

**FOR
LEASE**

**9900 FAIR OAKS BLVD,
FAIR OAKS, CA**

+/- 735 - 2,633 SF RETAIL SPACE



**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

9900 FAIR OAKS BLVD.

SUITE	SIZE	LEASE RATE	NNN COSTS	SPACE NOTES
100	+/- 898	\$1.95 PSF, NNN	\$0.57 PSF	OFFICE BUILDOUT
200	+/- 1,735	\$1.95 PSF, NNN	\$0.57 PSF	RETAIL W/ COMMON BATHROOM
200A	+/- 1,000	\$2.15 PSF, NNN	\$0.57 PSF	RETAIL W/ COMMON BATHROOM
200B	+/- 735	\$2.15 PSF, NNN	\$0.57 PSF	RETAIL W/ COMMON BATHROOM
100 + 200	+/- 2,633	\$1.75 PSF, NNN	\$0.57 PSF	RETAIL W/ COMMON BATHROOM

PROPERTY HIGHLIGHTS:

- **Great Location:** 9900 Fair Oaks Blvd with excellent visibility in a thriving commercial corridor
- **Strategic Setting:** Near Old Town Fair Oaks and American River
- **High Traffic Exposure:** Strong visibility on busy Fair Oaks Boulevard
- **Versatile Zoning:** Accommodates diverse business types
- **Convenient Parking:** Ample spaces for clients and staff
- **Growing Market:** Located in Fair Oaks' expanding community



PROPERTY ZONING

SPA

SACRAMENTO COUNTY



15 SPACES



AVERAGE
\$131,079

WITHIN 1 MILE
HOUSEHOLD INCOME

**STRONG
TRAFFIC COUNTS**



FAIR OAKS BLVD: 33,460 ADT
SUNRISE BLVD: 53,736 ADT

FLOOR PLAN

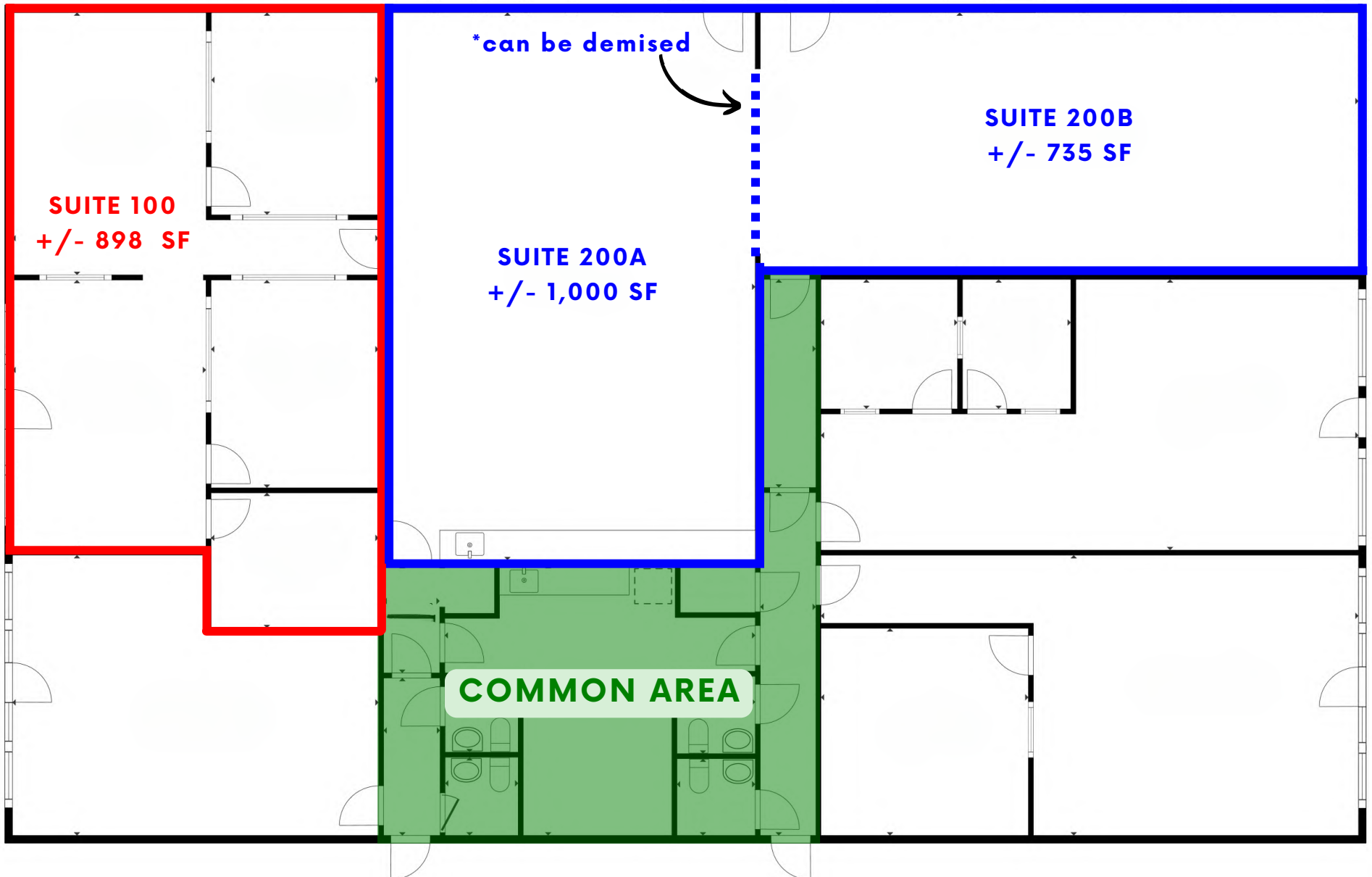
3D Tour
Click Here 

SUITE 100:
+/- 898 SQ.FT.
\$1.95 PSF, NNN

SUITE 200*:
+/- 1,735 SQ.FT.
\$1.95 PSF, NNN

SUITE 200A:
+/- 1,000 SQ.FT.
\$2.15 PSF, NNN

SUITE 200B:
+/- 735 SQ.FT.
\$2.15 PSF, NNN





EXTERIOR PICTURES



AERIAL PHOTO

ROSS
DRESS FOR LESSSM
sam's club
KOHL'S

TARGET
Walmart+
macy's
Walgreens
COST PLUS
WORLD MARKET
BEST BUY

RITE AID
Smart & Final

NORTH RIDGE
Country Club

TRADER JOE'S
petco
THE HEALTH + WELLNESS CO.

Raley's

PROPERTY LOCATION



SUNRISE BLVD.

MADISON AVE

SUNSET AVE

WINDING WAY

FAIR OAKS BLVD.

AMERICAN RIVER

TRAFFIC COUNT



FAIR OAKS BLVD: 37,360
SUNRISE BLVD: 53,736

DEMOGRAPHIC SUMMARY REPORT

9900 FAIR OAKS BLVD, FAIR OAKS, CA 95628



POPULATION

2024 ESTIMATE

1-MILE RADIUS	8,766
5-MILE RADIUS	294,314
10-MILE RADIUS	884,156

POPULATION

2029 PROJECTION

1-MILE RADIUS	8,833
5-MILE RADIUS	295,677
10-MILE RADIUS	897,992



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$131,079.00
5-MILE RADIUS	\$102,465.00
10-MILE RADIUS	\$107,745.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$104,363.00
5-MILE RADIUS	\$81,798.00
10-MILE RADIUS	\$83,311.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	6,483	189,724	507,841
BLACK	203	15,837	57,844
HISPANIC ORIGIN	1,149	52,896	180,738
AM.INDIAN & ALASKAN	46	2,906	9,257
ASIAN	573	21,180	94,073
HAWAIIAN/PACIFIC ISLANDER	15	1,777	5,728
OTHER	1,446	62,890	209,413

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL 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

