

**FOR
SALE**

5925 FAIR OAKS BLVD
CARMICHAEL, CA

+/- 7,860 SF RETAIL BUILDING



NNN LEASED INVESTMENT - 8.14% CAP RATE!

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ROME
REAL ESTATE GROUP

5925 FAIR OAKS BLVD

NNN LEASED INVESTMENT

PROPERTY	SIZE	SALE PRICE
5925 Fair Oaks Blvd	+/- 7,860 SF	\$1,350,000 (\$171.76 PSF)

PROPERTY DETAILS

- 8.14% Cap Rate based on existing rents
- NNN Leased Investment - 100% leased- see Rent Roll on Page 3
- Well-maintained, attractive retail buildings in an established retail corridor.
- Great location fronting Fair Oaks Blvd with traffic counts of over 27,000 cars/day.
- Strong surrounding demographics with an Average Household Income of over \$105,000 within 1 mile
- Prominent Monument Sign Fronting Fair Oaks Blvd
- Major Tenants/Attractions nearby include: Safeway, Bel Air, Walgreens, In Shape Family Fitness, Milagro Centre, and Ancil Hoffman Park & Golf Course.

RENT ROLL - EXISTING RENTS

Unit	Tenant	Lease Type	Sq. Ft.	Start Date	Lease Expiration	Monthly Base Rent	Monthly Base Rent Per Sq. Ft.
1,6,7	Bas Pro Customs	NNN	3,700	9/1/2023	8/31/2025	\$ 4,329	\$ 1.17
2	Jewelry Repair	NNN	800	8/1/2024	7/31/2025	\$ 948	\$ 1.19
3	Massage (vacant but paying rent)	NNN	800	11/15/2022	2/14/2028	\$ 1,030	\$ 1.29
4	Tech Repair	NNN	1,600	1/1/2024	4/14/2027	\$ 1,920	\$ 1.20
5	Coral Propagation	NNN	980	8/1/2024	7/31/2027	\$ 931	\$ 0.95
		TOTAL	7,880			\$ 9,158.00	\$ 5.79

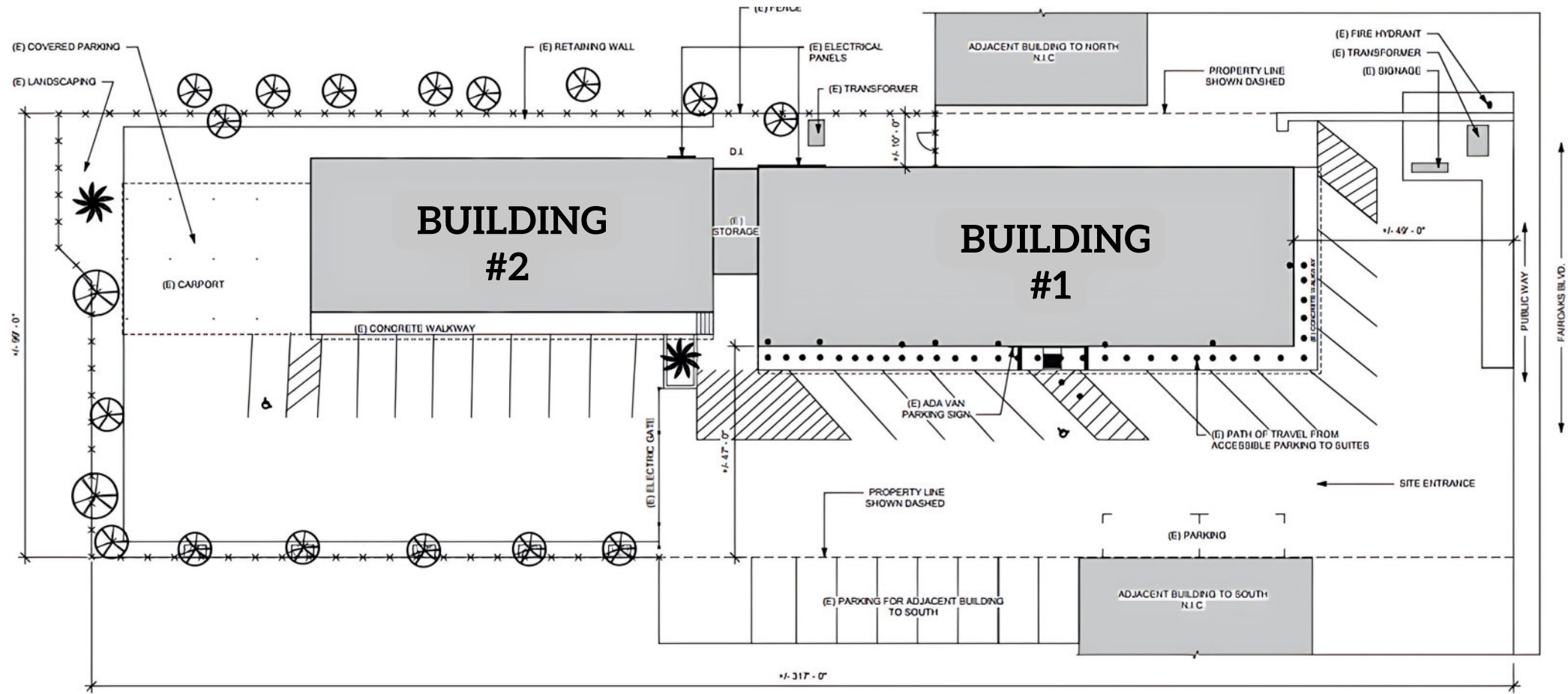
Listed at an 8.14% Cap Rate!

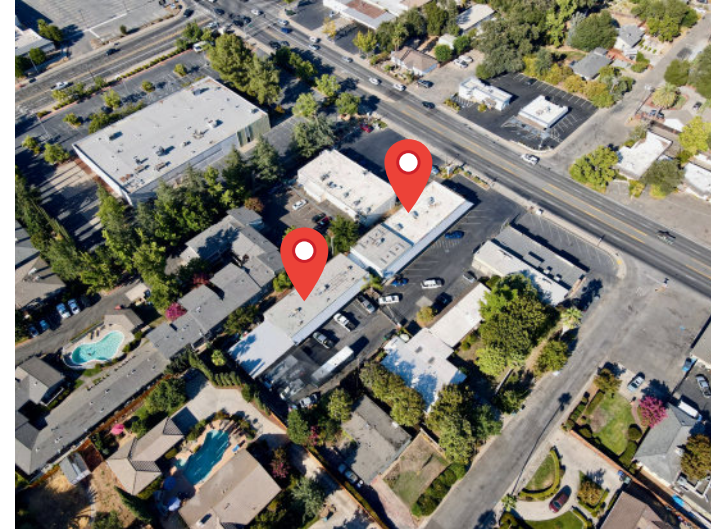
\$9,158/month, NNN in Base Rent

\$109,896/year, NNN in Base Rent

*The Massage Tenant in Suite 3 has vacated the Premises but is current on rent as of November 2024.

SITE PLAN





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 MEDIAN

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 RETAIL BUILDING



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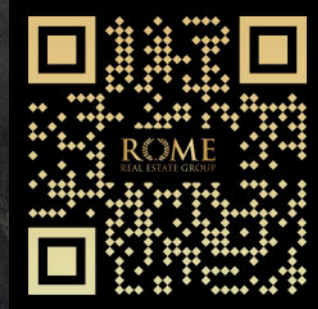
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