

# 6400 Fair Oaks Blvd

6400 Fair Oaks Boulevard Carmichael, CA 95608



FOR SALE

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**BellStreet**

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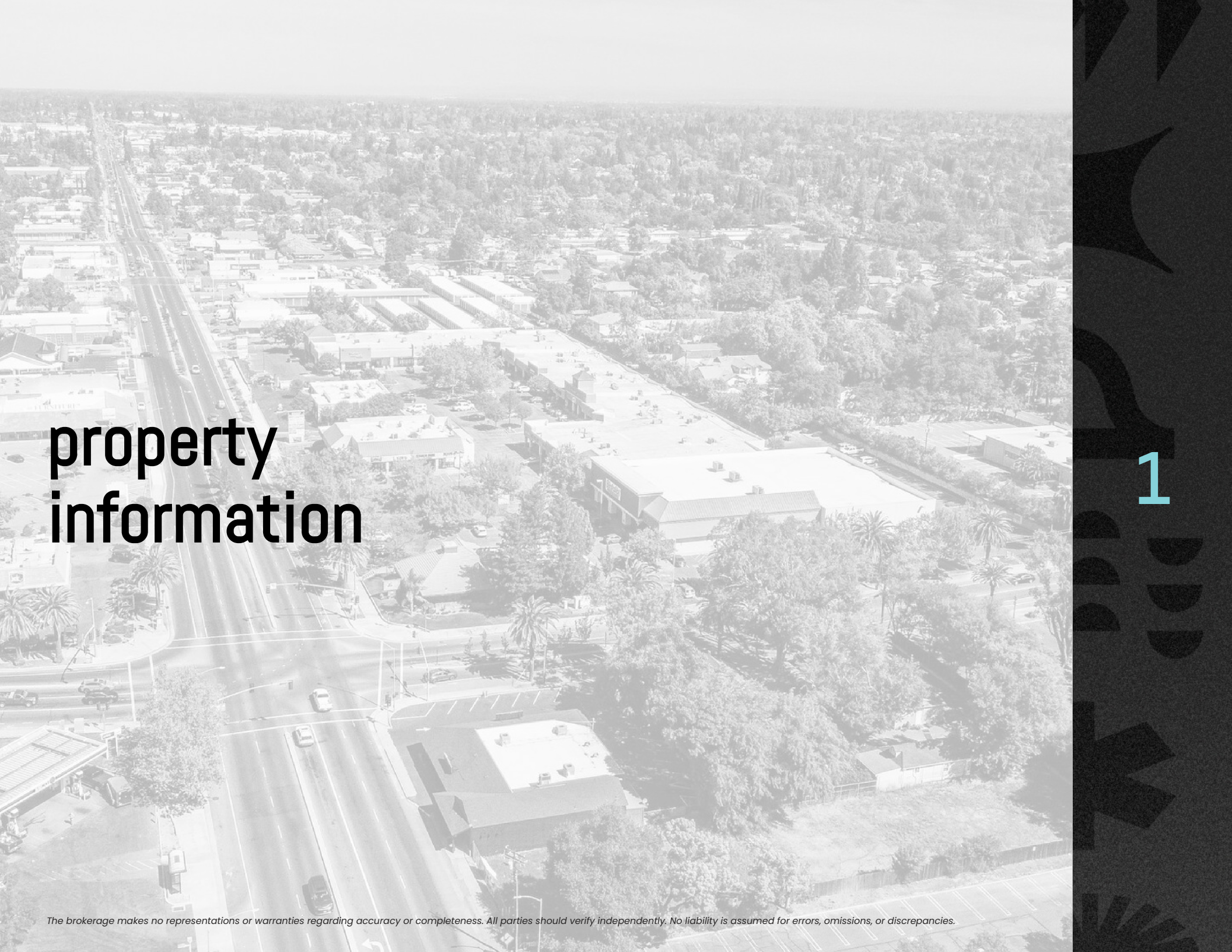
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BellStreet in compliance with all applicable fair housing and equal opportunity laws.

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# property information

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## Property Description

Introducing a prime commercial investment opportunity in Carmichael, CA. This 4,570 SF building, boasting a long-term restaurant tenant, presents an enticing prospect for retail investors. Renovated in 1985, this property offers a solid and reliable income stream. The value-add opportunity, along with 5% scheduled annual rent increases, enhances the property's appeal. Situated in a prime outparcel location, this property is set to deliver consistent returns for savvy investors seeking a solid addition to their portfolio.

## Property Highlights

- Long-term restaurant tenant
- 4,570 SF building
- Prime outparcel location in Carmichael
- Value-add opportunity
- 5% scheduled annual rental increases

## Offering Summary

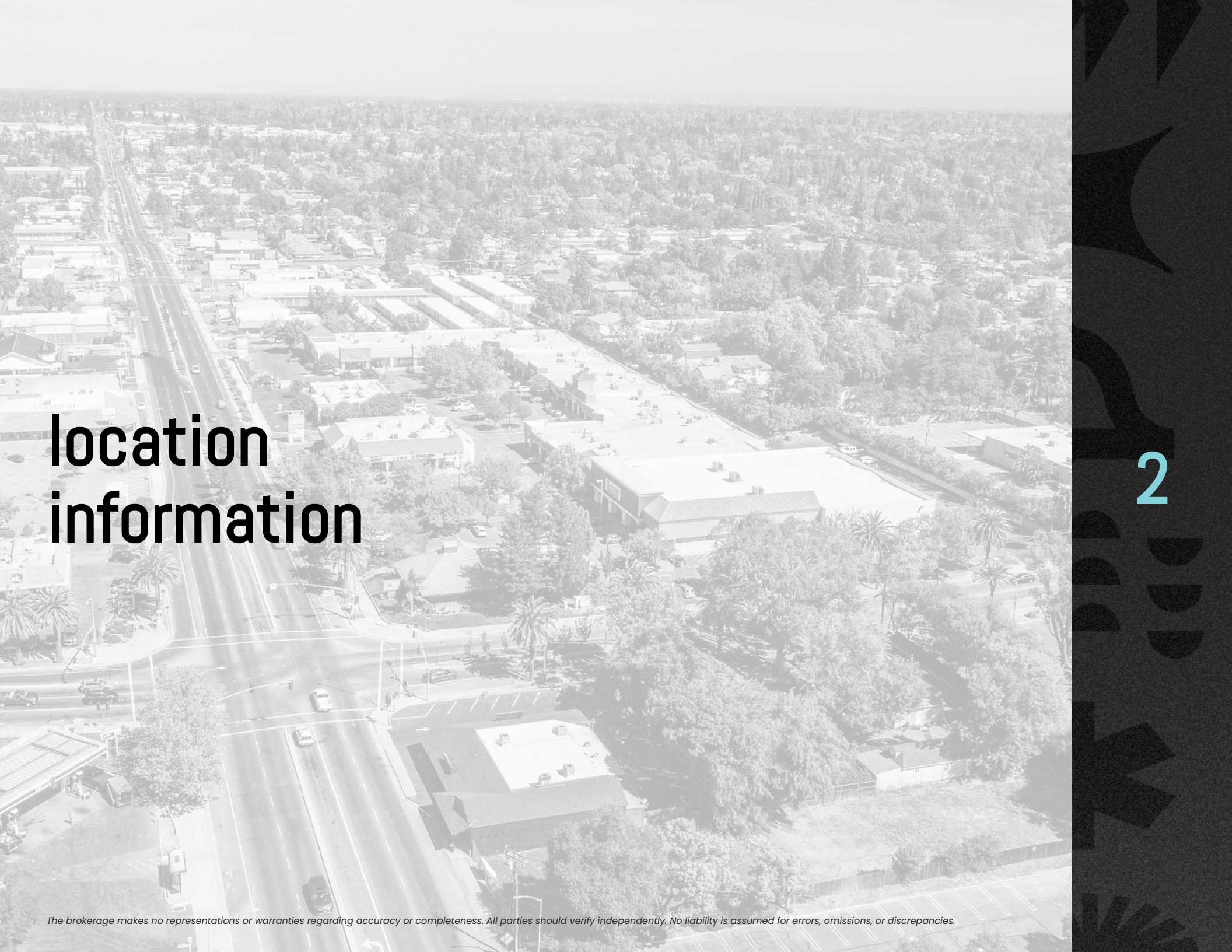
Price:	\$1,500,000
Lot Size:	14,375 SF
Building Size:	4,570 SF
NOI:	\$96,899.00
Cap Rate:	6.46%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	493	1,892	6,505
Total Population	1,377	5,306	15,683
Average HH Income	\$88,849	\$89,983	\$101,643

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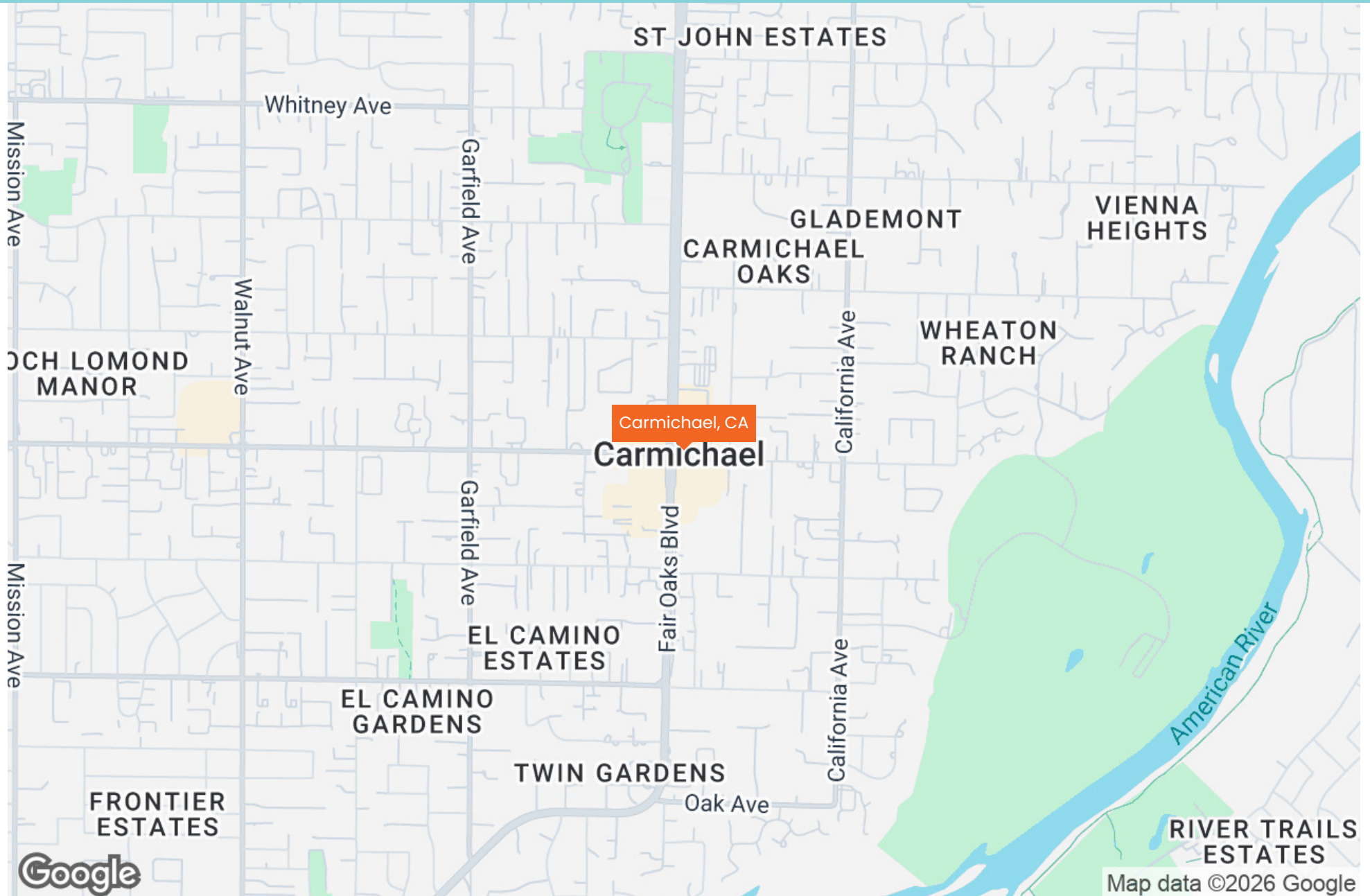
An aerial photograph of a city street, likely in a tropical or subtropical region, showing a multi-lane road with traffic, various commercial buildings, and lush greenery. The text 'location information' is overlaid on the left side of the image.

# location information

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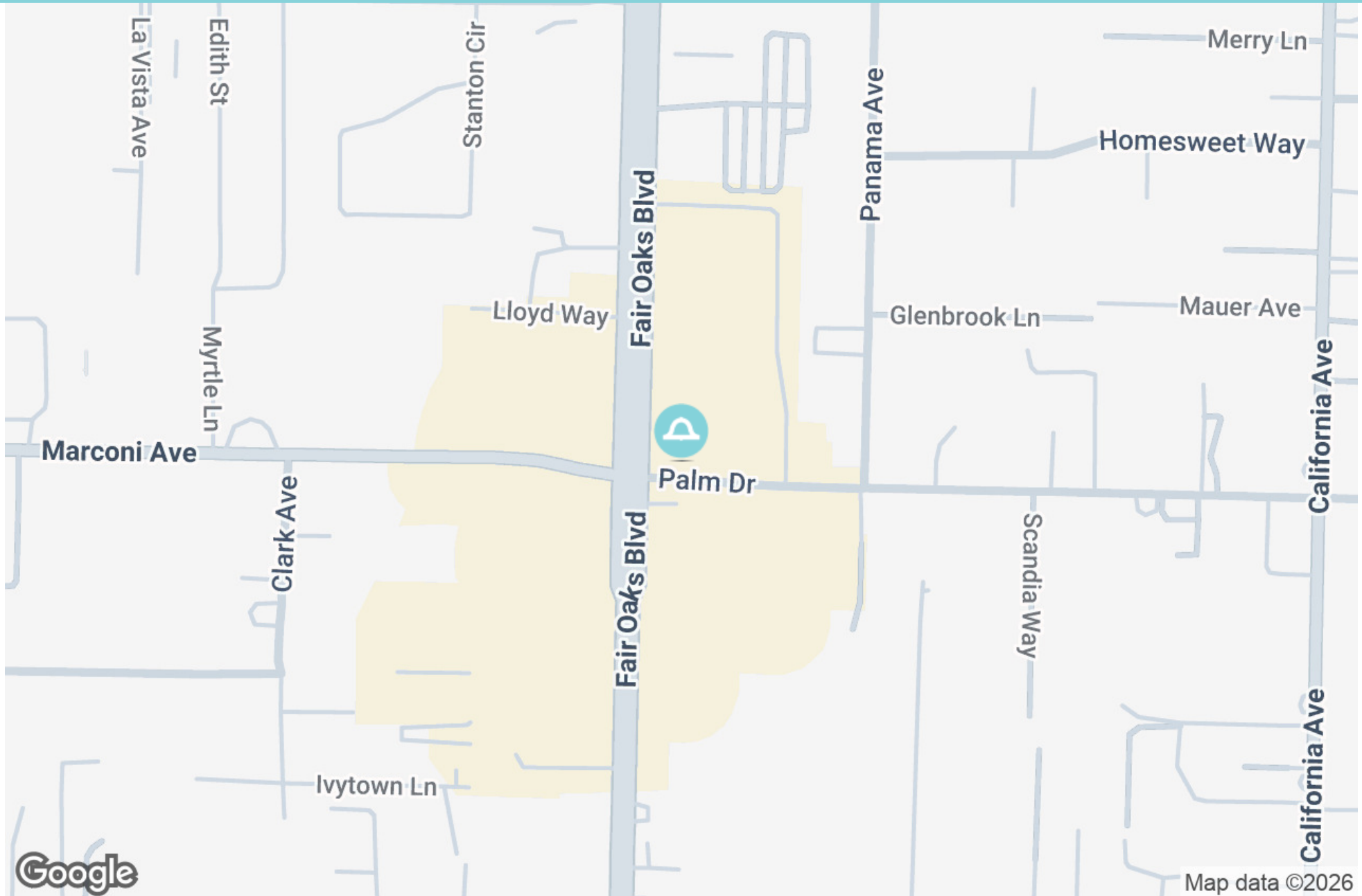
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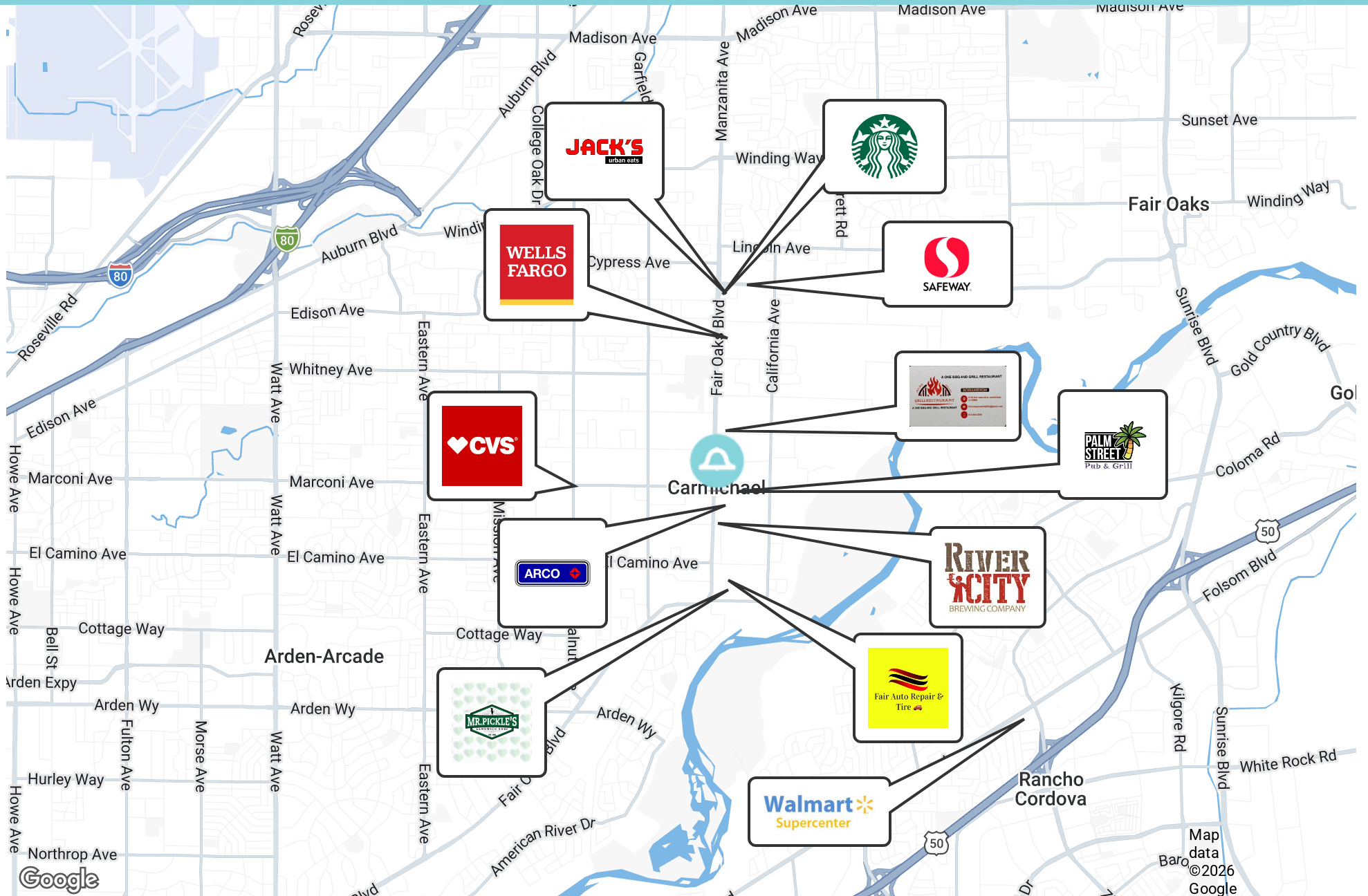


Google

Imagery ©2026 Airbus, Maxar Technologies

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An aerial photograph of a city street, likely in a tropical or subtropical region, showing a multi-lane road with traffic, various commercial buildings, and lush greenery. The text 'financial analysis' is overlaid in the center-left.

# financial analysis

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### Investment Overview

### Current Financials

Price	\$1,500,000
Price per SF	\$328
GRM	11.74
CAP Rate	6.46%
Total Return (yr 1)	\$96,899

### Operating Data

### Current Financials

Gross Scheduled Income	\$127,740
Operating Expenses	\$30,841
Net Operating Income	\$96,899

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### Income Summary

### Current Financials

Rental Income	\$109,740
NNN Reimbursements	\$18,000
Vacancy Cost	\$0
<b>Gross Income</b>	<b>\$127,740</b>

### Expenses Summary

### Current Financials

Taxes (1.2058%)	\$16,881
Insurance	\$5,800
HOA	\$8,160
<b>Operating Expenses</b>	<b>\$30,841</b>

### Net Operating Income

**\$96,899**

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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
6400	Cantina Azteca	4,570 SF	100%	\$24.95	\$114,000	Jan. 1st 2025	Dec. 30th 2029
<b>Totals</b>		<b>4,570 SF</b>	<b>100%</b>	<b>\$24.95</b>	<b>\$114,000</b>		
<b>Averages</b>		<b>4,570 SF</b>	<b>100%</b>	<b>\$24.95</b>	<b>\$114,000</b>		

An aerial photograph of a city street, likely in a warm climate, showing a multi-lane road with traffic, various commercial buildings, and a dense canopy of trees. The word "demographics" is overlaid in large, bold, black text on the left side of the image.

# demographics

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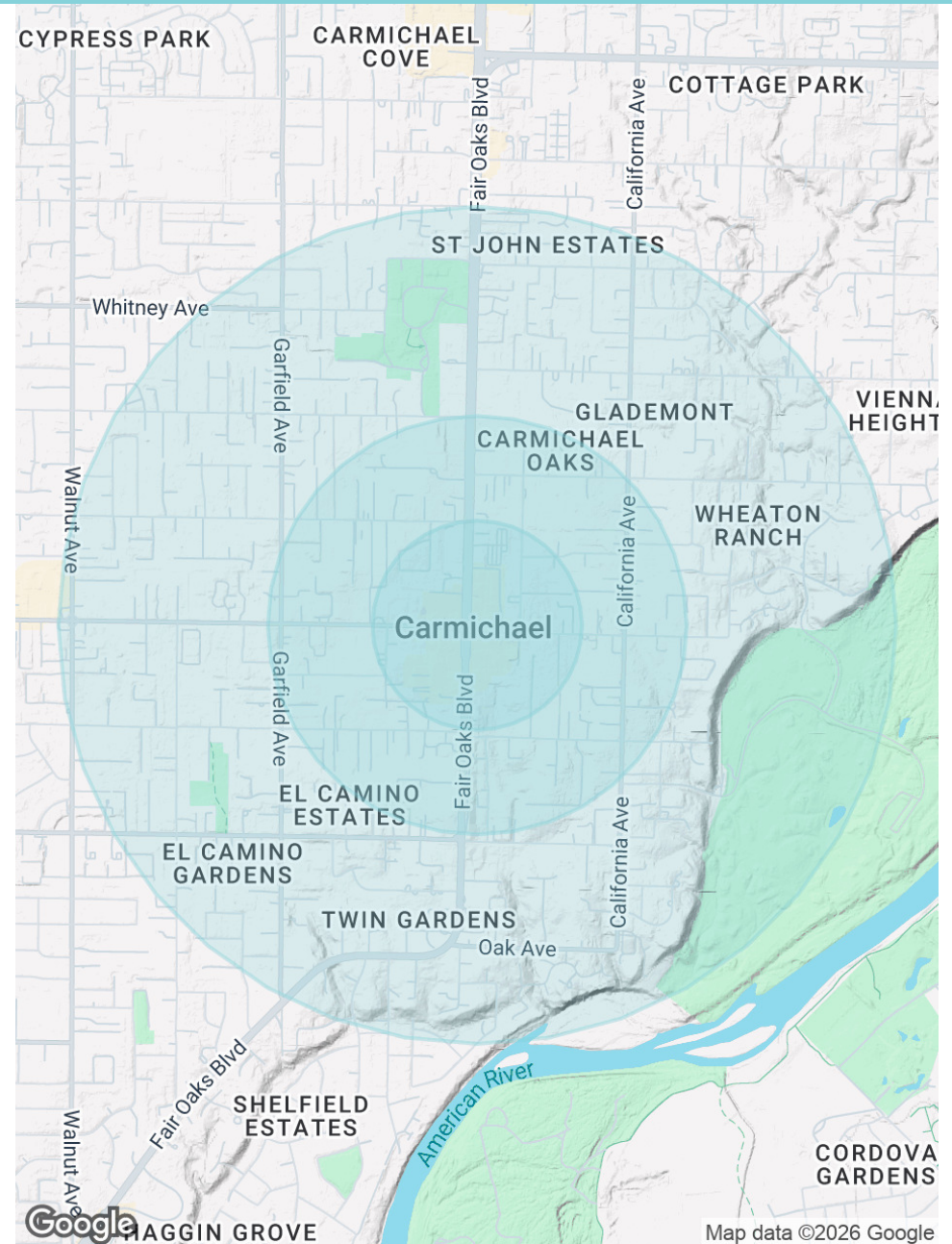


Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,377	5,306	15,683
Average Age	34.1	34.6	40.2
Average Age (Male)	30.7	31.7	38.6
Average Age (Female)	40.1	39.9	43.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	493	1,892	6,505
# of Persons per HH	2.8	2.8	2.4
Average HH Income	\$88,849	\$89,983	\$101,643
Average House Value	\$577,759	\$571,330	\$591,245

Traffic Counts	0.25 Miles	0.5 Miles	1 Mile
Fair Oaks Blvd and Palm Dr.	/day		

2023 American Community Survey (ACS)



An aerial photograph of a city street, likely in a warm climate given the presence of palm trees. The street is wide and multi-laned, with traffic visible. On either side of the street are various buildings, including large commercial structures and smaller residential-style buildings. The area is densely populated with trees, particularly palm trees. The overall scene is a typical urban landscape.

# advisor bios

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**Amit Urban**

Director

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CaIDRE #01998926

### Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

#### **BellStreet**

1881 Page Mill Road Suite 203  
Palo Alto, CA 94304  
415.942.1111

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**Jeff Harrison**

Associate Advisor

[j.harrison@bellstreet.com](mailto:j.harrison@bellstreet.com)

Direct: **916.710.3099**

CalDRE #02196246

### Professional Background

Jeff Harrison brings over a decade of experience in the service and restaurant industry, where he built a reputation for exceptional client service, leadership, and performance under pressure. From bartending and serving to managing operations, he developed the ability to anticipate needs, communicate clearly, and consistently deliver results.

Raised in a family involved in commercial real estate, Jeff developed an early understanding of investment property and business strategy. He combines that foundation with a relationship-driven approach, focusing on long-term partnerships and strategic value for his clients.

Originally from Reno, Nevada, Jeff grew up in Elk Grove, California, and later spent three years living on the Big Island of Hawaii (2022–2025), expanding his network and market perspective. Extensive travel throughout Japan, Europe, Thailand, and Africa has given him a global outlook and the ability to connect with clients from diverse backgrounds.

A dedicated runner and outdoor enthusiast, Jeff approaches real estate with discipline, energy, and consistency. When he's not working, he enjoys camping, skiing, and spending time at the beach with his wife.

Jeff is committed to delivering a high level of service and helping clients navigate commercial real estate with confidence and clarity.

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