

**FOR  
SALE**

**7649 FAIR OAKS BLVD,  
CARMICHAEL, CA**

**+/- 948 SF AUTO REPAIR BUILDING ON +/- 16,500 SF PARCEL**



**BUILDING IS OCCUPIED.  
PLEASE DO NOT DISTURB TENANTS.  
CONTACT BROKER FOR ACCESS.**

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**ROME**  
REAL ESTATE GROUP



# 7649 FAIR OAKS BLVD.



**FOR SALE:**

**\$849,000**

**5.74%**

**CAP RATE**

**BUILDING SIZE:**

**+/- 948 SQ.FT**

**LOT SIZE:**

**+/- 16,500 SQ.FT**

**TRAFFIC COUNTS:**

***FAIR OAKS BLVD:***

**29,189 ADT**

***MANZANITA AVE:***

**34,303 ADT**

- **Tenants:** Fully Leased Investment - Occupied by 2 Tenants:
  - Horizon Smog, a STAR Test-Only smog station. 2 years remaining on the Lease Term.
  - 2nd Tenant leases separate fenced yard and storage container behind the main shop building with separate gated access.
- **Location:** Located on Fair Oaks Blvd, Carmichael, with high visibility and heavy traffic flow. Easily accessible with ingress and egress on Fair Oaks Blvd.
- **Zoning:** General Commercial - Sacramento County

# FINANCIAL ANALYSIS

<b>\$ 63,600.00</b>	<b>Annualized Gross Rents</b>
<b>\$ 12,408.73</b>	<b>Property Taxes (Annual Estimate based on \$849k Purchase Price)</b>
<b>\$ 700.00</b>	<b>Property Insurance (Estimate)</b>
<b>\$ 1,800.00</b>	<b>Maintenance/Repair (Estimate)</b>
<b>\$ 48,691.27</b>	<b>Estimated Annual Net Income</b>
<b>5.74%</b>	<b>Cap Rate</b>





# EXTERIOR PICTURES







# INTERIOR PICTURES





# PROPERTY LOCATION



Sunrise Blvd.



Fair Oaks Blvd



American River



Fair Oaks Blvd



# VICINITY AERIAL



# DEMOGRAPHIC SUMMARY REPORT

7649 FAIR OAKS BLVD, CARMICHAEL, CA 95608



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 6,943  
3-MILE RADIUS 58,025  
5-MILE RADIUS 149,269

## POPULATION 2028 PROJECTION

1-MILE RADIUS 7,106  
3-MILE RADIUS 59,368  
5-MILE RADIUS 153,054



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$94,473.00  
3-MILE RADIUS \$90,806.00  
5-MILE RADIUS \$89,517.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$71,834.00  
3-MILE RADIUS \$70,585.00  
5-MILE RADIUS \$68,661.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,865	109,776	282,860
BLACK	904	10,172	30,718
HISPANIC ORIGIN	2,162	22,400	72,985
AM. INDIAN & ALASKAN	172	2,043	5,665
ASIAN	1,077	8,633	29,729
HAWAIIAN & PACIFIC ISLAND	125	1,115	3,374
OTHER	1,120	9,562	26,409



# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS PROPERTY



*Chase Burke*

PARTNER | RETAIL BROKERAGE  
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