

Property Summary

7932 Sunset Ave, Fair Oaks, CA 95628

FOR LEASE



PROPERTY DESCRIPTION

±1,000 SF available for lease at \$2.25/SF MG. Prime visibility at a signalized intersection with monument signage, ample parking, and Business Professional zoning, ideal for businesses seeking strong traffic and convenient access.

PROPERTY HIGHLIGHTS

- Prime location in Fair Oaks
- High visibility and traffic flow
- Modern and well-maintained building
- Ample parking for customers and employees
- Spacious interior with flexible layout options
- Great natural light throughout the space
- Close proximity to amenities and services
- Highly visible signage opportunities
- Easy access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (MG)
Available SF:	1,000 SF
Lot Size:	0.91 Acres
Building Size:	6,744 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	413	1,635	5,379
Total Population	925	3,689	12,460
Average HH Income	\$130,179	\$129,121	\$127,967

Cameron Iwasa

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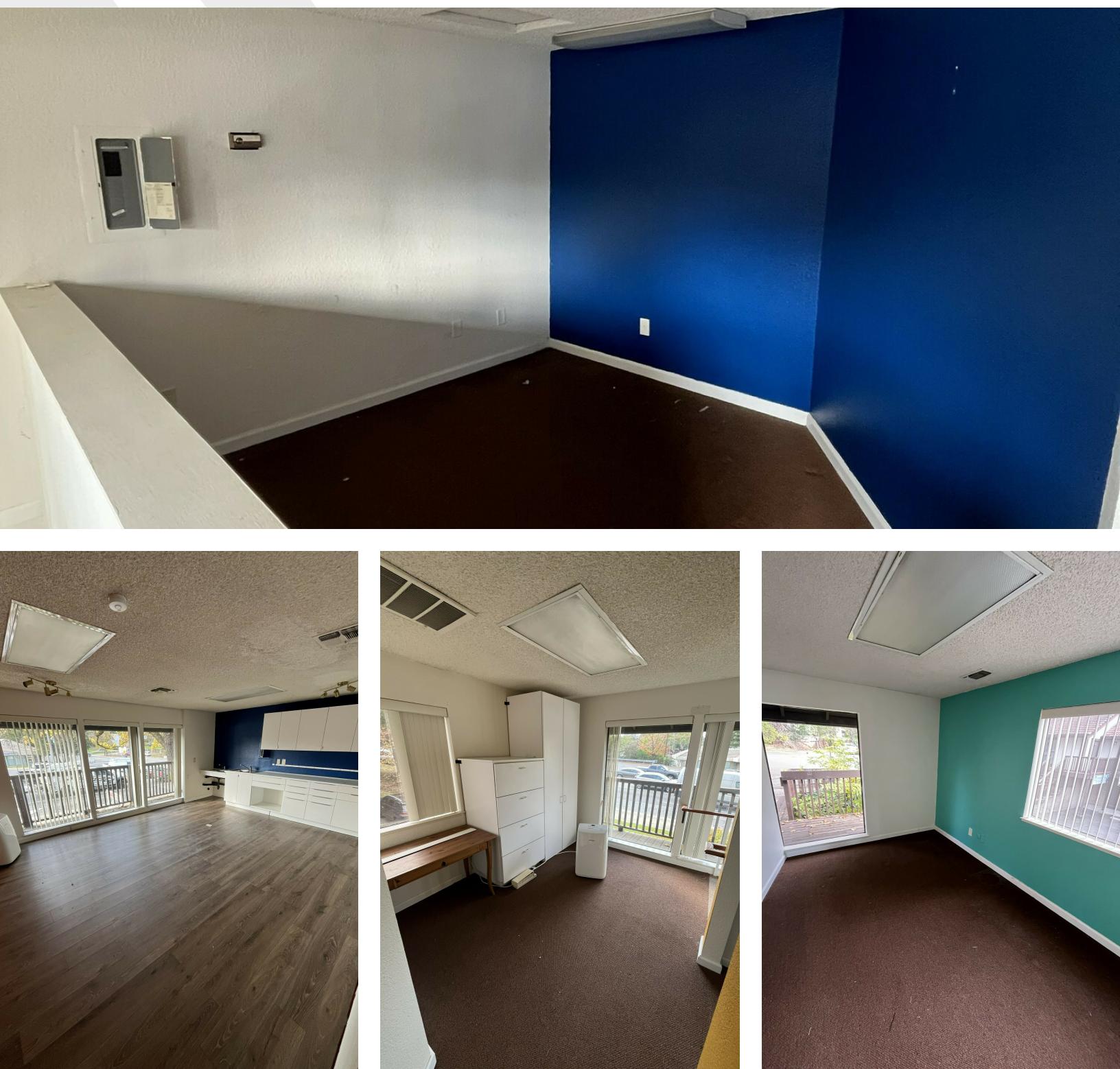
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Additional Photos

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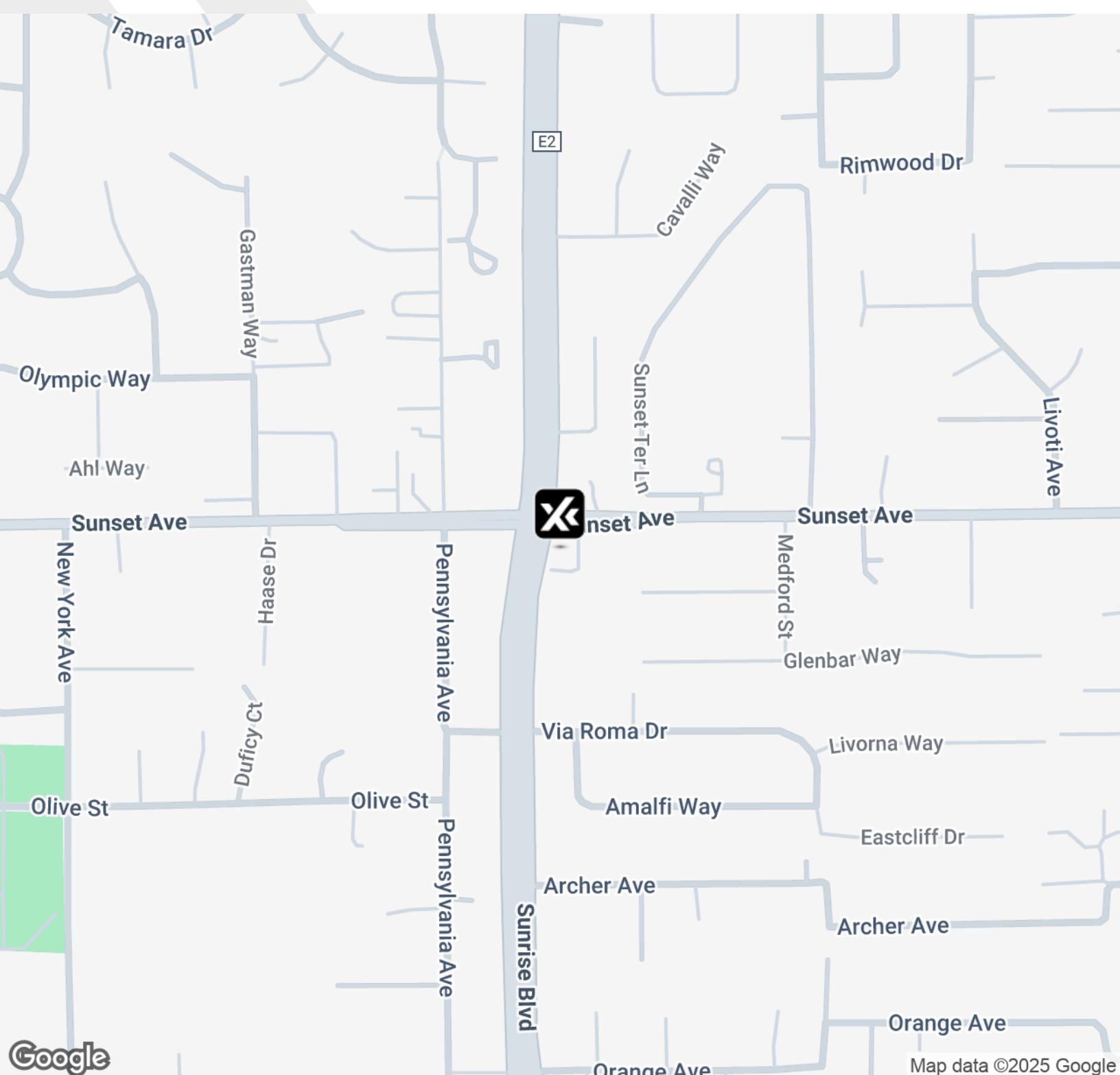
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Location Map

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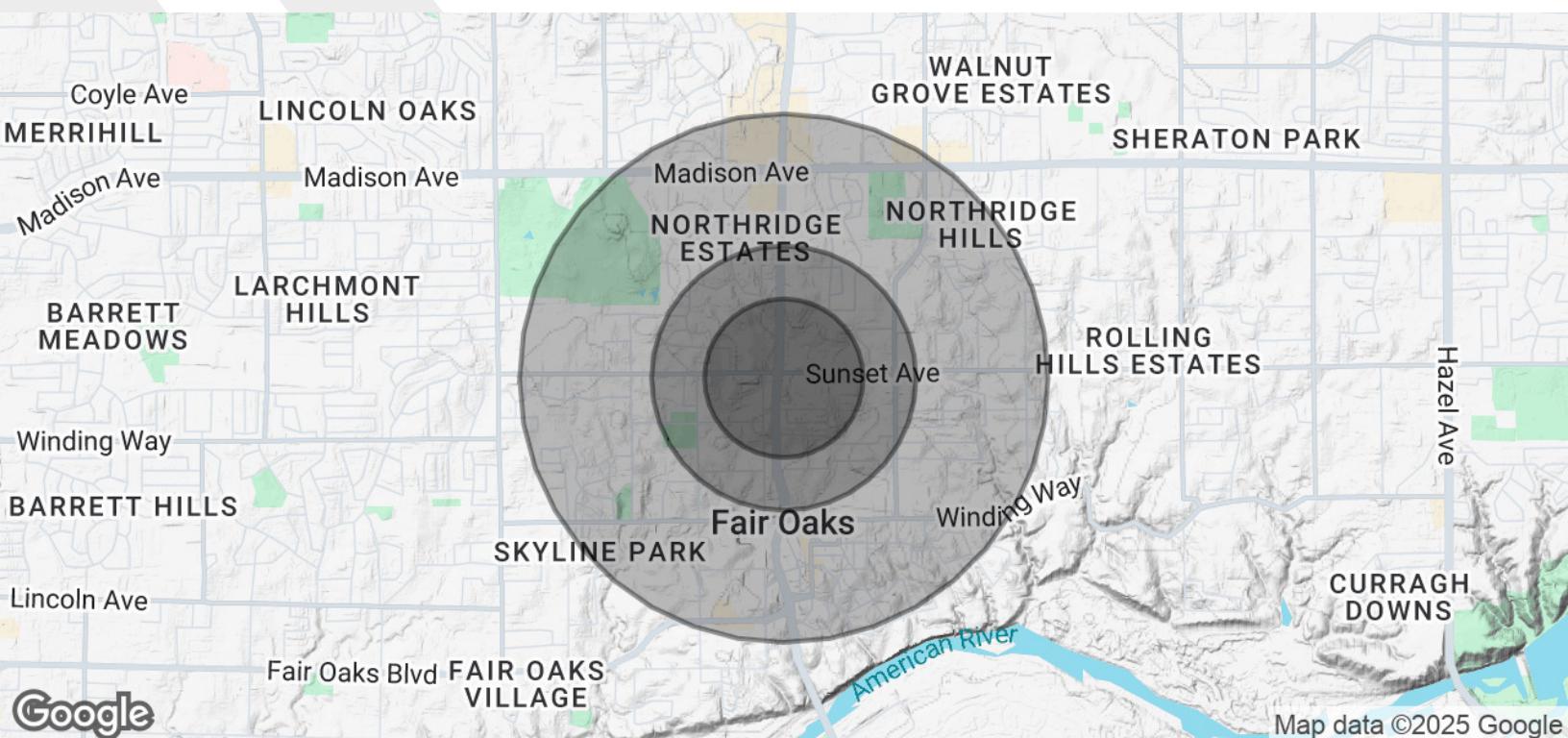


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	925	3,689	12,460
Average Age	43	44	45
Average Age (Male)	42	43	44
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	413	1,635	5,379
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$130,179	\$129,121	\$127,967
Average House Value	\$708,965	\$721,395	\$740,598

Demographics data derived from AlphaMap

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