

## DANIEL MUELLER

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Cal DRE# 02092307

## CENTURY 21

Select Real Estate, Inc



FAIR OAKS BLVD - ADT 33,000

**TURN-KEY HAIR SALON**

AVAILABLE  
**FOR LEASE**

**2326 FAIR OAKS BLVD.**  
**SACRAMENTO, CA 95825**

1,000 SF - 1,200 SF

# THE PROPERTY

2326 FAIR OAKS BLVD. SACRAMENTO, CA 95825

REGION

AVAILABILITY

ZONING

OPPORTUNITY



HOWE / FAIR OAKS

1,000 SF  
& 1,200 SF

LIGHT  
COMMERCIAL

AESTHETIC STUDIO  
& HAIR SALON

APN: 294-0140-032

PARKING: 217 SPACES

LEASE RATE: \$1.65

BUILDING SF: 10,500 SF

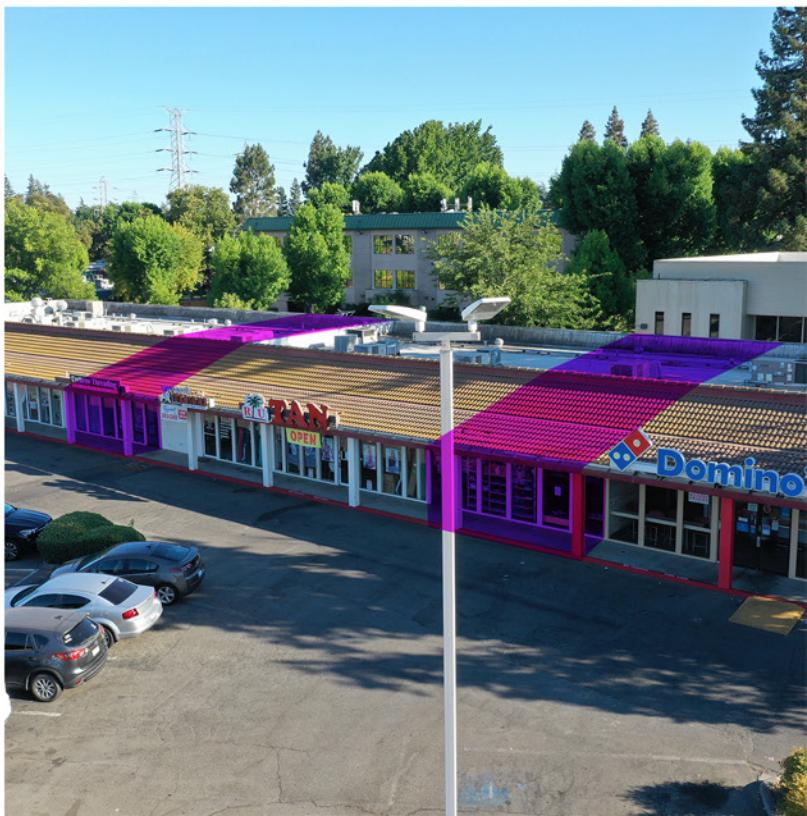
LEASE TYPE: NNN

AVAILABLE SF: 1,000 & 1,200

PRODUCT TYPE: RETAIL

CENTER TYPE: RETAIL STRP CENTER

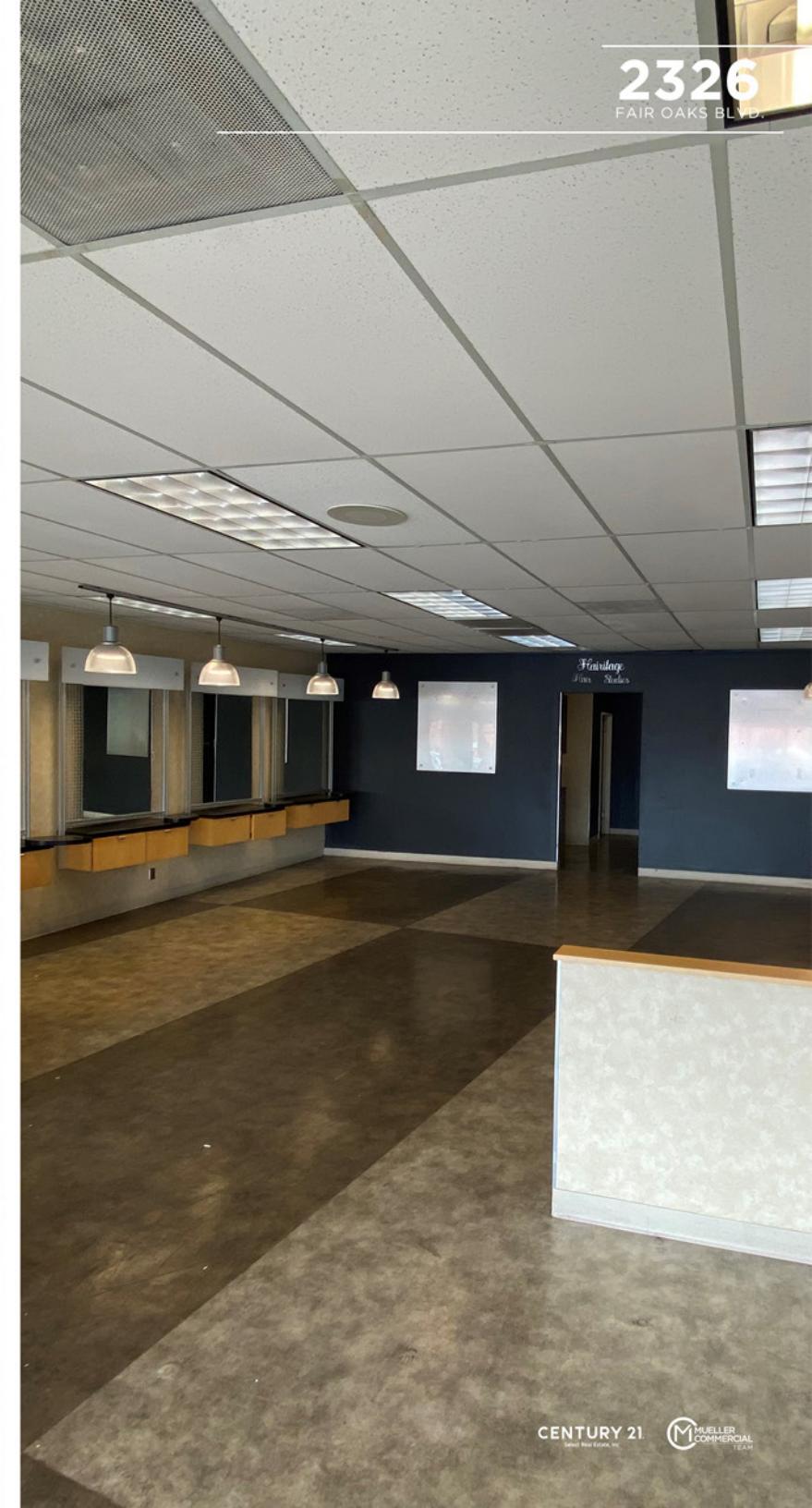
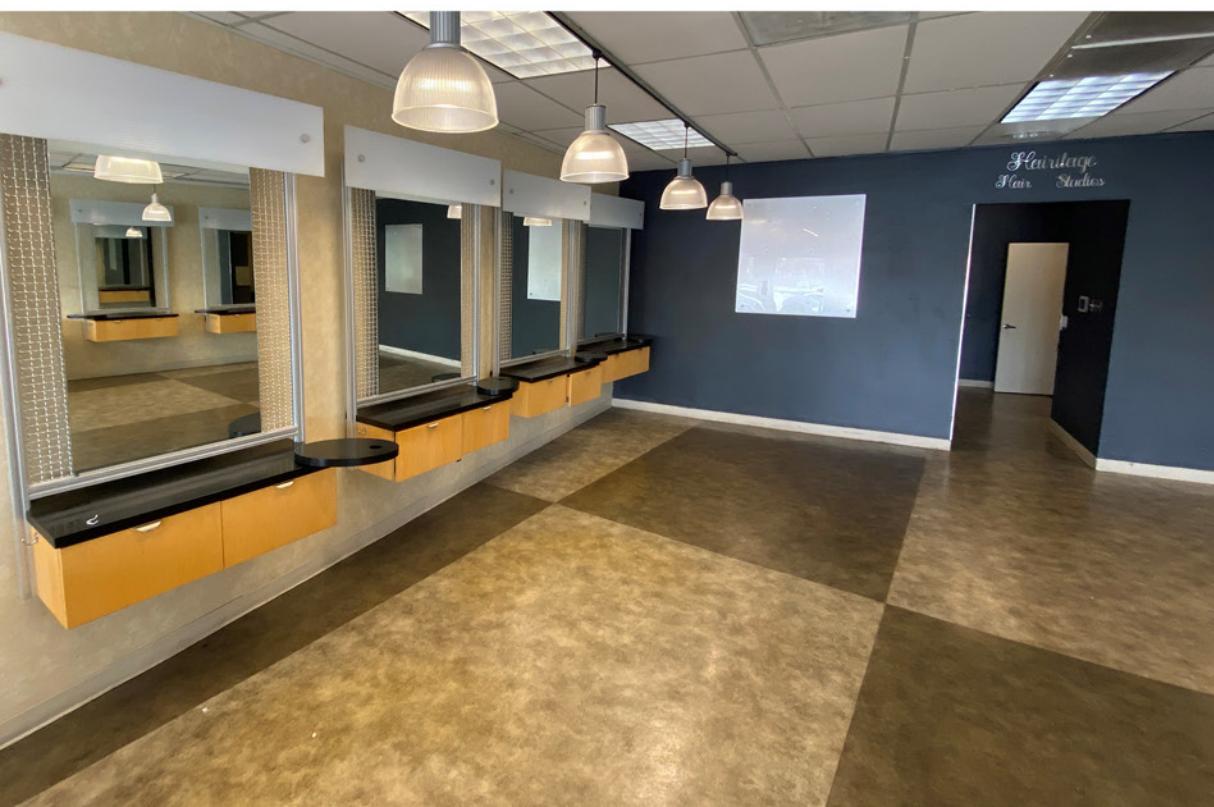
SPACE IMPROVEMENTS: 2ND GEN. HAIR SALON &  
2ND GEN. AESTHETIC STUDIO



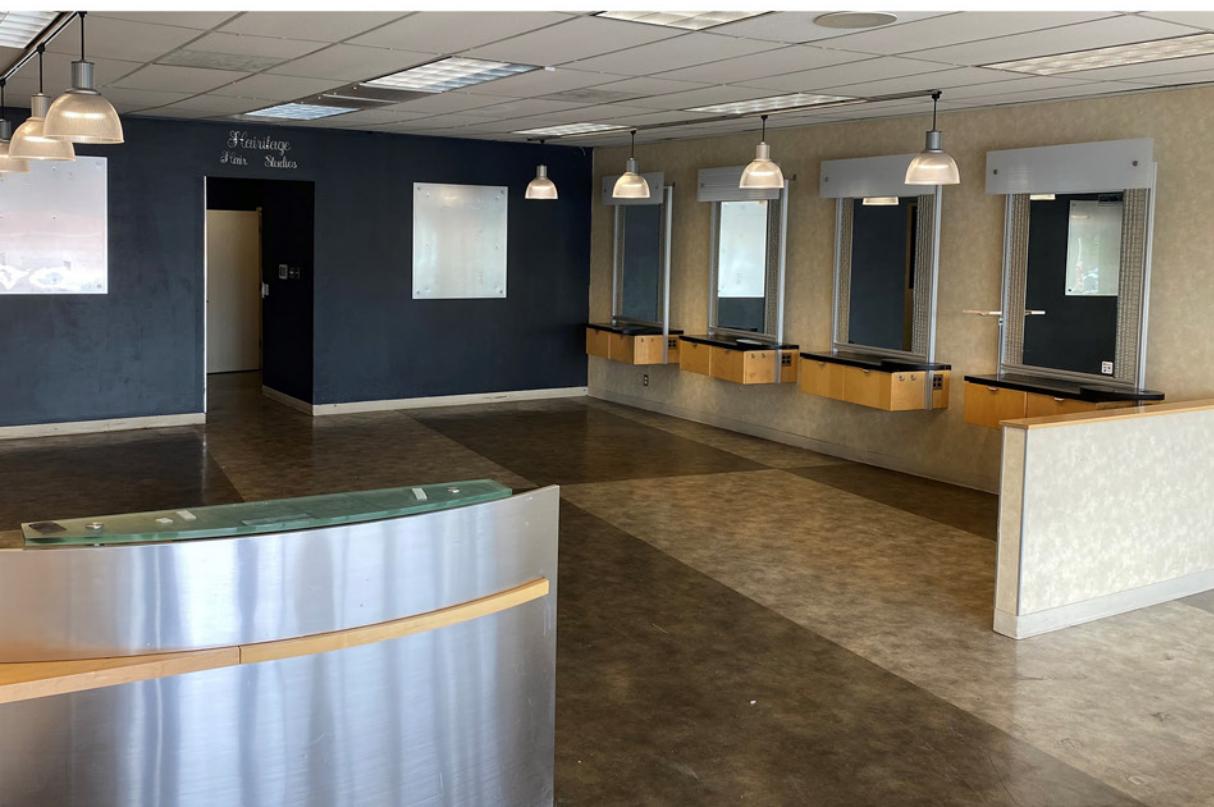
**2326**  
FAIR OAKS BLVD.



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## THE AREA

This retail strip center sits facing Fair Oaks Blvd and is located within a diverse mixed-use environment of medical/office, retail, and restaurant. This parcel is situated in a larger center with national retailers such as McDonalds, Subway, and Dominos. The intersection of Howe Ave. & Fair Oaks Blvd. accumulates +/-50,000 vehicles per day. Take advantage of the nearby college campus with dorms and apartment/condo complexes. This property is conveniently located between HWY 80 & 50 increases accessibility for all current and future customers. Medical facilities, Raley's & Safeway, Starbucks, Peet's Coffee & Temple Coffee, the Pavilions Shopping Center & Loehmann's Plaza, and numerous other national banks and franchises immediately surround this building.



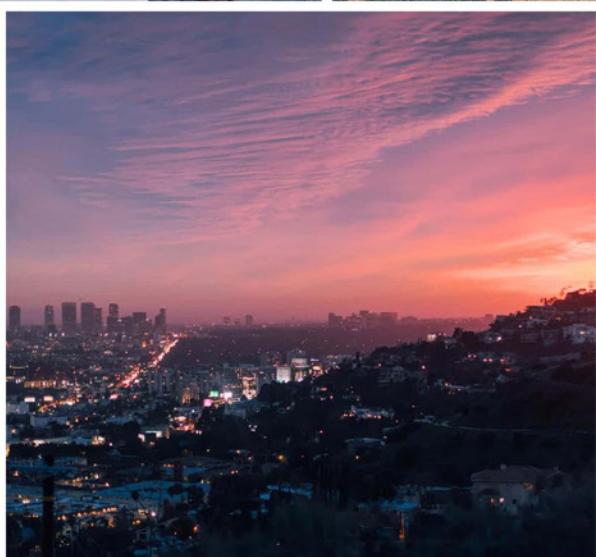
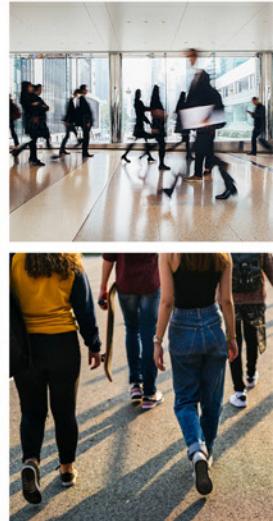
**2326**  
FAIR OAKS BLVD.



# THE BUILDING

2326 Fair Oaks is a +/-10,501 SF building consisting of 7 retail suites. Located in the South Pavilions shopping center, the building consists of a strong national tenant of Domino's Pizza and various strong local tenants such as KB Nails. The building has a strong mix of cohesive tenants with national and local restaurants positioned as end-caps and the remaining interior spaces have similar concepts creating a continuous draw of likeminded customers.

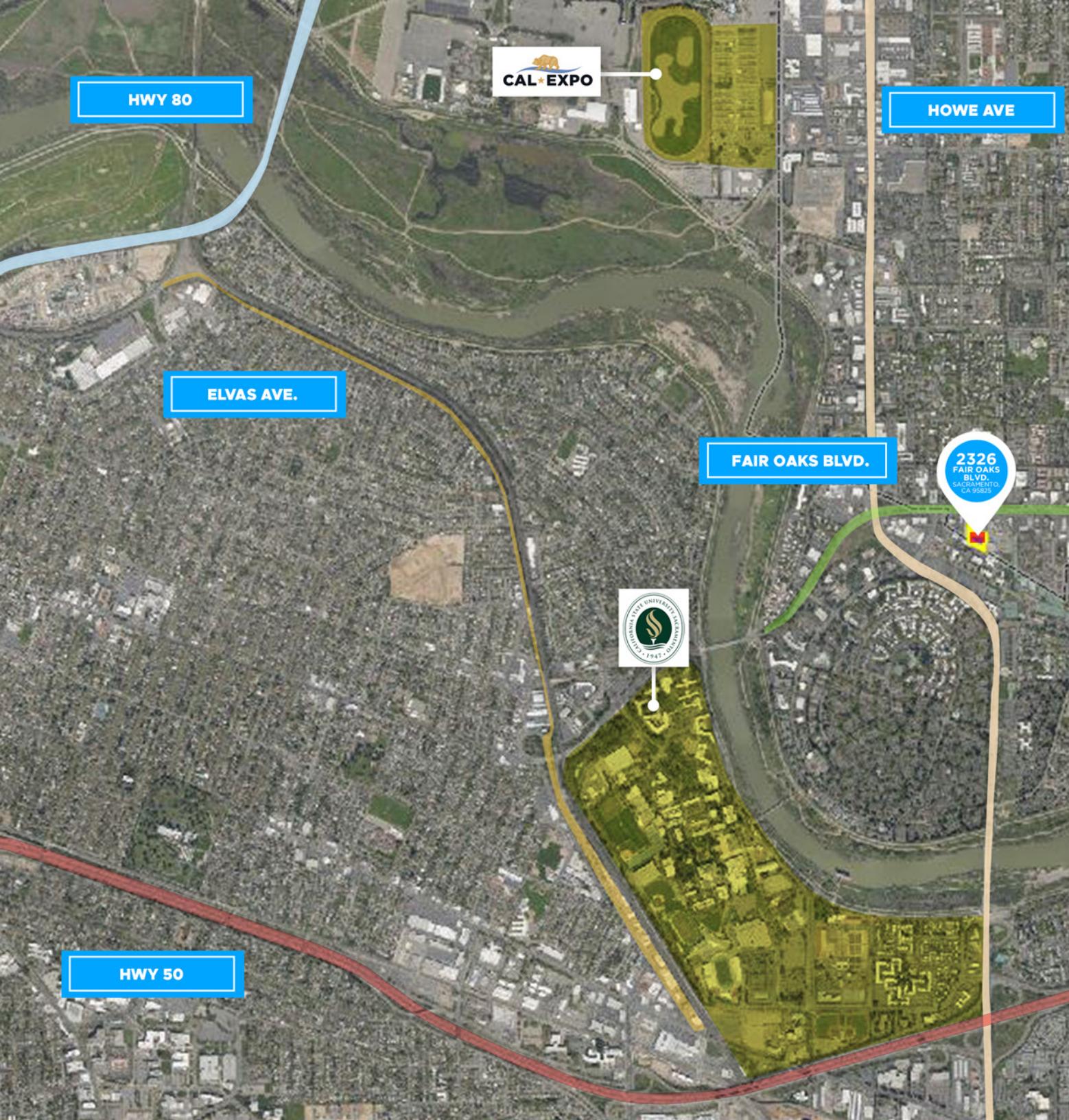
Ownership is improving the exterior of the building to increase the aesthetic appeal of the asset while keeping a competitive lease rate of \$1.65 PSF. The 2nd generation hair salon consists of +/-1,200 SF and the 2nd generation aesthetic salon has +/-1,000 SF available for lease.



# PARCEL MAP

1,000 SF & 1,200 SF - **FOR LEASE**





## POPULATION

	1 MILE	3 MILE	5 MILE
<b>2025 PROJECTION</b>	18,965	134,501	408,128
<b>2020 ESTIMATE</b>	18,133	128,970	390,935
<b>2010 CENSUS</b>	16,299	118,109	355,545
<b>GROWTH 2020 - 2025</b>	4.59%	4.29%	4.40%
<b>GROWTH 2010 - 2020</b>	11.25%	9.20%	9.95%

## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
<b>2025 PROJECTION</b>	10,264	60,631	165,679
<b>2020 ESTIMATE</b>	9,811	58,133	158,743
<b>2010 CENSUS</b>	8,802	53,146	144,503
<b>GROWTH 2020 - 2025</b>	4.62%	4.30%	4.37%
<b>GROWTH 2010 - 2020</b>	11.46%	9.38%	9.85%

## DEMOGRAPHICS

2326 Fair Oaks Blvd.  
Sacramento, CA 95825

## TRAFFIC COUNT REPORT

STREET	CROSS STREET	CROSS ST DIST/DIR	DAILY VOLUME	COUNT YEAR
University Ave	Scripps Dr	0.03 S	9,808	2018
Howe Ave	University Ave	0.13 NW	35,109	2018
Fair Oaks Blvd	Stebbins Ln	.02 W	33,814	2018
Fair Oaks Blvd	University Ave	0.07 E	31,670	2018
American River Dr	Howe Ave	0.03 W	15,555	2018
Howe Ave	University Ave	0.06 SE	41,622	2016
Howe Ave	University Ave	0.06 SE	39,670	2018
Howe Ave	Fair Oaks Blvd	0.02 S	53,481	2015
Howe Ave	Frontage Rd	0.01 S	53,870	2018
University Ave	Parkcenter Dr	0.05 NE	6,742	2018

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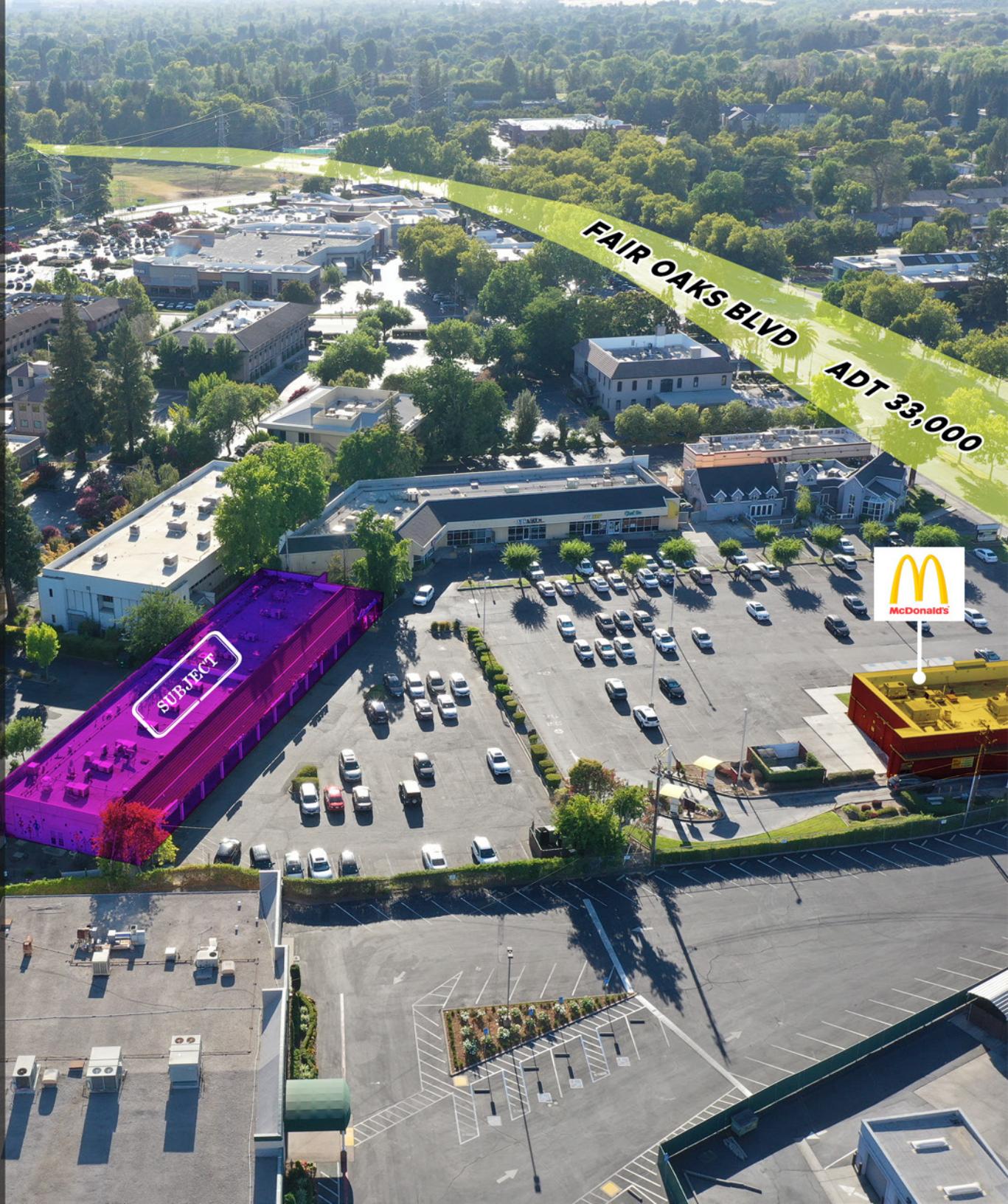
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