

**FOR
LEASE**

**6020 FAIR OAKS BLVD,
CARMICHAEL, CA**

+/- 600 SF RETAIL SPACE AVAILABLE



AVAILABLE

Carmichael Anime Store Grand Opening

**P
E
N**

ANIME STORE

POKEMON HELLO ANITY

CHASE BURKE
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ROME
REAL ESTATE GROUP

6020 FAIR OAKS BLVD.

PROPERTY HIGHLIGHTS

SUITE	+/- SIZE	LEASE RATE
D	+/- 600 SF	\$1.50 PSF, NNN

- **Location:** located on the vibrant Fair Oaks Blvd in Carmichael, CA, this property offers exceptional visibility and easy access.
- **Space:** +/- 600 sq. ft. of open floor retail with a private restroom in the back available for lease, this location is ideal for a variety of business ventures.
- **Attractive Pricing:** Lease this space at a competitive rate of \$1.50 PSF, plus NNN's of \$0.50 PSF, offering excellent value.
- **Accessibility:** Positioned in a bustling area with significant foot and vehicle traffic, ensuring a constant flow of potential customers.
- **Proximity to Key Amenities:** Conveniently located near local attractions and businesses, enhancing its appeal for both customers and employees.





Sunrise Blvd.



Fair Oaks Blvd



American River

PROPERTY LOCATION



Fair Oaks Blvd



VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

6020 FAIR OAKS BLVD, CARMICHAEL, CA 95608



POPULATION

2024 ESTIMATE

1-MILE RADIUS	14,357
3-MILE RADIUS	132,127
5-MILE RADIUS	347,512

HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$105,358.00
3-MILE RADIUS	\$104,680.00
5-MILE RADIUS	\$95,763.00



POPULATION

2029 PROJECTION

1-MILE RADIUS	14,463
3-MILE RADIUS	132,552
5-MILE RADIUS	349,298

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$74,586.00
3-MILE RADIUS	\$80,255.00
5-MILE RADIUS	\$72,487.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,110	79,407	194,612
BLACK	822	8,930	29,068
HISPANIC ORIGIN	2,077	24,864	71,227
AM.INDIAN & ALASKAN	101	1,312	3,783
ASIAN	1,411	11,434	33,488
HAWAIIAN/PACIFIC ISLANDER	76	972	2,504
OTHER	2,837	30,072	84,056

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL SPACE



Chase Burke

PARTNER | RETAIL BROKERAGE
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