

FAIR OAKS BLVD
ADT 33,000

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CENTURY 21

Select Real Estate, Inc.



MUELLER
COMMERCIAL
TEAM

SUBJECT

AVAILABLE
FOR LEASE

2326 FAIR OAKS BLVD.
SACRAMENTO, CA 95825

1,000 SF - 1,200 SF

TURN-KEY HAIR SALON

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





UNIVERSITY VILLAGE
SAFEWAY
BUCKHORN
ZÓCALO

2326
FAIR OAKS
SACRAMENTO
CA 95825

DANTE CLUB

Starbucks
CVS
KB Nails
Raley's

SUBWAY

McDonald's

ETTORE'S

ZINFANDEL GRILLE
SACRAMENTO

CAFE BERNARDO
Wildwood
KITCHEN & BAR
PIATTI
PAVILIONS
WILLIAMS SONOMA
RUTH'S
CHRIS
STEAK HOUSE

Roxy

Save Mart

Bento Box

noodles

Jamba Juice

FAIR OAKS BLVD.
ADT 33,000

Peet's
COFFEE

MIYAGI
BAR & SUSHI

WELLS FARGO

NOAH'S
BY NAGELS

Smash
BURGER

BOUDIN

BANK OF AMERICA

MUNROW ST.



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.



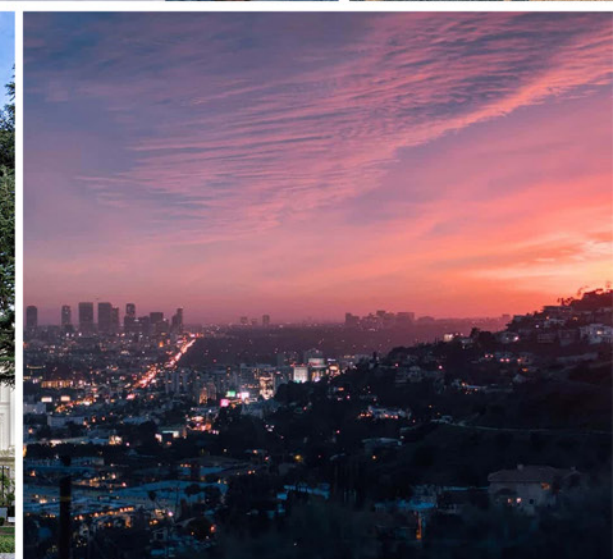
2326
FAIR OAKS BLVD.



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.

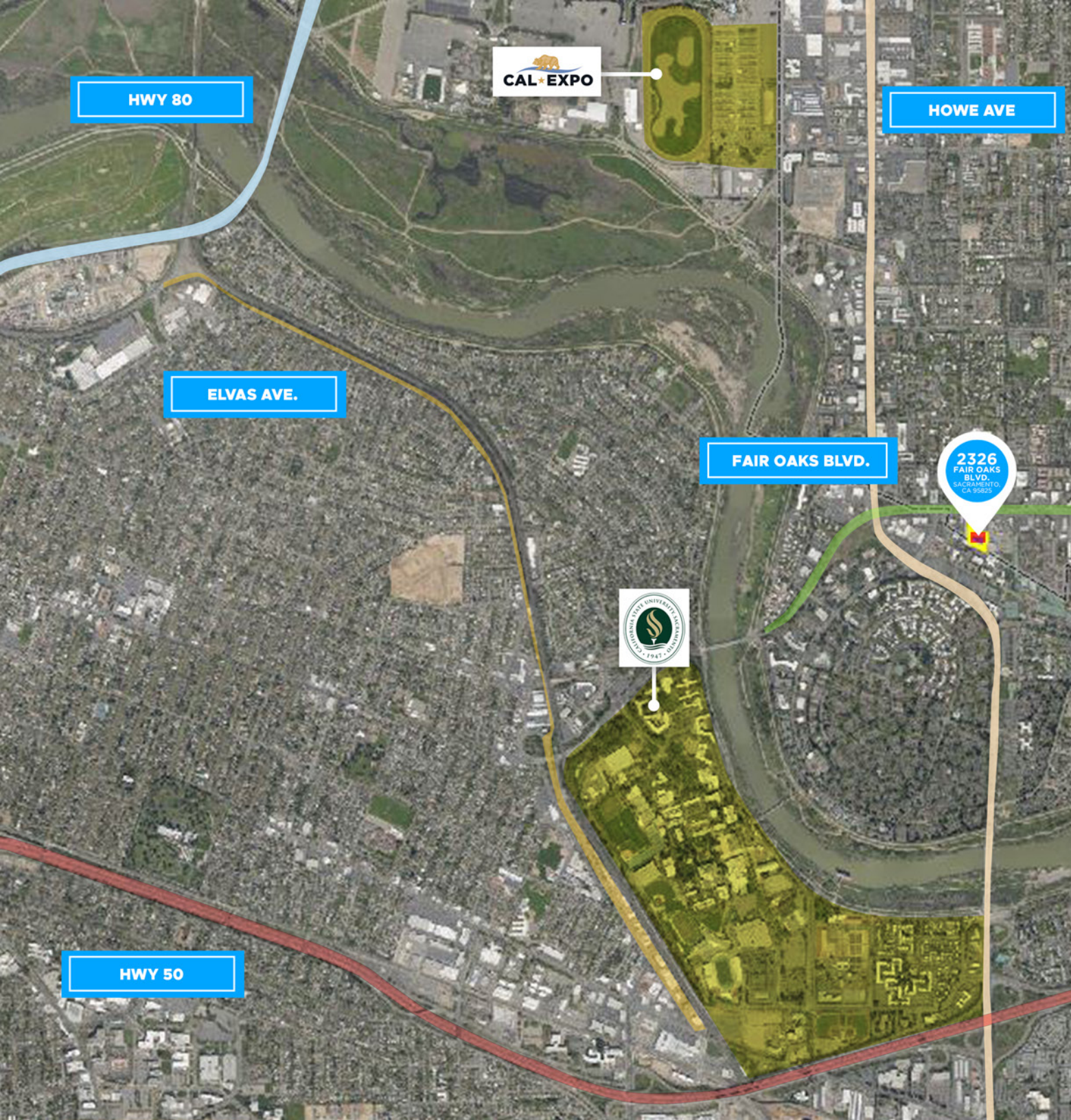
Ownership is improving the exterior of the building to increase the aesthetic appeal of the asset while keeping a competitive lease rate of \$1.65 PSF. The 2nd generation hair salon consists of +/-1,200 SF and the 2nd generation aesthetic salon has +/-1,000 SF available for lease.



PARCEL MAP

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





POPULATION

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

HOUSEHOLDS

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

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

DEMOGRAPHICS

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