

**FOR
LEASE**

**5925 FAIR OAKS BLVD
CARMICHAEL, CA**

+/- 800 SF RETAIL SUITE



CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECPRE.COM
DRE: 02167493

ROME
REAL ESTATE GROUP

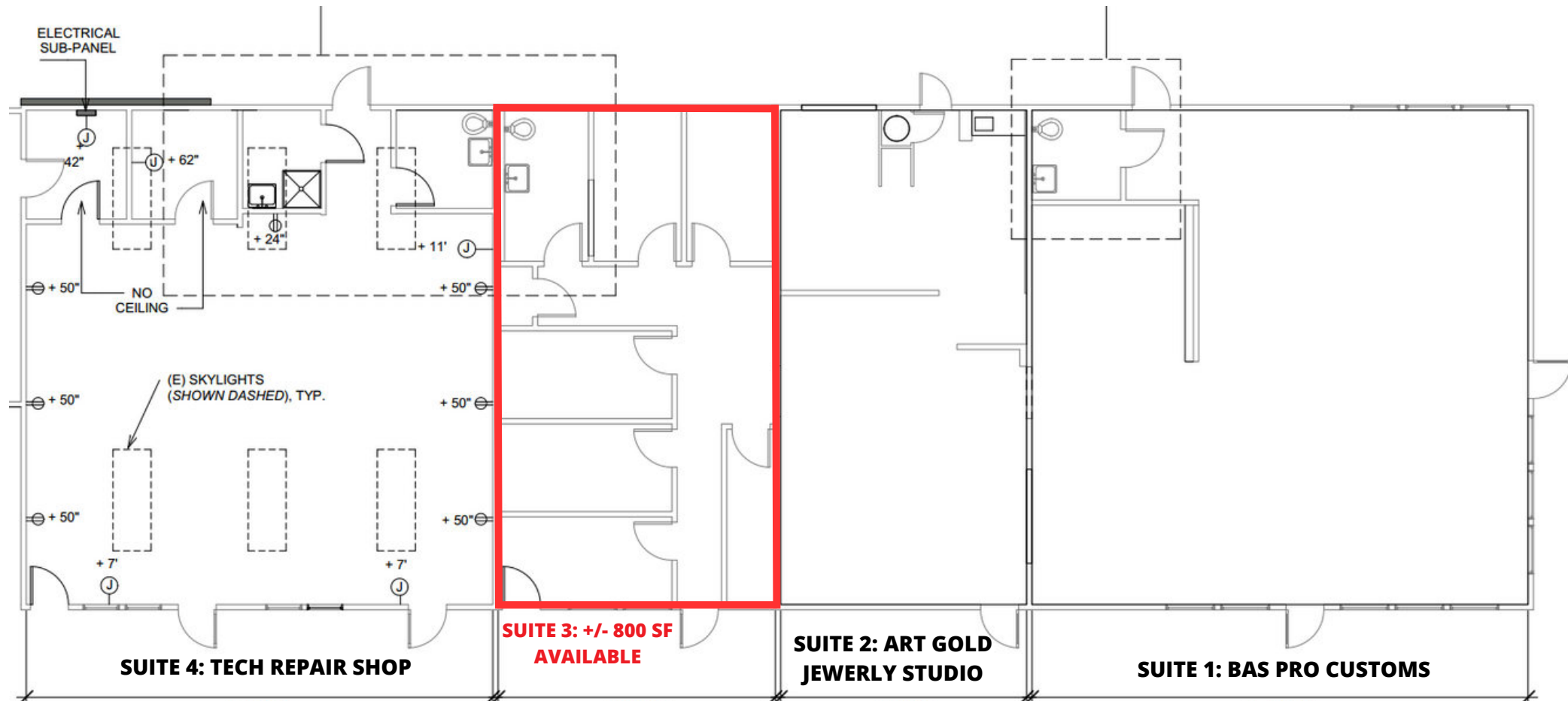
PROPERTY DETAILS

- Well-maintained, attractive retail buildings.
- Great location fronting Fair Oaks Blvd with traffic counts of over 27,000 cars per day
- Strong demographics with an Average Household Income of over \$105,000 within 1 mile
- Prominent Monument Signage
- Available Covered Parking
- Gated Entrance to back suite
- Major Tenants/Attractions nearby include Walgreens, California Family Fitness, 99 Cent Only, Milagro Centre, and Ancil Hoffman Golf Course.

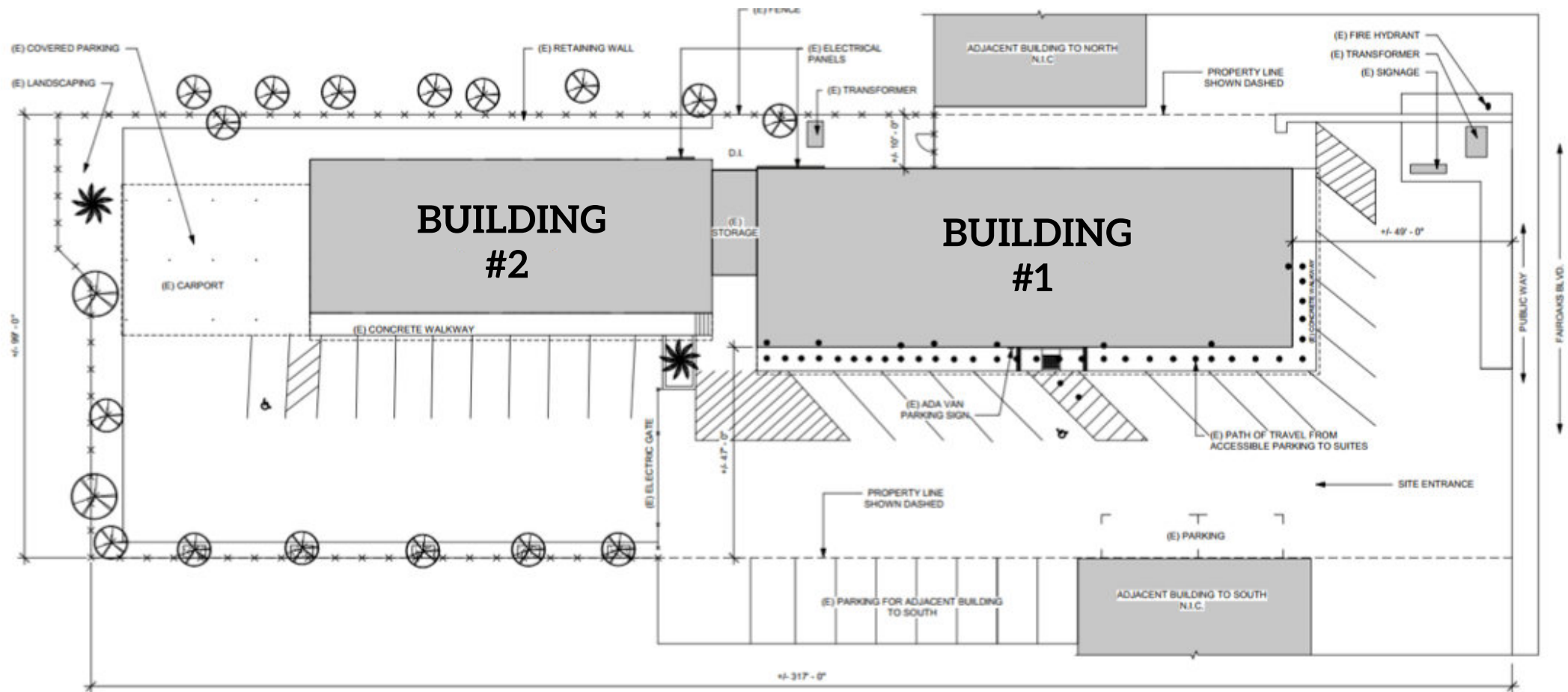
SUITE 3* = **\$1,120.00** PER MONTH, PLUS NNN
NNN'S = \$0.26 PSF, PER MONTH

+/- 800 SQ. FT. - \$1.40 PSF, NNN

BUILDING #1 FLOOR PLAN



SITE PLAN



EXTERIOR PHOTOS

5925 FAIR OAKS BLVD
CARMICHAEL, CA 95608



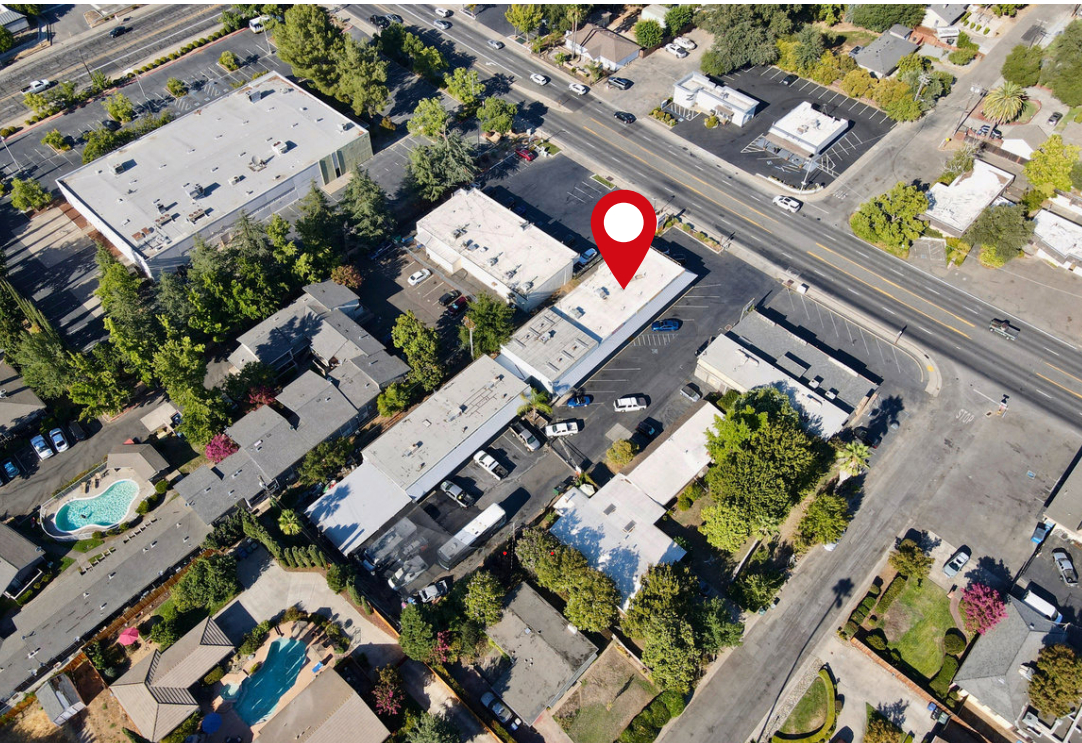
SIDE OF BUILDING



COVERED/GATED PARKING



EXTERIOR PICTURES





Sunrise Blvd.



Fair Oaks Blvd



American River



PROPERTY LOCATION



Fair Oaks Blvd



VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

5925 FAIR OAKS BLVD, CARMICHAEL, CA 95608



POPULATION 2023 ESTIMATE

1-MILE RADIUS	13,373
3-MILE RADIUS	134,394
5-MILE RADIUS	348,270

POPULATION 2028 PROJECTION

1-MILE RADIUS	13,715
3-MILE RADIUS	137,484
5-MILE RADIUS	357,552



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$104,772.00
3-MILE RADIUS	\$96,896.00
5-MILE RADIUS	\$89,836.00

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS	\$72,549.00
3-MILE RADIUS	\$72,953.00
5-MILE RADIUS	\$67,517.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,417	100,302	250,057
BLACK	857	10,759	33,329
HISPANIC ORIGIN	1,908	23,823	69,976
AM.INDIAN & ALASKAN	175	1,838	5,466
ASIAN	945	11,180	31,267
HAWAIIAN/PACIFIC ISLAND	106	1,218	3,296
OTHER	874	9,098	24,856

CONTACT US!

FOR MORE INFORMATION
ABOUT THIS OFFICE SUITE



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DDRE: 01879336



(916) 932-2199



@ROMEREGROUP



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108



Stan Yevtushenko

BROKER ASSOCIATE

279.386.8762

stan@romecre.com

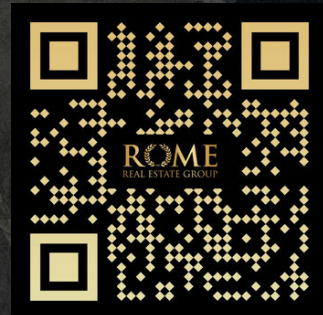
DRE: 02167493



chase@romecre.com

andy@romecre.com

stan@romecre.com



916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.