

**FOR  
SALE**

**6250 FAIR OAKS & 8147 GREENBACK LN,  
BLVD. FAIR OAKS, CA**

**+/- 2.5 ACRES OF DEVELOPMENT LAND**

**Greenback Ln - 34,318 ADT**

**Fair Oaks Blvd - 18,214 ADT**

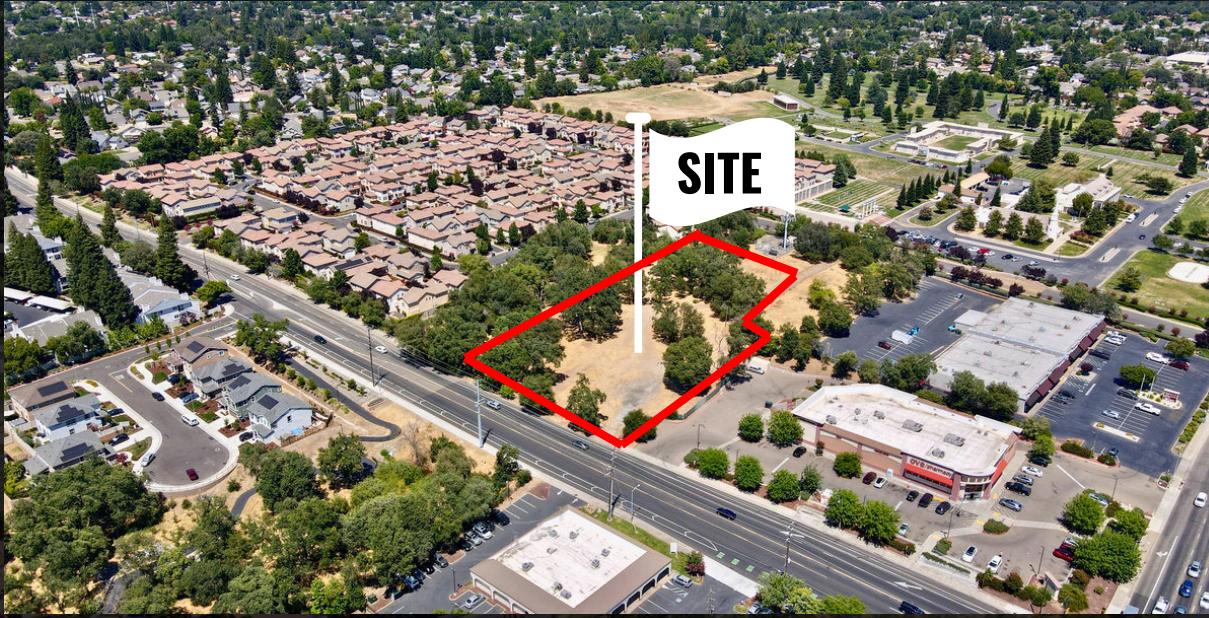
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REAL ESTATE GROUP

# 6250 FAIR OAKS BLVD AND 8147 GREENBACK LN



**FOR SALE:**

**\$1,250,000.00**

## PARCEL HIGHLIGHTS:

- **Large Size:** The property consists of two parcels totaling approximately 2.5 acres of land.
- **Prime Location:** The property is located directly adjacent to a CVS pharmacy along Greenback Lane and Fair Oaks Blvd offering high visibility and convenience.
- **Development Potential:** 6250 Fair Oaks Blvd is zoned LC (vacant commercial/residential development land), the property is suitable for a variety of development projects, including multi-family housing with up to 30 units per acre. Offering approximately 0.7 acres of 8147 Greenback Ln. parcel (from eastern side of site); it is currently zoned RD-10 allowing for a density of 10 units per acre. Development of more than 10 units per acre will require a conditional use permit by Zoning Administrator.
- **Competitive Price:** The asking price is approximately \$500,000 per acre, which could be an attractive option for developers.

# ZONING CODE GUIDANCE

## PERMITTED USES:

- MULTIFAMILY DEVELOPMENT
- GENERAL FINANCIAL INSTITUTIONS
- GENERAL RETAIL SALES (UP TO 49,999 SQ. FT.)
- LIQUOR STORE
- VETERINARIAN ANIMAL HOSPITAL
- MEDICAL, DENTAL, OR OPTICAL LABORATORY
- AUTOMOTIVE REPAIR, MINOR
- OFFICE USES, GENERAL
- RECYCLING FACILITY

## USES ALLOWED WITH A CONDITIONAL USE PERMIT:

- STORAGE (MINI)
- AUTOMOTIVE SERVICES:
  - AUTO SALES (NEW AND USED), AUTO SERVICE STATIONS
  - CAR WASH, AUTO REPAIR SHOP (MAJOR)
  - TRUCK & TRAILER STORAGE, TOWING SERVICE
- BAR, TAVERN
- GENERAL RECREATION FACILITY, OUTDOOR
- EDUCATIONAL FACILITIES
- HOTEL, MOTEL DEVELOPMENT



For more information on the property zoning and allowed uses:

[CLICK HERE](#)

# RETAIL AERIAL



INTERSTATE CALIFORNIA 80

**Dollar Tree**  
**petco**  
**GROCERY OUTLET**  
*bargain market*

**Sams CLUB**  
**KOHL'S**  
**ROSS**  
DRESS FOR LESS  
**Burlington**

**Shell**  
**CHUCK & CHEESE'S**  
**BIG 5**  
SPORTING GOODS  
**Firestone**

**Party City**  
**SPROUTS**  
FARMERS MARKET  
**Pizza Hut**  
**RITE AID**  
**Marshalls**  
**Staples**

SAN JUAN AVE

GREENBACK LN

**99c only**  
STORES  
**CRUNCH**

**CENTURY THEATRES**

**Dignity Health**  
Mercy San Juan Medical Center

**SAFEWAY**  
**CVS**  
pharmacy

**TARGET**  
**OLD NAVY**  
**LOWE'S**  
Walmart+  
**BEST BUY**  
**HOBBY LOBBY**

AUBURN BLVD.

**Sunrise MALL**  
**JCPenney**  
**macys**

MADISON AVE

**THE HOME DEPOT**  
**FALLAS**  
FIRST PLACE TO SHOP... FIRST PLACE TO SAVE  
**Walmart+**  
**PET SMART**

**ARCO**  
**DUTCH BROS**  
Coffee

**Raley's**  
**planet fitness**  
**T**  
**Goodwill**

**NORTH RIDGE**  
Country Club

SUNRISE BLVD.

# DEMOGRAPHIC SUMMARY REPORT

6250 FAIR OAKS BLVD AND 8147 GREENBACK LN, FAIR OAKS, CA 95628



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 9,744  
3-MILE RADIUS 106,159  
5-MILE RADIUS 301,950

## POPULATION 2028 PROJECTION

1-MILE RADIUS 9,990  
3-MILE RADIUS 108,603  
5-MILE RADIUS 309,389



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$86,811.00  
3-MILE RADIUS \$99,994.00  
5-MILE RADIUS \$101,707.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$71,009.00  
3-MILE RADIUS \$79,465.00  
5-MILE RADIUS \$79,195.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,421	113,908	255,229
BLACK	945	4,220	13,436
HISPANIC ORIGIN	4,489	20,631	50,228
AM.INDIAN & ALASKAN	321	1,623	3,805
ASIAN	1,158	6,721	21,457
HAWAIIAN/PACIFIC ISLAND	125	740	1,805
OTHER	1,270	7,803	18,965

# CONTACT US!

TO LEARN MORE ABOUT  
THIS INVESTMENT OPPORTUNITY



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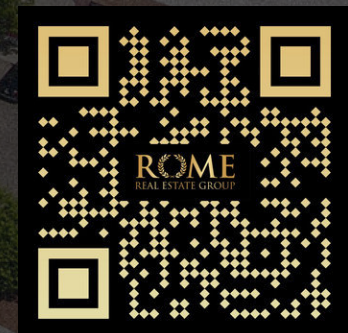
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