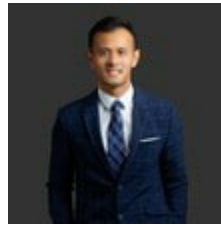




Carmichael Oaks

6400-6480 Fair Oaks Blvd, Carmichael, CA 95608



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(408) 900-0009



Carmichael Oaks

\$9.00 - \$30.00 /SF/YR

Home to family gymnastics, indoor baseball, gyms, dental, toy store, as well as great dining options. (Bar, Restaurants, sushi, Pho..etc)

The Carmichael Oaks Shopping Center (located at 6400-6456 Fair Oaks Blvd in Carmichael, CA) is a popular local plaza known for its mix of unique retail stores, discount centers, and family-friendly activities. Highlights of the PlazaShop Heroic Wholesale: This popular bargain outlet offers big discounts on liquidated brand-name merchandise, clothing, and home goods.Family Activities: The center features a gymnastics facility and fitness options that draw local families.

Specialty Shops: You can find an eclectic mix of businesses here, including an antique store and a local laundromat.

Nearby Carmichael Attractions:If you are visiting the center, the surrounding neighborhood offers great spots to explore:Jensen Botanical Garden: Located right...

- The most appealing aspect of the Carmichael Oaks Shopping Center is its highly practical “one-stop shop” variety and convenience.



Rental Rate:	\$9.00 - \$30.00 /SF/YR
Total Space Available:	14,663 SF
Max. Contiguous:	10,015 SF
Property Type:	Shopping Center
Center Type:	Community Center
Stores:	1
Center Properties:	6
Frontage:	750' on Fair Oaks
Gross Leasable Area:	166,742 SF
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$0.75 /SF/MO

1st Floor Ste 6408

1

Space Available	10,015 SF
Rental Rate	\$9.00 /SF/YR
Date Available	July 12, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor Ste 6410-A

2

Space Available	2,400 SF
Rental Rate	\$16.32 /SF/YR
Date Available	July 12, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor Ste 6412

3

Space Available	1,118 SF
Rental Rate	\$18.00 /SF/YR
Date Available	July 12, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

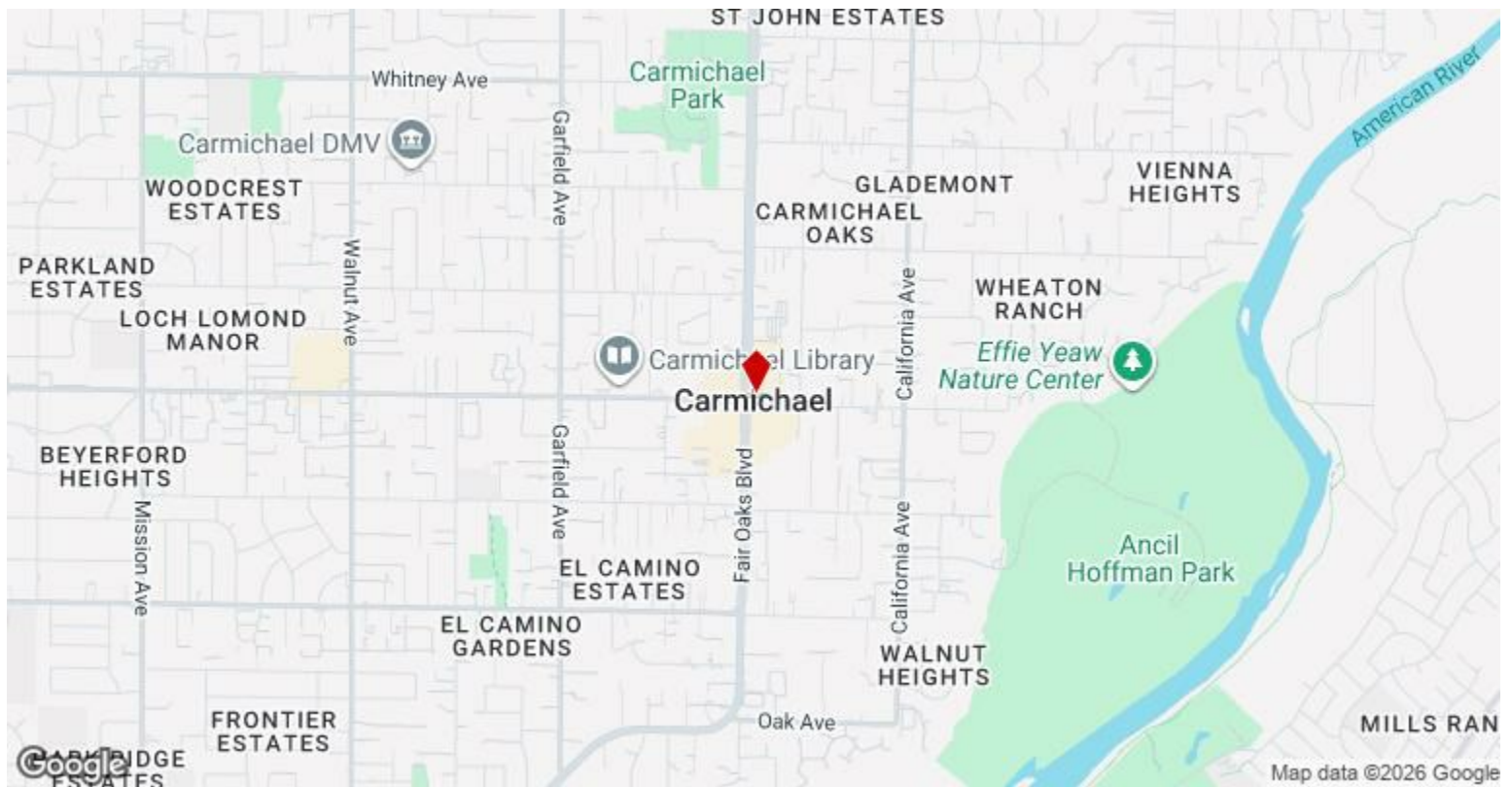
1st Floor Ste 6426-B

4

Space Available	1,130 SF
Rental Rate	\$30.00 /SF/YR
Date Available	July 12, 2026
Service Type	Triple Net (NNN)
Built Out As	Fast Food
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cantina Azteca	-	November 2024
Fair Oaks Nail And Spa	-	December 2023
Fliptastic	-	
Kidology	-	
Kristies Nails	-	
Magnolia Antiques & Home Interiors	-	
Marconi Dental Group	-	
Palm Street Pub & Grill	-	December 2017
Papa Murphy's Take N' Bake Pizza	-	
Pho House	-	
Premier Fencing Academy	-	
Shop Heroic	-	January 2033
Taste Of Homemade Delicatessen	-	
The Laundry Company	-	March 2025
Twisted Scissors	-	
Urban Flex Fitness	-	



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Highlights of the Plaza
Shop Heroic Wholesale: This popular bargain outlet offers big discounts on liquidated brand-name merchandise, clothing, and home goods.
Family Activities: The center features a gymnastics facility and fitness options that draw local families.

Specialty Shops: You can find an eclectic mix of businesses here, including an antique store and a local laundromat.

Nearby Carmichael Attractions: If you are visiting the center, the surrounding neighborhood offers great spots to explore:
Jensen Botanical Garden: Located right next to the nearby Atria Carmichael Oaks retirement community.

Milagro Centre: Just a couple of miles away at 6241 Fair Oaks Blvd, this local hub features a vibrant food court, diverse restaurants, and community gathering spaces.

Carmichael Park: Located a short distance down the road, this park hosts a popular farmers' market every Sunday morning.

Location Information
Address:

6406 Fair Oaks Blvd, Carmichael, CA 95608
Hours: Generally open daily from 10:00 AM to 8:30 PM (though individual store hours may vary).

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Context

Property Photos



Property Photos

