

**FOR  
LEASE**

**8300 FAIR OAKS BLVD,  
CARMICHAEL, CA**

**+/- 1,170 - 2,274 SF SUITES AVAILABLE**



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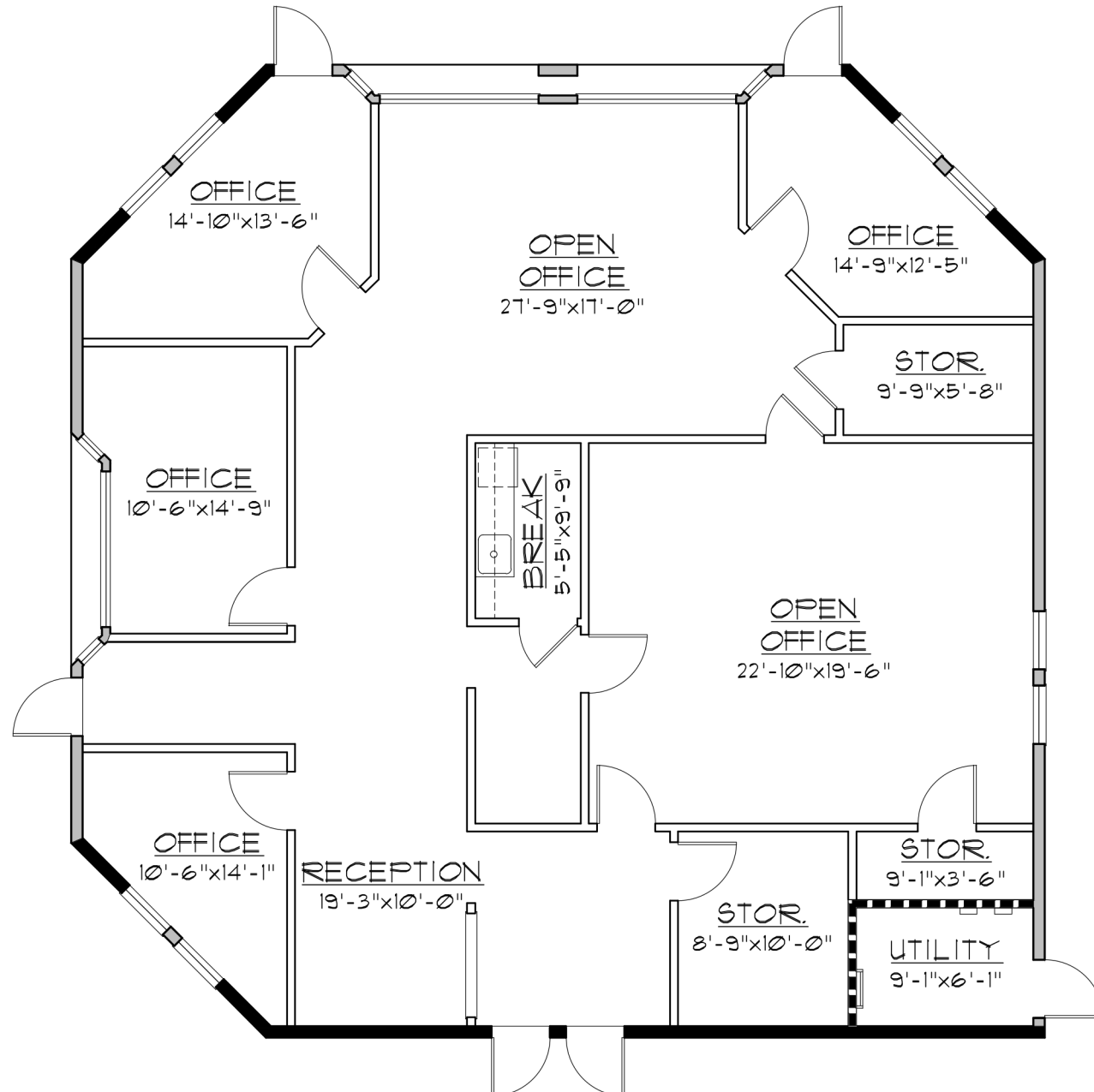
# CANTERBURY OFFICE SQUARE

SUITE	SIZE	LEASE RATE	SPACE NOTES
100	+/- 2,274 SF	\$1.45 PSF, MG	Fully built-out office suite ideal for 5–15 people, featuring 4 private offices, an open workspace, breakroom, reception area, and multiple storage closets.
402	+/- 1,170 SF	\$1.45 PSF, MG	Fully built-out suite with 4 private offices and reception area, ideal for teams of 3 to 10 people.

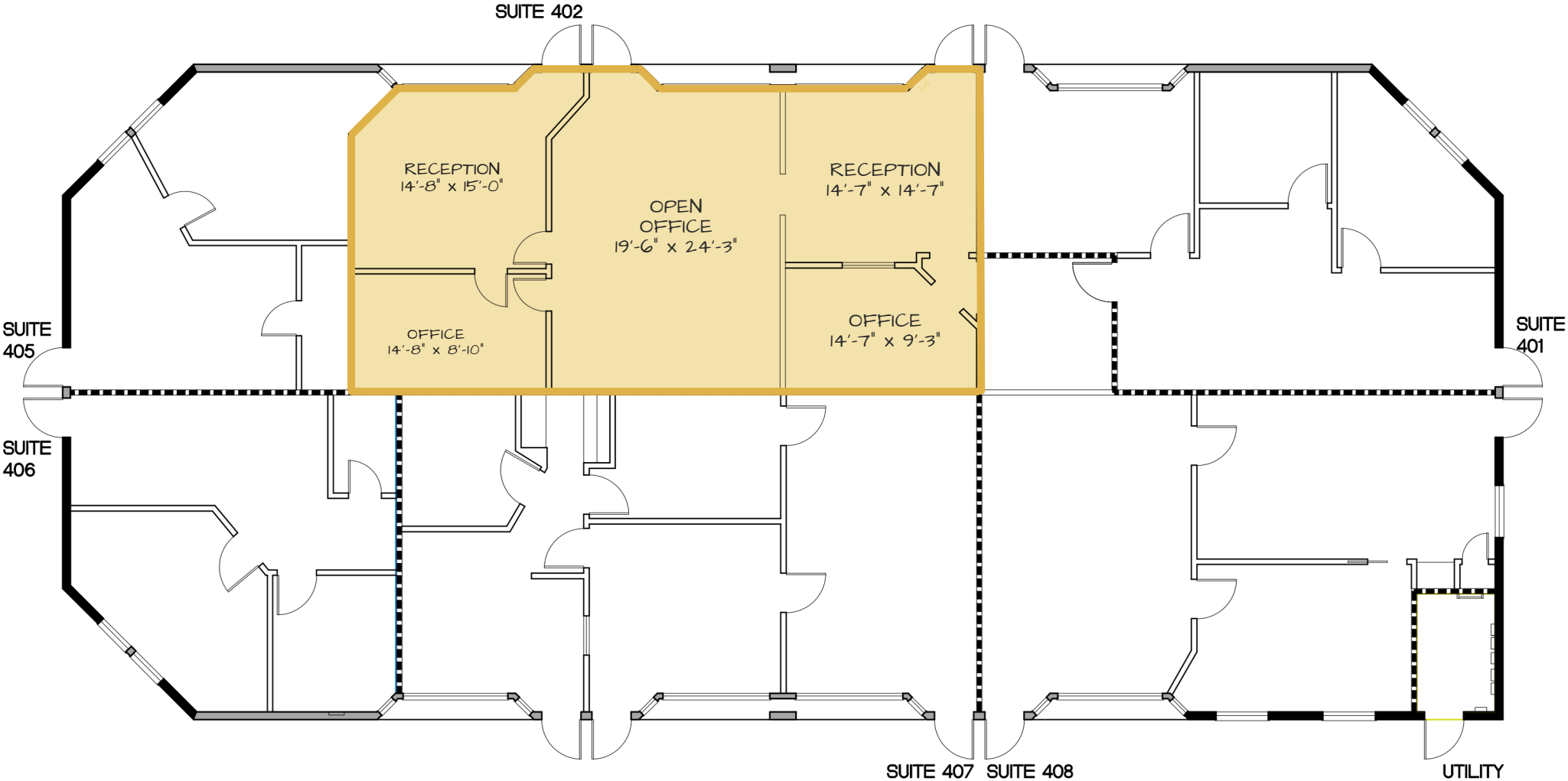
## PROPERTY DETAILS:

- Well-maintained property with great visibility on Fair Oaks Blvd, featuring mature landscaping, a garden/river rock area, and a gazebo centered between four professional office buildings
- Shaded parking lot that wraps around the building, offering access points on Fair Oaks Blvd and Marshall Ave
- Convenient location for businesses serving the suburban Carmichael community and/or business owners living nearby.
- Monument signage fronting Fair Oaks Blvd is available to provide additional exposure for your business
- Long-term tenants in property (20+ years)
- Move-in ready suites
- Conveniently located near a wide variety of housing and numerous restaurants and services

SUITE	SIZE	LEASE RATE
100	+/- 2,274	\$1.45 PSF, MG



SUITE	SIZE	LEASE RATE
402	+/- 1,170	\$1.45 PSF, MG





# CANTERBURY OFFICE SQUARE

FAIR OAKS BLVD - 30,145 ADT

MARSHALL AVE - 2,183 ADT



-  SUITE 100
-  SUITE 402





# EXTERIOR PHOTOS







PROPERTY  
LOCATION

Sunrise Blvd.



Fair Oaks Blvd

American River



Fair Oaks Blvd



VICINITY AERIAL



# DEMOGRAPHIC SUMMARY REPORT

8300 FAIR OAKS BLVD, CARMICHAEL, CA 95608



## POPULATION 2023 ESTIMATE

1-MILE RADIUS	12,457
3-MILE RADIUS	139,825
5-MILE RADIUS	364,949

## POPULATION 2028 PROJECTION

1-MILE RADIUS	12,707
3-MILE RADIUS	143,124
5-MILE RADIUS	374,120



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$103,081.00
3-MILE RADIUS	\$93,861.00
5-MILE RADIUS	\$92,093.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$80,747.00
3-MILE RADIUS	\$73,717.00
5-MILE RADIUS	\$70,674.00

## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,266	109,317	276,051
BLACK	640	9,229	27,400
HISPANIC ORIGIN	1,507	21,727	67,093
AM. INDIAN & ALASKAN	112	1,926	5,161
ASIAN	628	9,091	28,374
HAWAIIAN & PACIFIC ISLAND	73	998	3,118
OTHER	739	9,265	28,844







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