

# 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 |

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# Additional Photos

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# Location Map

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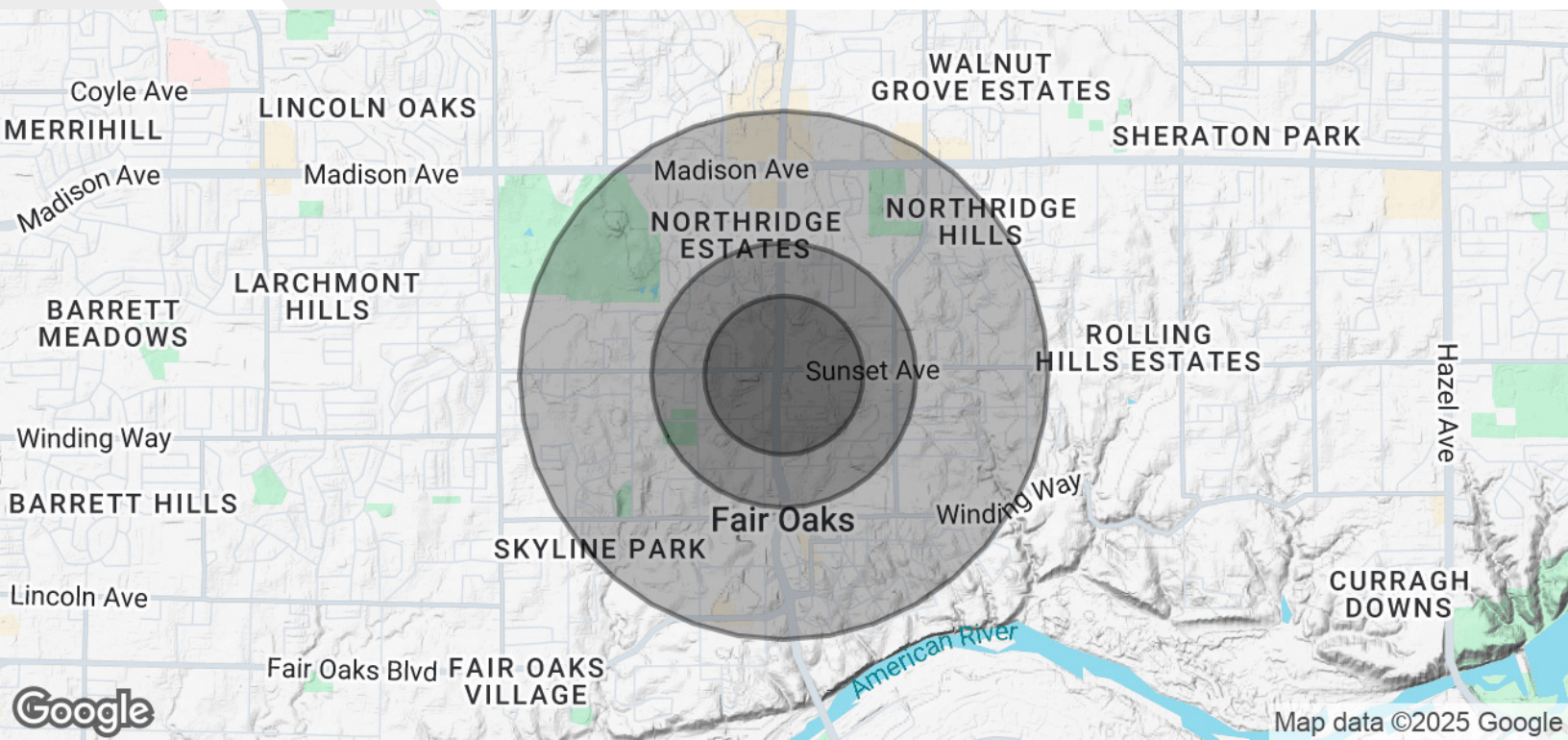
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# Demographics Map & Report

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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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