

**FOR  
LEASE**

**8300** FAIR OAKS BLVD,  
CARMICHAEL, CA

**+/- 1,134 SF SUITE AVAILABLE**



**3-D Tour  
Click Here** 

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**ROME**  
REAL ESTATE GROUP

# CANTERBURY OFFICE SQUARE

AVAILABLE	SIZE	MONTHLY RENT	SPACE NOTES:
SUITE 303	+/- 1,134 SF	\$1.35 PSF Modified Gross	Fits 3-10 people, Partitioned Offices, Fully Built Out, Reception Area.

## PROPERTY DETAILS:

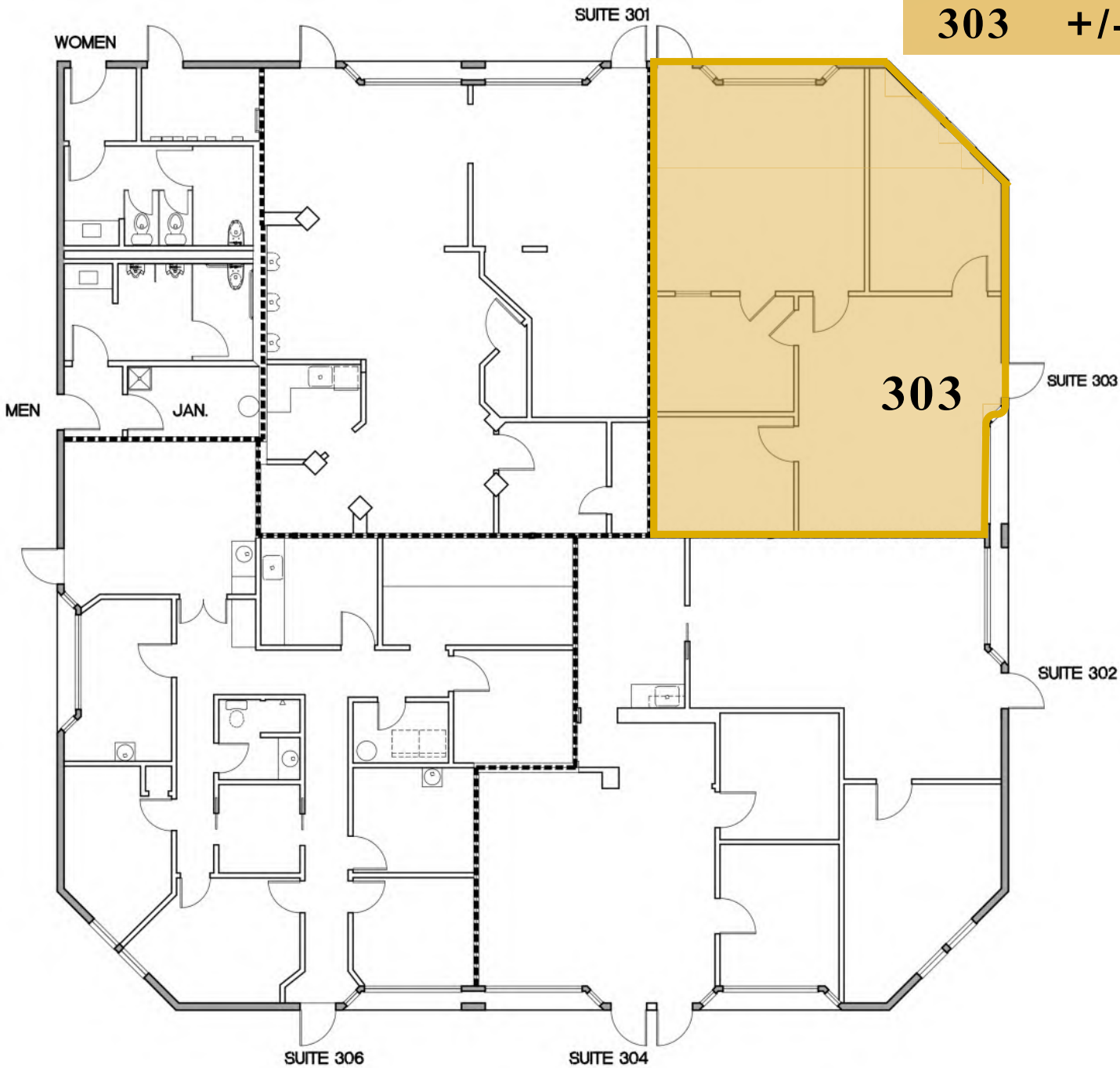
- Well-maintained property with great visibility on Fair Oaks Blvd, featuring mature landscaping, a garden/river rock area, and a gazebo centered between four professional office buildings
- Shaded parking lot that wraps around the building, offering access points on Fair Oaks Blvd and Marshall Ave
- Convenient location for businesses serving the suburban Carmichael community and/or business owners living nearby.
- Monument signage fronting Fair Oaks Blvd is available to provide additional exposure for your business
- Long-term tenants in property (20+ years)
- Move-in ready suites
- Conveniently located near a wide variety of housing and numerous restaurants and services

# CANTERBURY OFFICE SQUARE - BUILDING 300

# FLOOR PLAN

SUITE	SIZE	LEASE RATE
<b>303</b>	<b>+/- 1,134</b>	<b>\$1.35 PSF, MG</b>

**3-D Tour**  
**Click Here** 





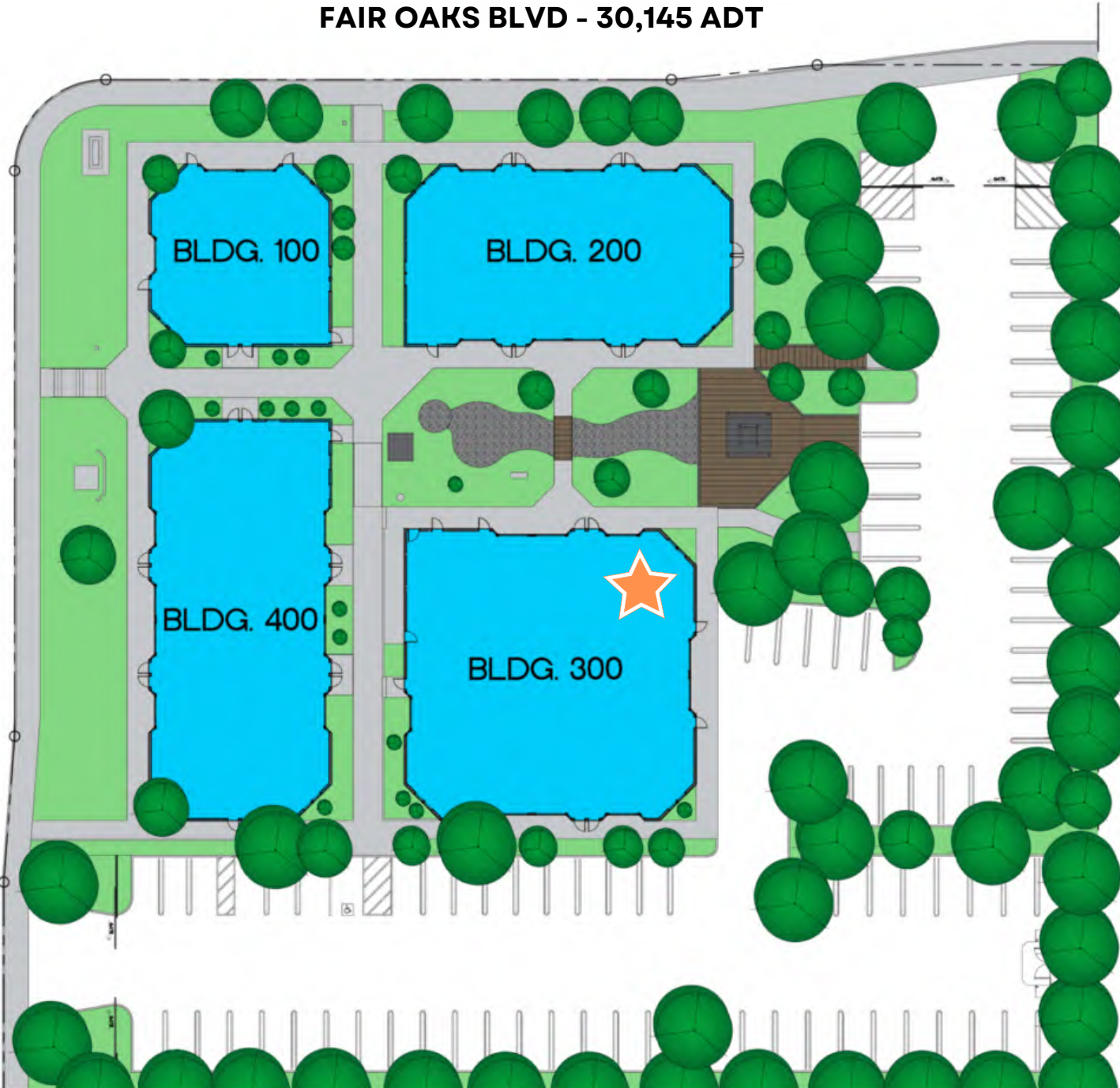
*SUITE 303*  
**INTERIOR PICTURES**



# CANTERBURY OFFICE SQUARE

FAIR OAKS BLVD - 30,145 ADT

MARSHALL AVE - 2,183 ADT



 SUITE 303



# EXTERIOR PICTURES



FOR LEASE  
**ROME**  
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Canterbury  
Office Square

<b>MILLER</b> REAL ESTATE	<b>NDS</b> PRINT & PROMOTIONS Your Print Promo People
<b>ALVEOMED</b> NURSING SCHOOL	<b>Tangle Free</b> A Low Sensory Hair Salon
Carmichael United Pentecostal Church	<b>Teza Family</b> Home Care



**PROPERTY  
LOCATION**

Sunrise Blvd.

CALIFORNIA  
**Family  
Fitness**

BELLA VISTA  
HIGH SCHOOL

ARC  
AMERICAN RIVER COLLEGE

CALIFORNIA  
244

Fair Oaks Blvd

spare time  
sports clubs | **GOLD RIVER  
SPORTS CLUB**

BEL AIR  
**ACE**  
The helpful place.  
DOLLAR TREE  
Starbucks  
jamba

**SAFEWAY**  
RITE  
AID

American River

50

Fair Oaks Blvd

**Walmart**  
BANK OF AMERICA  
**SAFEWAY**

planet  
fitness  
**Viva**  
SUPERMARKET

**TARGET**  
**ROSS**  
DRESS FOR LESS

50

**VICINITY AERIAL**

# DEMOGRAPHIC SUMMARY REPORT

8300 FAIR OAKS BLVD, CARMICHAEL, CA 95608



## POPULATION

### 2023 ESTIMATE

1-MILE RADIUS	12,457
3-MILE RADIUS	139,825
5-MILE RADIUS	364,949

## POPULATION

### 2028 PROJECTION

1-MILE RADIUS	12,707
3-MILE RADIUS	143,124
5-MILE RADIUS	374,120

## HOUSEHOLD INCOME

### 2023 AVERAGE

1-MILE RADIUS	\$103,081.00
3-MILE RADIUS	\$93,861.00
5-MILE RADIUS	\$92,093.00

## HOUSEHOLD INCOME

### 2023 MEDIAN

1-MILE RADIUS	\$80,747.00
3-MILE RADIUS	\$73,717.00
5-MILE RADIUS	\$70,674.00



## POPULATION

### 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,266	109,317	276,051
BLACK	640	9,229	27,400
HISPANIC ORIGIN	1,507	21,727	67,093
AM. INDIAN & ALASKAN	112	1,926	5,161
ASIAN	628	9,091	28,374
HAWAIIAN & PACIFIC ISLAND	73	998	3,118
OTHER	739	9,265	28,844







*Chase Burke*

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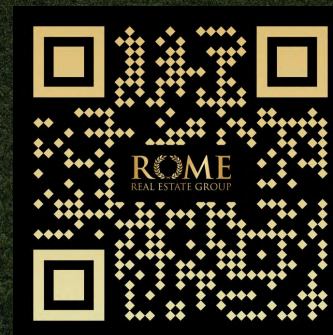


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# CONTACT US!

## FOR MORE INFORMATION ABOUT THIS OFFICE SUITE