

AVAILABLE FOR LEASE
±2,040 SF

5300 SUNRISE BLVD.,
FAIR OAKS, CA 95628

****PROMO****

**6 MONTHS OF FREE RENT
OR
12 MONTHS AT HALF RENT**



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ABOUT

5300 SUNRISE BLVD.,
FAIR OAKS, CA 95628

PROPERTY PROFILE

Location:	5300 Sunrise Blvd., Fair Oaks, CA 95628
Space Available:	±2,040 SF
APN:	233-0142-040-0000
Zoning:	Commercial
Trade Area Neighbors:	Trader Joe's, Chili's, CorePower Yoga, European Wax Center, Smart & Final Extra!, Black Bear Diner, Club Studio, JoAnn's, Olive Garden, etc.



PROPERTY HIGHLIGHTS

- Highly visible building that fronts Sunrise Blvd.
- Located at a major intersection for daily commuters/travelers
- Situated in a strong retail trade area
- Parking lot in the rear of building
- Excellent demographics
- Monument signage is available
- Tenant Improvements Available

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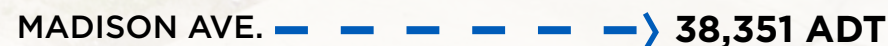
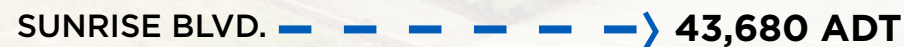
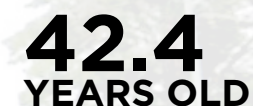
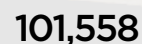
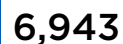
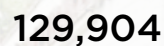
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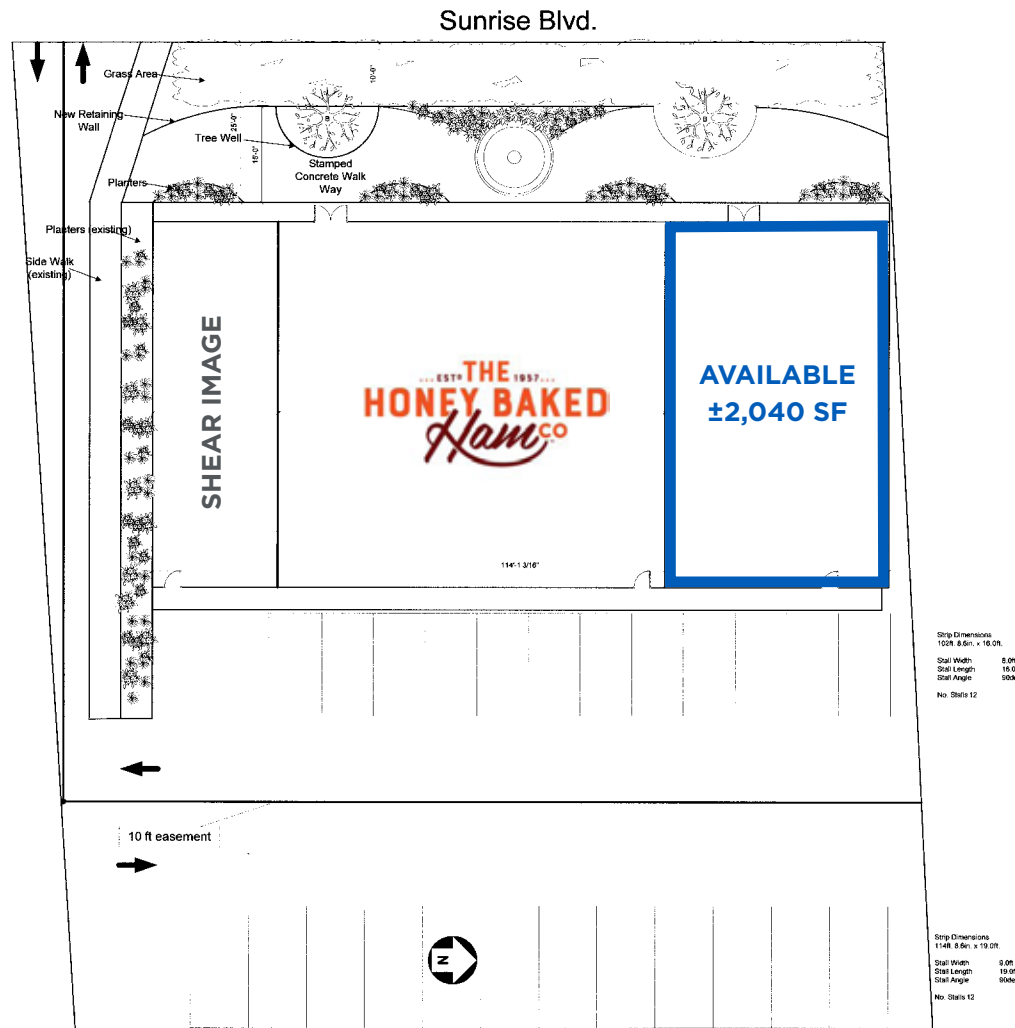


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SITE PLAN

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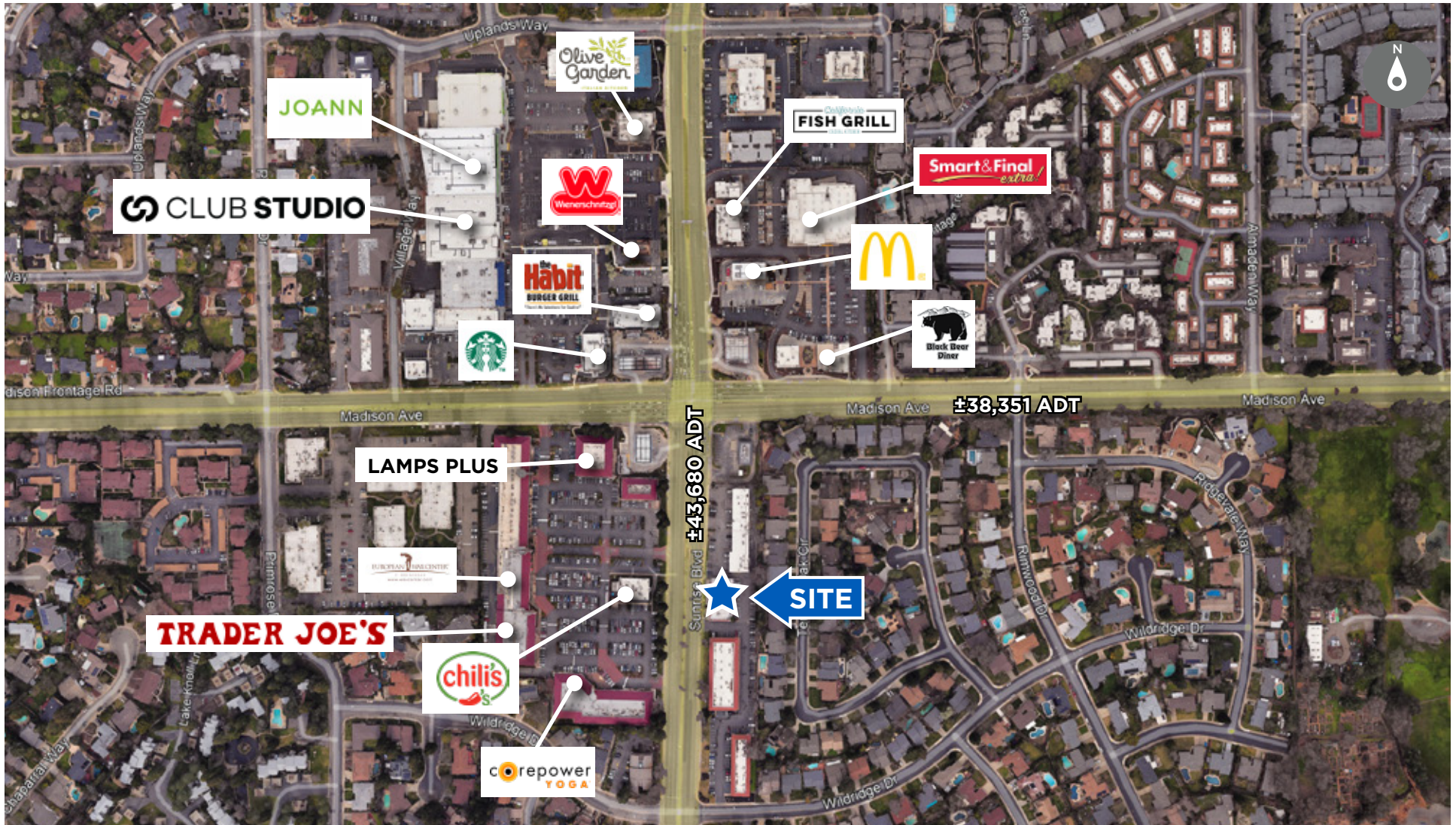
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AERIAL - RETAIL TRADE AREA

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