

AVAILABLE FOR LEASE | ±3,360 SF - ±14,160 SF RETAIL

2550 FAIR OAKS BLVD, SACRAMENTO, CA 95825

LOCATED ON FAIR OAKS BLVD ACROSS FROM LOEHMANS PLAZA IN A DENSE RETAIL SHOPPING AREA

DO NOT DISTURB TENANTS



Christina Snyder

Senior Vice President

916.677.8162

christina.snyder@tricommercial.com

LIC: #01884659

3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

RETAIL SPACE FOR LEASE

**SACRAMENTO, CA
RETAIL CENTER**

Available For Lease

- **±3,360 SF** (\$3.50/SF/Month; NNN)
- **±10,800 SF** (\$1.00/SF/Month; NNN)
- **±14,160 SF Max Contiguous**
- **DO NOT DISTURB TENANTS**

Property Highlights

- Located across from Loehmann's Plaza popular and busy Community Center anchored by Save Mart.
- Excellent consumer submarket filled with popular restaurants, boutiques, and other business amenities in close proximity.
- Parking Ratio of 4.06/1,000SF
- 70 Parking Spaces
- 10 Foot Ceiling Height
- NNN Estimated \$0.46/SF



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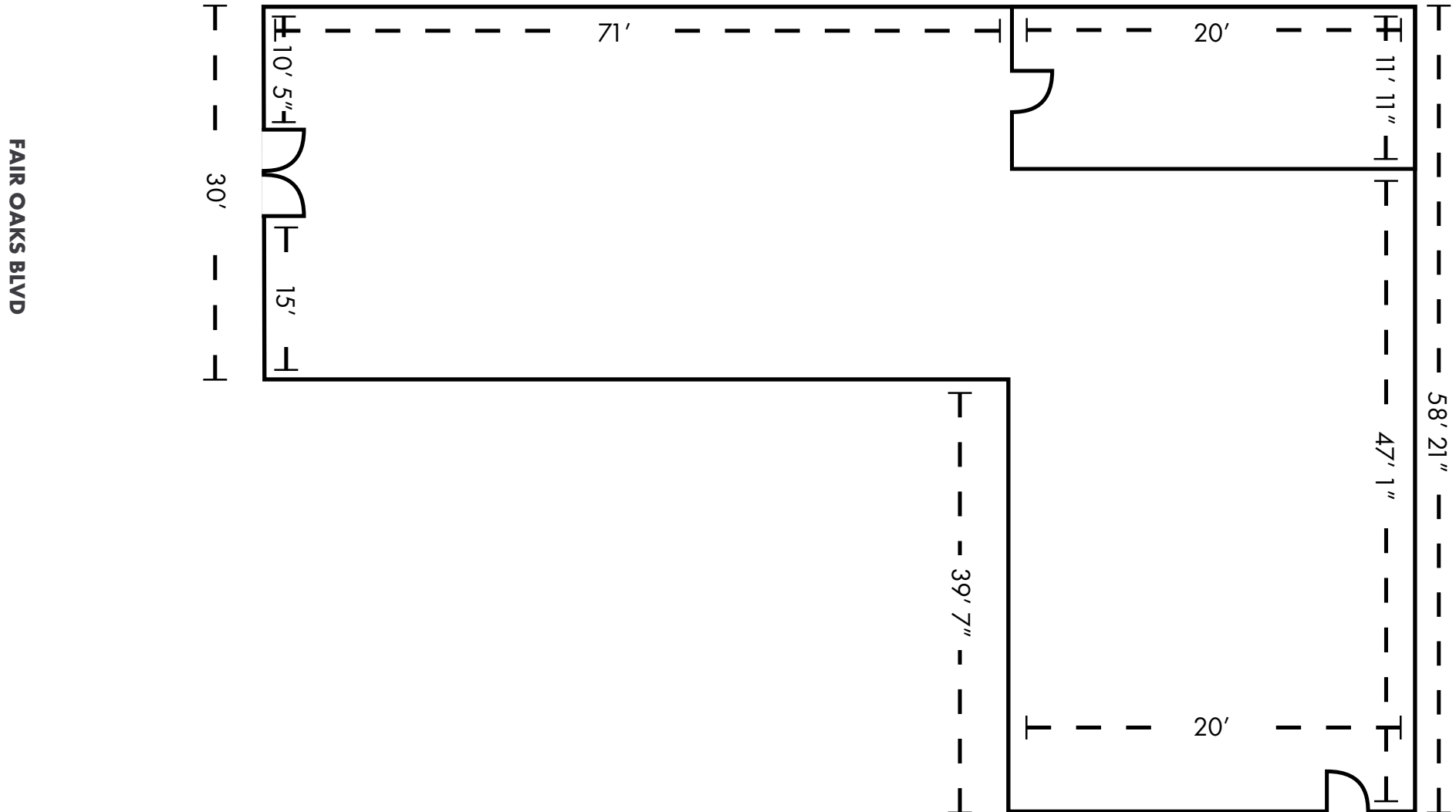


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FLOOR PLAN: Not to Scale



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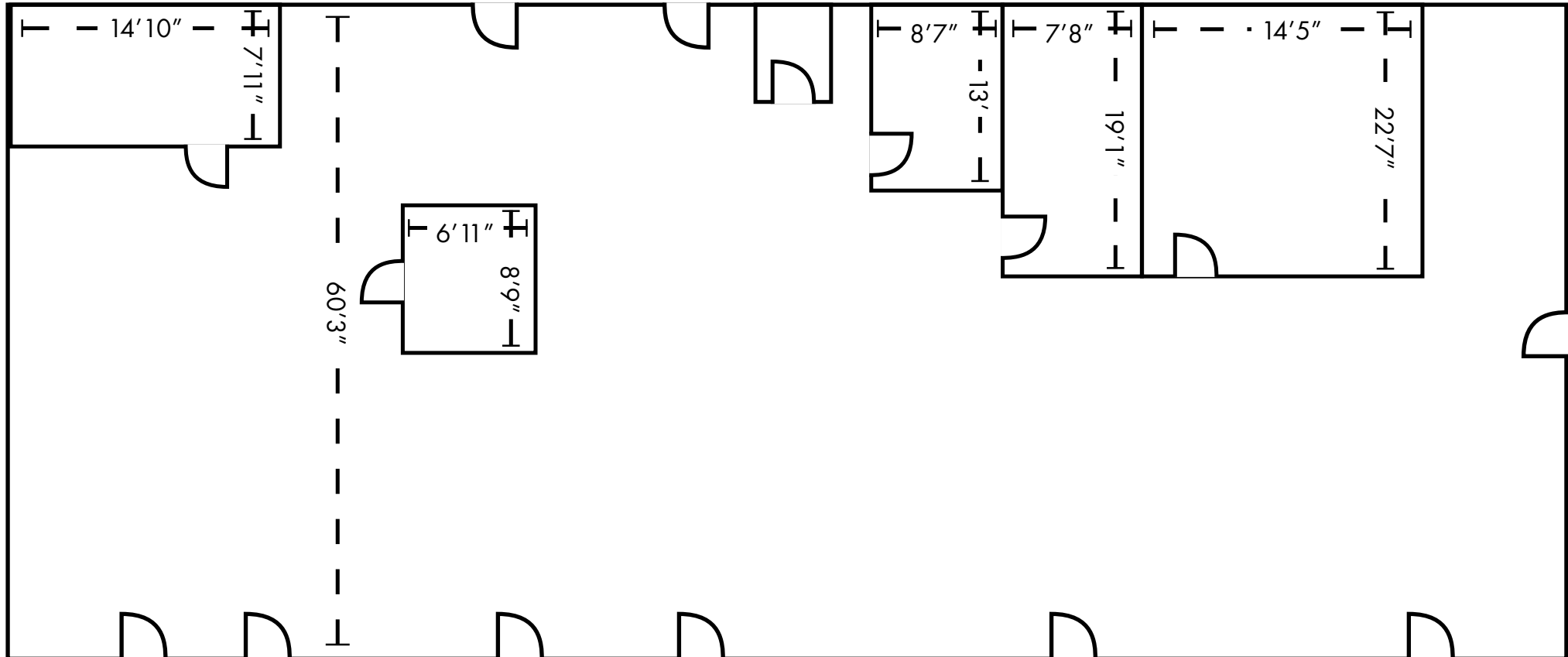


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NOTE: 9'12" to Air Duct
Ceiling Height 10'6" to beam, 13' to Ceiling

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,817	133,991	384,381
Households	9,617	57,388	152,451
Average Household Income	\$ 124,677	\$ 129,598	\$ 116,569
Median Age	40.9	38.3	37.3
Total Businesses	1,427	8,014	19,112
Daytime Demographics 16+	18,833	112,806	310,525
White Collar Workers	69.0%	68.2%	64.7%
Blue Collar Workers	31.0%	31.8%	35.3%



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