

#### **CHASE BURKE**

916.705.8132 CHASE@ROMECRE.COM DRE: 01879336

#### **ANDY JONSSON**

916.813.8409 ANDY@ROMECRE.COM DRE: 02076108

#### STANISLAV YEVTUSHENKO

279.386.8762 STAN@ROMECRE.COM DRE: 02167493

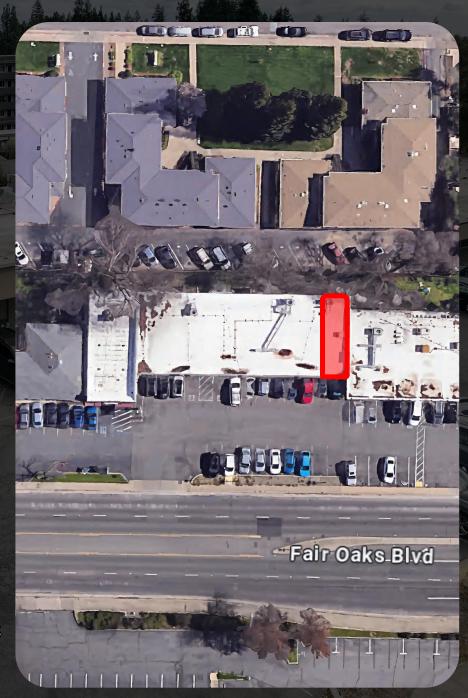


## 6020 FAIR OAKS BLVD.

## 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.





## **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

I-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

	2024 BY ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
	WHITE	9,11	79,407	194,612
	BLACK	82	2 8,930	29,068
ř	HISPANIC ORIGIN	2,07	7 24,864	71,227
	AM.INDIAN & ALASKAN	10	1,312	3,783
	ASIAN	1,41	11,434	33,488
	HAWAIIAN/PACIFIC ISLAN	NDER 7	6 972	2,504
	OTHER /	2,83	7 30,072	84,056

# Chase Burke

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES 916.705.8132 chase@romecre.comD DRE: 01879336



PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409 ANDY@ROMECRE.COM DRE: 02076108

# CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL SPACE

(916) 932-2199



2901 K STREET, SUITE 306, SACRAMENTO, CA 95816 101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630



279.386.8762 STAN@ROMECRE.COM DRE: 02167493



CHASE@ROMECRE.COM ANDY@ROMECRE.COM STAN@ROMECRE.COM



