



## 5200-5252 Sunrise Blvd

5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

**RE/MAX GOLD**



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## 5200-5252 Sunrise Blvd

\$13.20 - \$16.20 /SF/YR

Location offering building signage visible from busy Sunrise Blvd. with ease of access off of Wildridge. Sunrise Mall, Sunrise Marketplace, Restaurants and Major National Retailers in immediate area. Long term adjacent tenants in 5200 Sunrise Blvd. building: Elegant Nails, Cornerstone Speech, SunFlower Massage/Spa, Skin Clinic and Aprima Hair Salon. 2 spaces available in 5252 Sunrise Blvd. 1267 sf end cap office has 5 private offices/conference room, private rest room and storage room. Several of the offices have windows and are executive size. Very nice upgraded interiors provide an upscale feel. Possible uses, insurance, mortgage, real estate, legal office, consulting, accounting, counseling or other professional...

- Location is approximately one mile south of Sunrise Mall and Sunrise Marketplace-Birdcage Center
- Surrounded by retail, office and residential
- Strong daytime population and high traffic counts make this Fair Oaks area ideal to conduct your business
- Numerous restaurants, parks and the Village of Fair Oaks is within walking distance



Rental Rate:	\$13.20 - \$16.20 /SF/YR
Total Space Available:	7,228 SF
Max. Contiguous:	5,961 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	2
Frontage:	185' on Sunrise Blvd
Gross Leasable Area:	28,108 SF
Walk Score ®:	71 (Very Walkable)
Rental Rate Mo:	\$1.35 /SF/MO

### 1st Floor Ste 1

Space Available	1,267 SF
Rental Rate	\$16.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Former real estate offices with good size private offices (4-5) large conference room and private restroom. Good building signage seen from Sunrise Blvd. Very good condition, ready to occupy now.

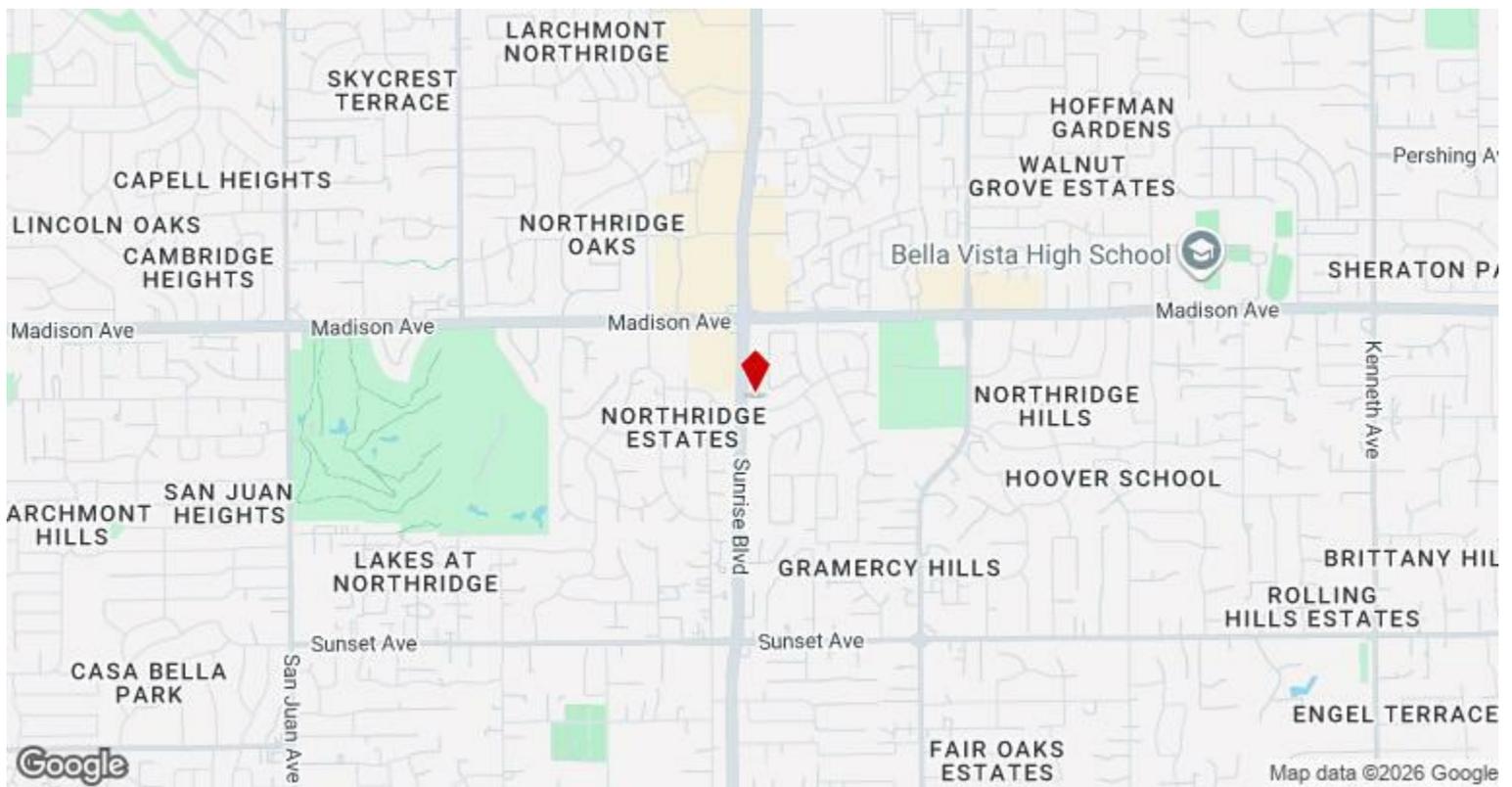
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### 1st Floor Ste 4

Space Available	5,961 SF
Rental Rate	\$13.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Very nice build out with quality improvements. Large open area and 25 private offices with many offices located on the perimeter of the space with windows. 2 private restrooms and good size conference rooms. This space would be ideal for an Executive Suites operation. Lessor (new tenant) can provide common services and receptionist for individual Lessee's. High demand in this area for small business operators wanting to have a professional office in a central location with ease of access to major freeways nearby. Another option is for a firm with intentions of expanding in the future. Landlord will consider leasing at a much lower rent the offices currently needed. As the firm grows, more offices can be provided as needed and the rent can be adjusted accordingly. **VERY ATTRACTIVE RENT SCHEDULE AVAILABLE IF TENANT LEASES THE WHOLE SPACE. CONTACT BROKER AT 916-765-6248.**

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# Property Photos

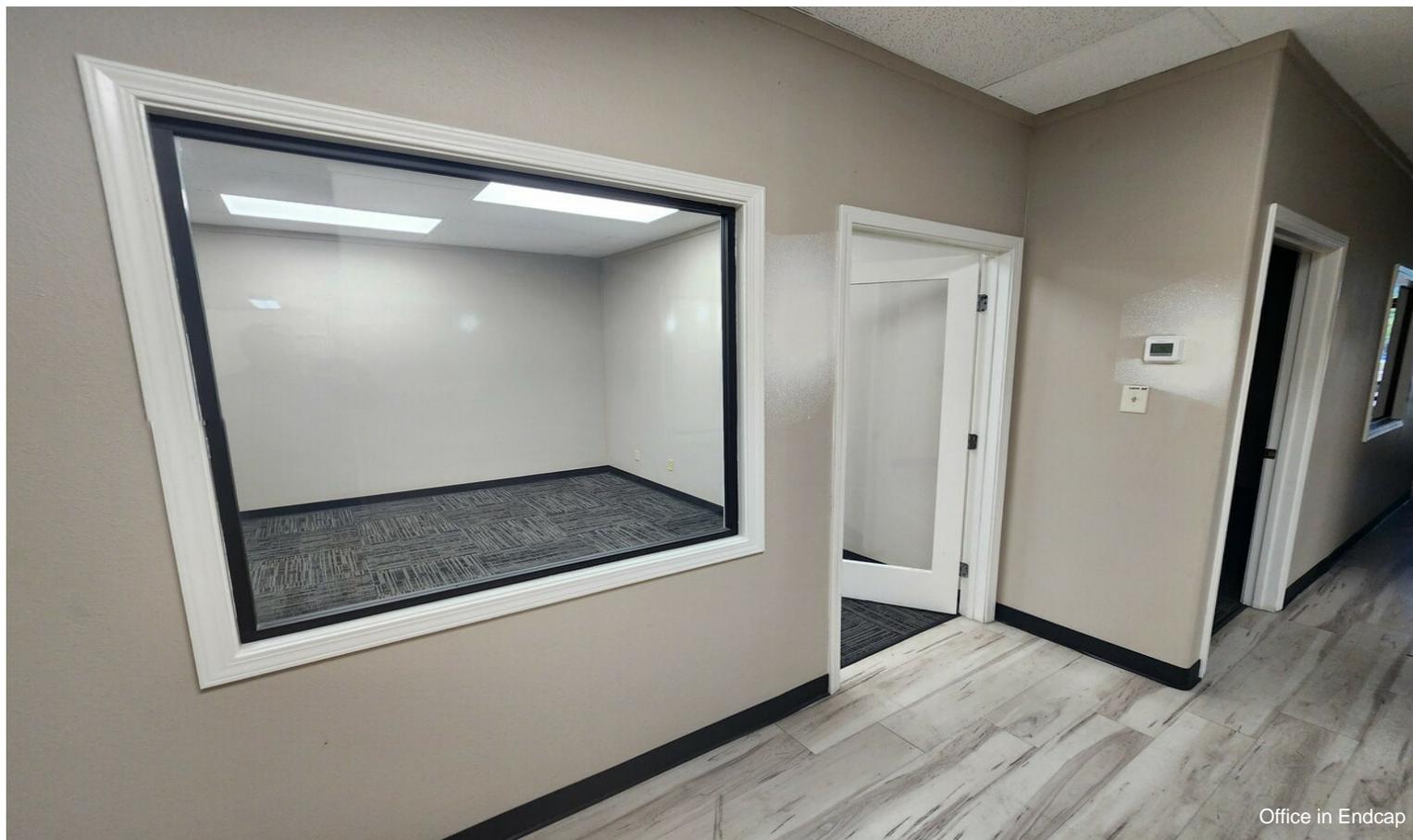


Open area in Endcap



Kitchenette in Endcap

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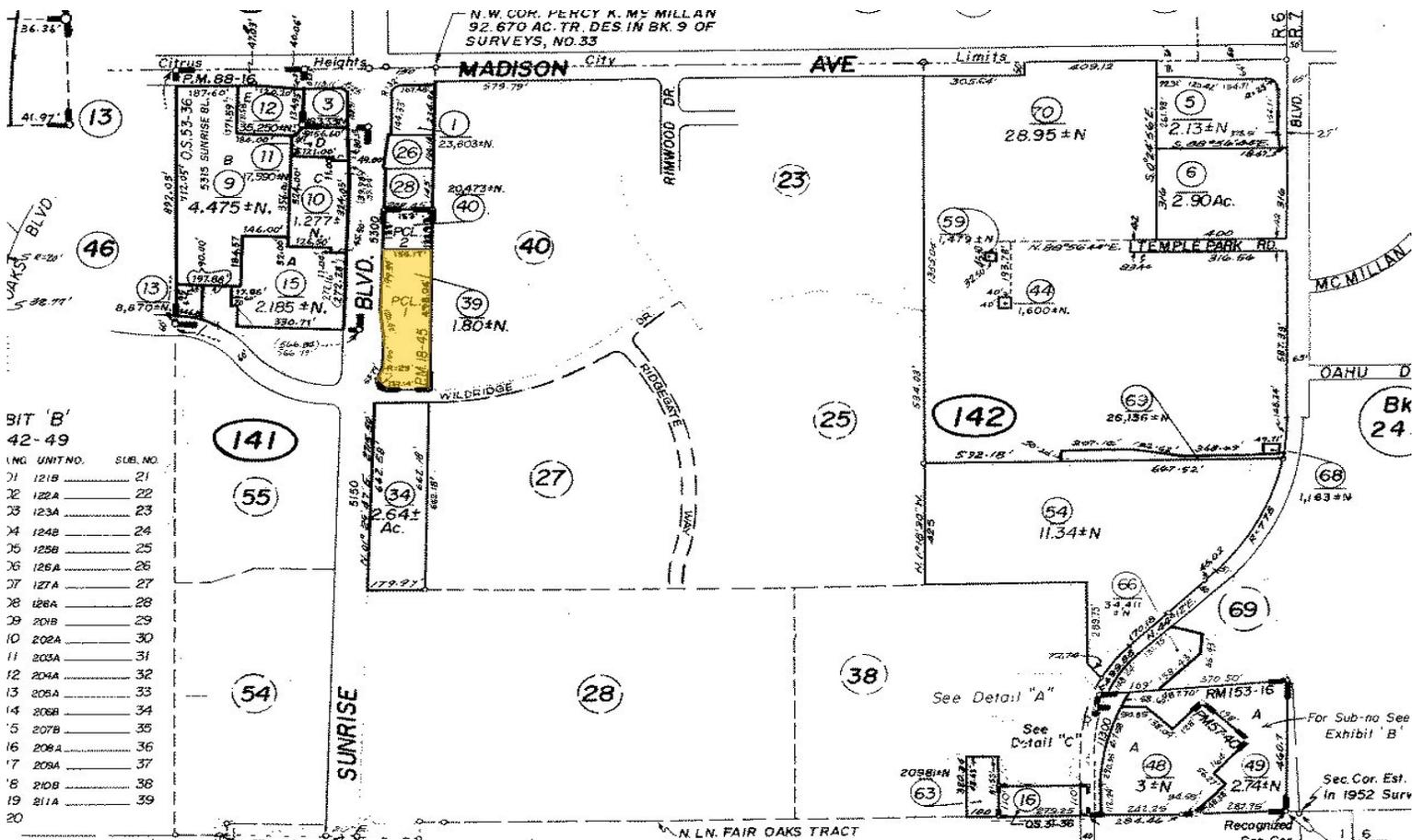
# Property Photos



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BIT 'B'  
42-49

LOT	UNIT NO.	SUB. NO.
1	121B	21
2	122A	22
3	123A	23
4	124B	24
5	125B	25
6	126A	26
7	127A	27
8	128A	28
9	201B	29
10	202A	30
11	203A	31
12	204A	32
13	205A	33
14	206B	34
15	207B	35
16	208A	36
17	209A	37
18	210B	38
19	211A	39
20		