

**FOR
LEASE**

**4777 SUNRISE BLVD,
FAIR OAKS, CA**

+/- 560 - 2,598 SQ. FT. OFFICE SPACE AVAILABLE



**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

4777 SUNRISE BLVD - OFFICE SUITES FOR LEASE

SUITE	SIZE	LEASE RATE
A	+/-1,100 SF	\$1,925.00, FSG*
B	+/- 938 SF	\$1,548.00, FSG*
F	+/- 560 SF	\$980.00, FSG*



*FSG Rent quoted above does not include janitorial services

PROPERTY HIGHLIGHTS:

- **Signalized Sunrise–Sunset Corner:** Hard-corner presence at the southwest corner of Sunrise Blvd & Sunset Ave with ~46,378 vehicles/day—built-in visibility for any professional brand.
- **Quick Regional Connectivity:** Just 2 miles north of Hwy 50 and 17 miles to Downtown Sacramento—easy reach for clients and staff across the metro.
- **Building Signage on Sunrise Blvd:** Building signage opportunities are available, including 2 building signs for Suite A - both facing Sunrise Blvd.
- **Transit at the Corner:** SacRT bus stop at Sunrise & Sunset adds employee and client access options beyond the car.
- **Healthy Household Economics:** Fair Oaks posts a ~\$111.6K median household income; the 3-mile trade area totals ~121,000 residents, with ~302,000 in 5 miles—a durable client base for professional services.
- **Office Suites Available:** Single level office building with rare availabilities offering convenient, functional layouts in a quiet and established office setting.



STRONG TRAFFIC COUNTS

SUNRISE BLVD: 47,956 ADT
SUNSET AVE: 13,532 ADT



AVERAGE
\$113,733
WITHIN 1 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
BUSINESS-PROFESSIONAL (BP)
SACRAMENTO COUNTY



19 SPACES

FLOOR PLAN - SUITE A

Size: +/- 1,100 sq. ft.

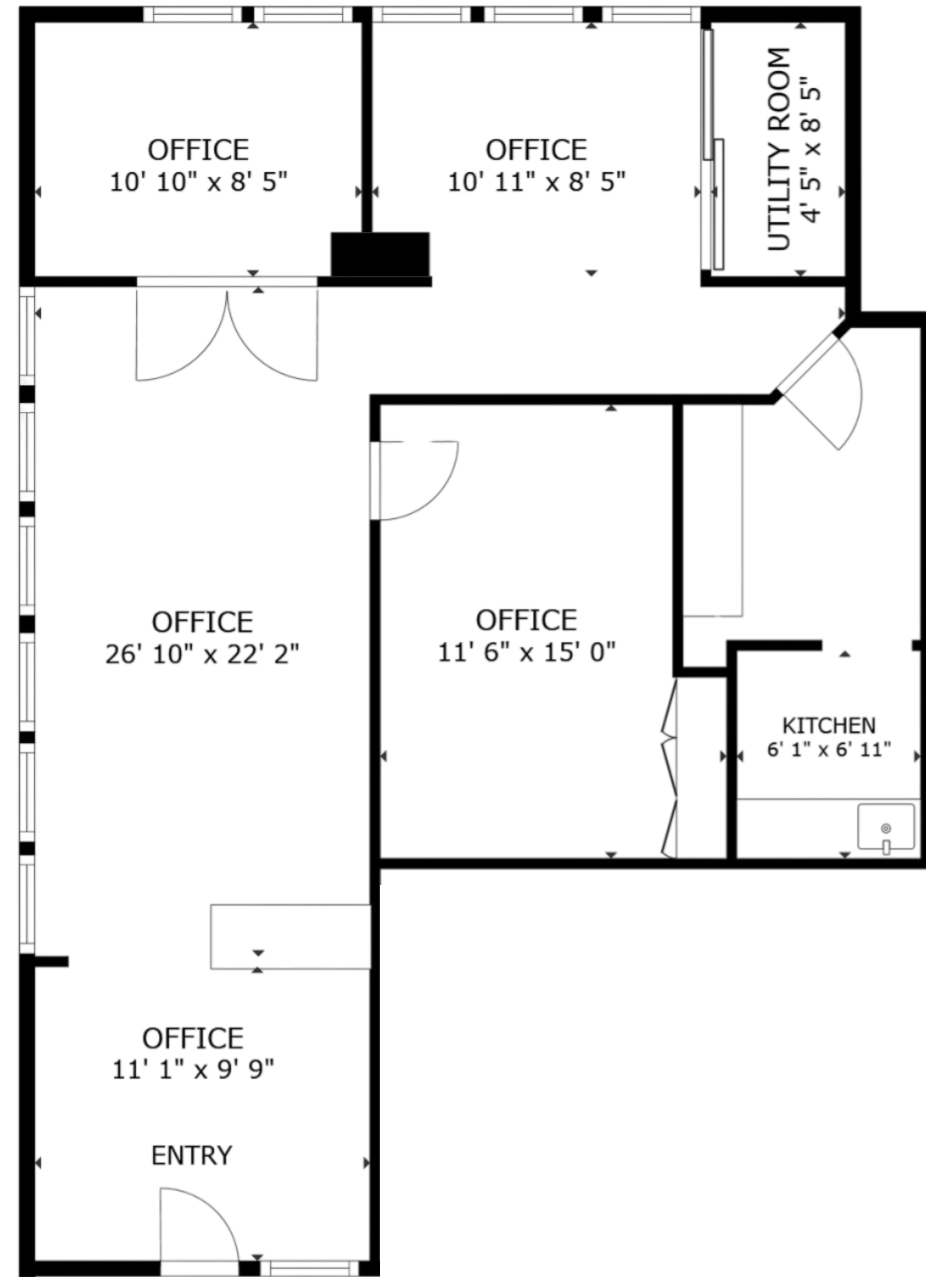
Monthly Rent:
\$1,925.00, FSG*

*janitorial not included

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INTERIOR PHOTOS



FLOOR PLAN - SUITE B

Size: +/- 938 sq. ft.

Monthly Rent:

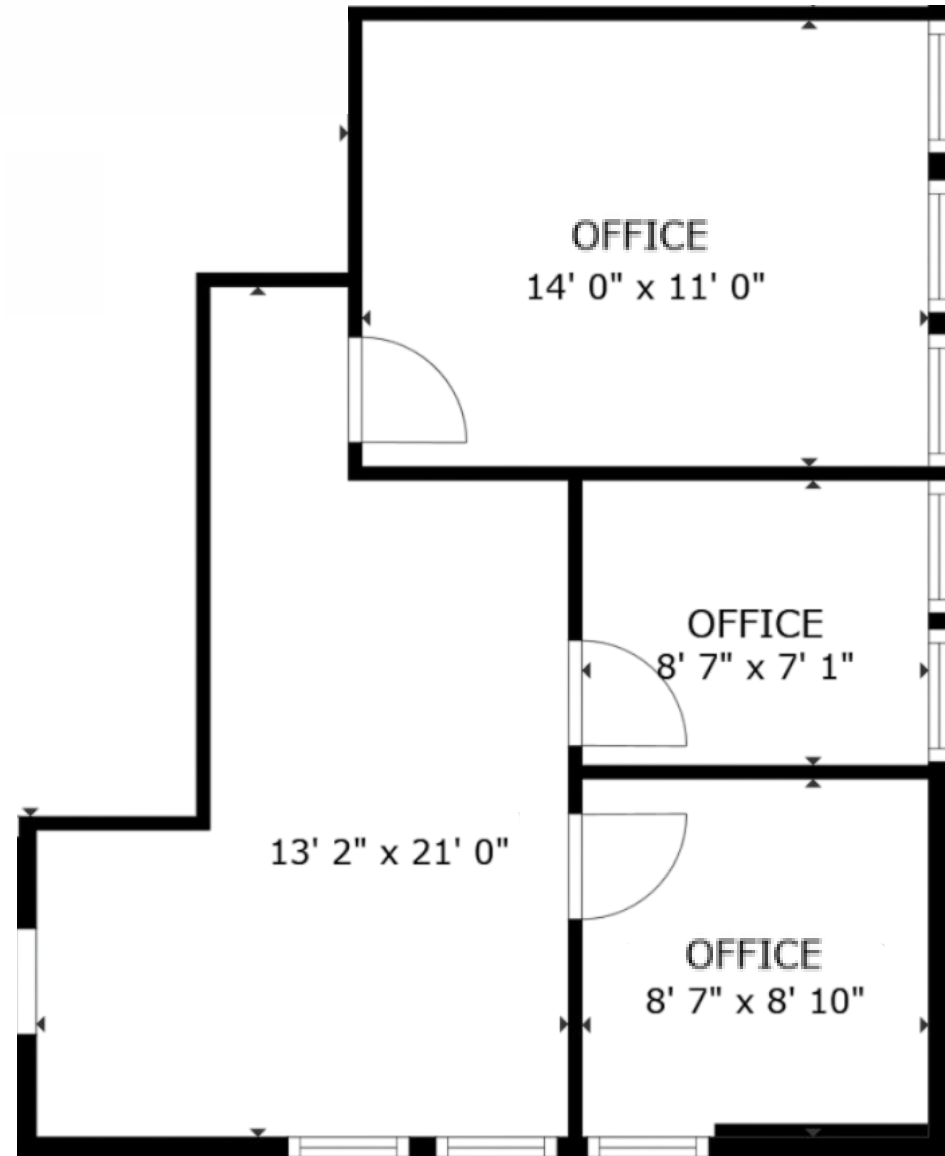
\$1,548.00, FSG*

*janitorial not included

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INTERIOR PHOTOS



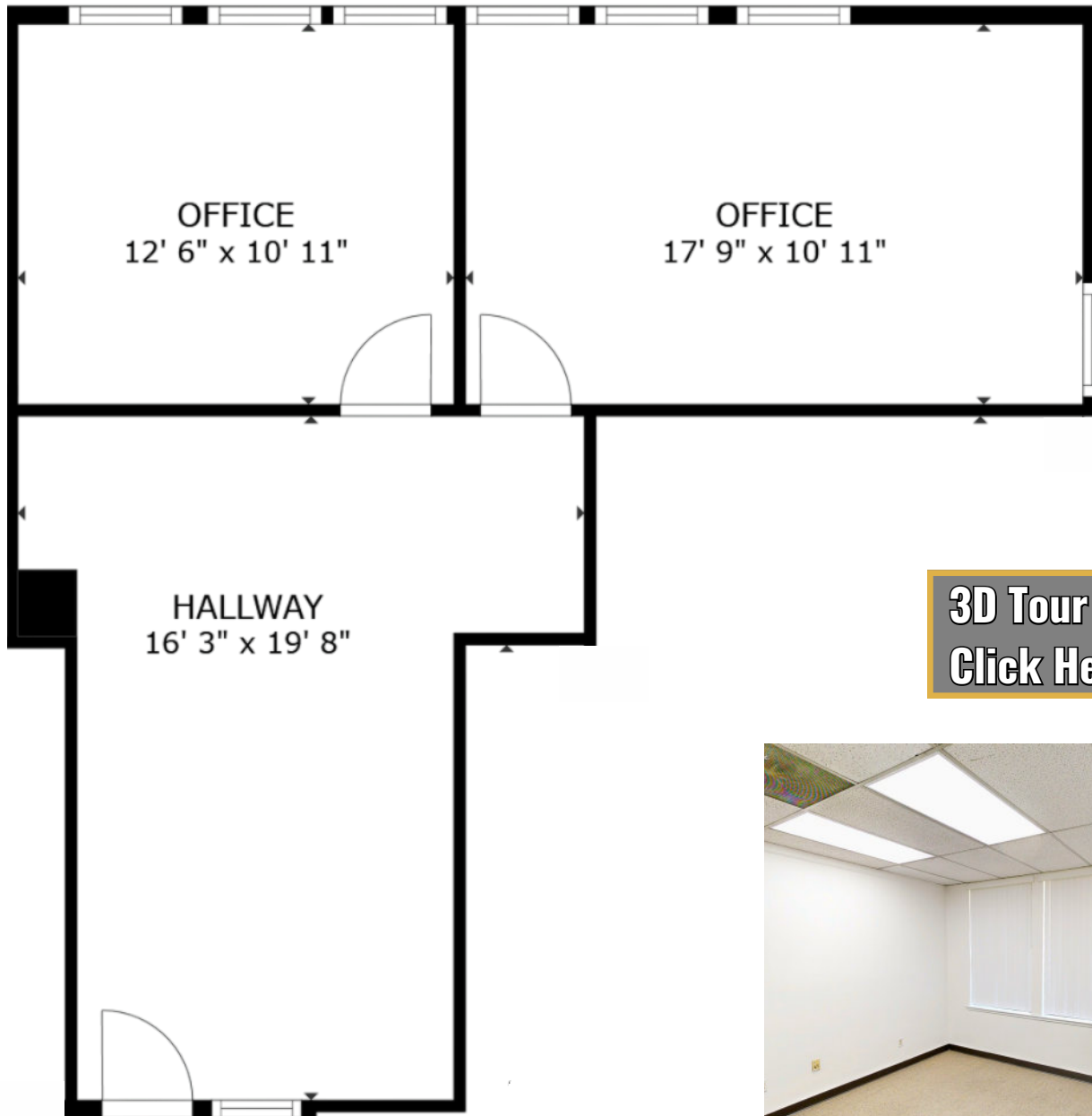
FLOOR PLAN - SUITE F

Size: +/- 560 sq. ft.

Monthly Rent:

\$980.00, FSG*

*janitorial not included



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INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



Madison Ave



Manzanita Ave



Fair Oaks Blvd

Sunrise Blvd

American River



DEMOGRAPHIC SUMMARY REPORT

4777 SUNRISE BLVD, FAIR OAKS, CA 95628



POPULATION 2024 ESTIMATE

1-MILE RADIUS	13,120
3-MILE RADIUS	122,276
5-MILE RADIUS	307,254



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$113,733.00
3-MILE RADIUS	\$109,845.00
5-MILE RADIUS	\$101,008.00

POPULATION 2029 PROJECTION

1-MILE RADIUS	13,184
3-MILE RADIUS	123,000
5-MILE RADIUS	308,592

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$89,597.00
3-MILE RADIUS	\$88,732.00
5-MILE RADIUS	\$81,042.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,666	84,525	201,885
BLACK	411	4,521	14,919
HISPANIC ORIGIN	1,942	20,541	55,993
AM.INDIAN & ALASKAN	85	1,090	3,154
ASIAN	609	6,960	19,636
HAWAIIAN & PACIFIC ISLAND	26	582	1,672
OTHER	2,323	24,598	65,988

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE OFFICE SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

