

FOR SALE OR LEASE | ±618 SF OFFICE UNIT

5060 SUNRISE BLVD #B, FAIR OAKS, CA 95628

EXCELLENT FAIR OAKS LOCATION WITH FRONTAGE ON SUNRISE BLVD



Veronica Sukkary

Associate | Office & Retail

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

OFFICE SPACE

**5060 SUNRISE BLVD #B
FAIR OAKS, CA**

Property Details

- ±618 SF Office Available for Lease
- Open Floor Plan
- Conference Room
- Small Kitchenette
- Restroom
- Ample Parking
- Many Restaurants, Banks and other Retail services in close Proximity; Trader Joe's, Rite Aide , Starbucks, Smart and Final, Extra!, Etc



LEASE RATE: \$1.78/SF/MONTH, MODIFIED GROSS

SALE PRICE: \$140,000.00

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,106	121,428	290,270
Households	6,414	48,088	114,146
Average Household Income	\$101,720	\$107,879	\$100,160
Median Age	43.8	42.5	41.4
Total Businesses	820	4,252	11,218
Daytime Demographics 16+	11,739	74,505	194,541
White Collar Workers	67.4%	64.9%	63.8%
Blue Collar Workers	32.6%	35.1%	36.2%

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