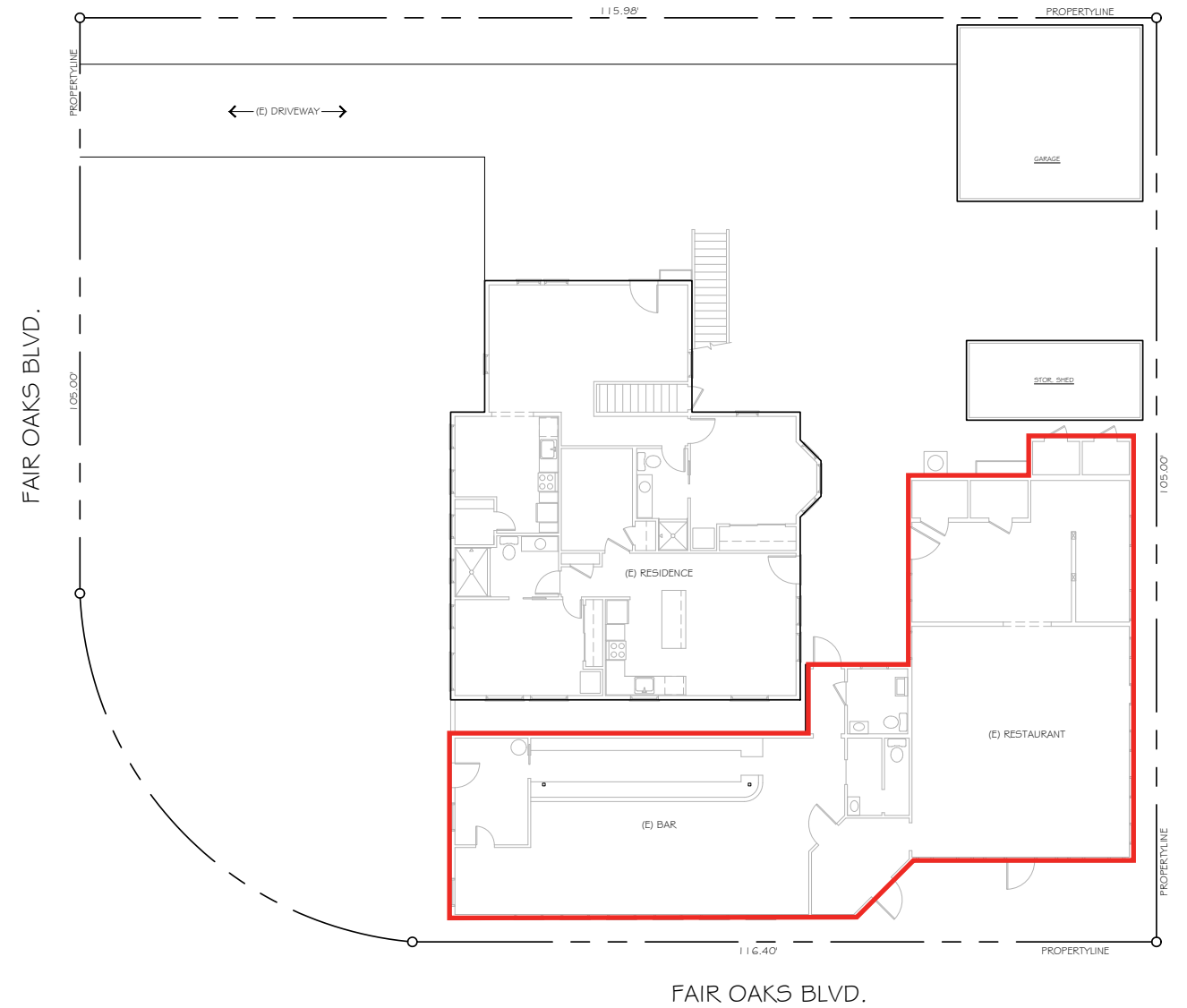
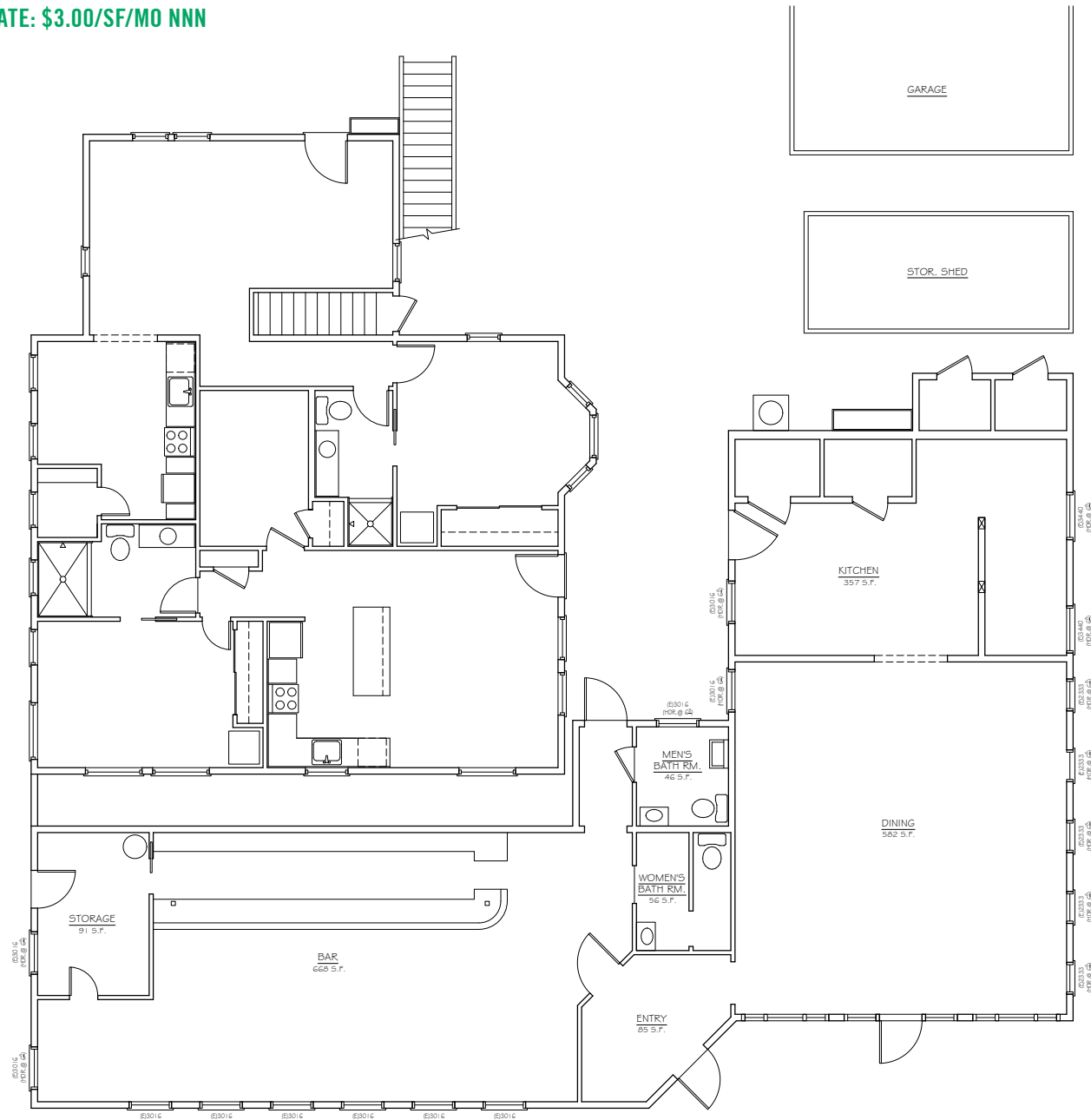
Fair Oaks sits within the established American River Corridor, centrally positioned between Carmichael, Orangevale, Citrus Heights, and Rancho Cordova. With major public reinvestment underway and the reopening of Village Park and the Amphitheatre, the Village is entering a renewed chapter of visibility and programmed activity. *What are you waiting for?*

FLOOR PLAN

SITE PLAN

AVAILABLE: ± 1,800 SF
LEASE RATE: \$3.00/SF/MO NNN

*FLOOR PLAN & SITE PLAN NOT TO SCALE



NEARBY BUSINESSES & ATTRACTIONS



American River

Sunflower Drive-In

PARK DRIVE

Village Park

Fair Oaks Performing Arts Center

Plaza Park

FAIR OAKS BLVD: 7.4K CARS/DAY

Fair Oaks Brew Pub
Bodega Biondi
Biker Bar

BrainyZoo Toys
Honeymoon Tattoo
Bella Fiore
Bungalow
Vintage Salon
Wild Runners
O Cafe Bakery Bistro

Fair Oaks Coffee
Stockman Club

Old Soul Co.
Brahma Bar & Grill

Shangri-la Fair Oaks

The Village benefits from experiential retail clustering rather than conventional strip retail — reinforcing hospitality demand patterns.

THE LOCATION

FAIR OAKS CDP (CENSUS ACS 2020-2024)

120,000
RESIDENTS (5 MI)

\$116,975
MEDIAN HOUSEHOLD INCOME

\$683,000
MEDIAN HOME VALUE

71.2%
OWNER-OCCUPIED HOUSING

48.7%
BACHELORS DEGREE OR HIGHER

MATURE
RESIDENTIAL BASE

OLD FAIR OAKS VILLAGE: SUPPORTS NEIGHBORHOOD-ORIENTED HOSPITALITY CONCEPTS

HISTORY MEETS MODERN REINVESTMENT

Old Fair Oaks traces its roots to the late 19th century agricultural colony era along the American River corridor. The Village emerged as the civic and commercial heart of the community, anchored by small storefront buildings, gathering spaces, and later 1930s - 1940s era commercial structures.

The subject building, constructed circa 1940, reflects this early Village development period and contributes to the architectural character that defines the district today.

RECENT PUBLIC REINVESTMENT

In 2018, local voters approved Measure J, authorizing approximately \$26.9 million

in bond funding for improvements to parks and recreation facilities within the Fair Oaks Recreation & Park District.

A substantial portion of this funding has been allocated toward the renovation of Village Park and the Veterans Memorial Amphitheatre, located directly across the street from the Property.

The renovation effort — reported at approximately \$23 million — began in 2022 and formally reopened in October 2025.

Improvements include:

- Comprehensive amphitheater modernization
- Upgraded stage, seating, and lighting infrastructure
- ADA improvements

- Enhanced landscaping and park circulation
- Expanded programming capability for year-round events

Planned and recurring programming includes:

- Fair Oaks Folk Festival
- Concerts in the Park
- Community movie nights
- Seasonal markets
- Holiday events
- Amphitheater ticketed performances

This level of public investment materially strengthens the Village's role as a regional event destination.



VILLAGE MARKET POSITION

Old Fair Oaks Village vs. Typical Suburban Retail

CHARACTERISTIC	OLD FAIR OAKS VILLAGE	TYPICAL ARTERIAL RETAIL
Supply of Restaurant Spaces	Fixed / Scarce	Expandable
Turnover	Low	Moderate - High
Identity	Historic / Experiential	Functional
Public Investment	\$23M + Park and Amphitheater	Minimal
Rent Sensitivity	Value-driven but stable	Highly competitive
Demand Driver	Community + Events	Traffic Counts

Why this matters:

1. Scarcity premium – limited restaurant inventory.
2. Event-driven uplift – amphitheater programming directly across the street.
3. Affluent, stable households – high discretionary spending capacity.
4. Embedded community loyalty – operators become institutions.

Unlike new mixed-use nodes, Old Fair Oaks Village cannot be replicated or expanded. Supply is effectively fixed.

OPERATOR PRO-FORMA SCENARIO

CATEGORY	MONTHLY ESTIMATE	ANNUAL ESTIMATE
Base Rent (\$3.00/SF)	\$7,500	\$90,000
Estimated NNN (\$1.00/SF)	\$2,500	\$30,000
Total Occupancy Cost	\$10,000	\$120,000
Target Gross Revenue (Low)	-	\$1,200,000
Target Gross Revenue (High)	-	\$1,600,000
Occupancy Ratio (Low Revenue)	-	10.0%
Occupancy Ratio (High Revenue)	-	7.5%

* Stabilized EBITDA targets for experienced operators typically range from 12%–18%, concept dependent. Event-driven traffic from amphitheater programming supports peak-period revenue enhancement. Illustrative underwriting for a quality-driven neighborhood restaurant concept. Assumptions for discussion purposes only.





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