



5200-5252 Sunrise Blvd

5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

RE/MAX GOLD



JoAnn Shapiro

RE/MAX Commercial

3620 Fair Oaks Blvd, Suite 300, Sacramento, CA 95864

joann.shapiro@norcalgold.com

(916) 609-2836



5200-5252 Sunrise Blvd

\$17.40 - \$18.60 /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. End cap Suite 1 built out as a HAIR SALON but can be used for medical/service or office use. Reception Area, Large Open Area, one office and one private restroom. Additional plumbing in open area. Hair salon space has area for washer and dryer. Suite 2 has 892 sf approximately and has been re-painted throughout. Space shows very well. Upgraded restroom, coffee bar area, breakroom/kitchenette and private office make this a nice option for office or service type of use. Join long term adjacent tenants: Elegant...

- 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:	\$17.40 - \$18.60 /SF/YR
Total Space Available:	12,602 SF
Min. Divisible:	892 SF
Max. Contiguous:	5,879 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	2
Frontage:	185' on Sunrise Blvd
Gross Leasable Area:	20,480 SF
Walk Score @:	72 (Very Walkable)
Rental Rate Mo:	\$1.45 /SF/MO

1st Floor

Space Available	1,396 SF
Rental Rate	\$17.40 /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.

1

Ste 1

Space Available	1,179 - 2,071 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

HAIR SALON END CAP WITH GREAT IDENTITY ON SUNRISE BLVD. Hair stations and area for 3 shampoo bowls. One offices and 1 restroom. Promotional rate for qualified tenant, first year of the lease. Good visibility and signage.

2

Ste 2

Space Available	892 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Very nice, clean space with fresh paint and wood look laminate flooring. Nice size kitchenette/breakroom. One private office and one private restroom with open space in the center portion. Added plumbing in the open area would be easy to access for tenant needing to add sinks.

3

1st Floor Ste 3

Space Available	2,364 SF
Rental Rate	\$18.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

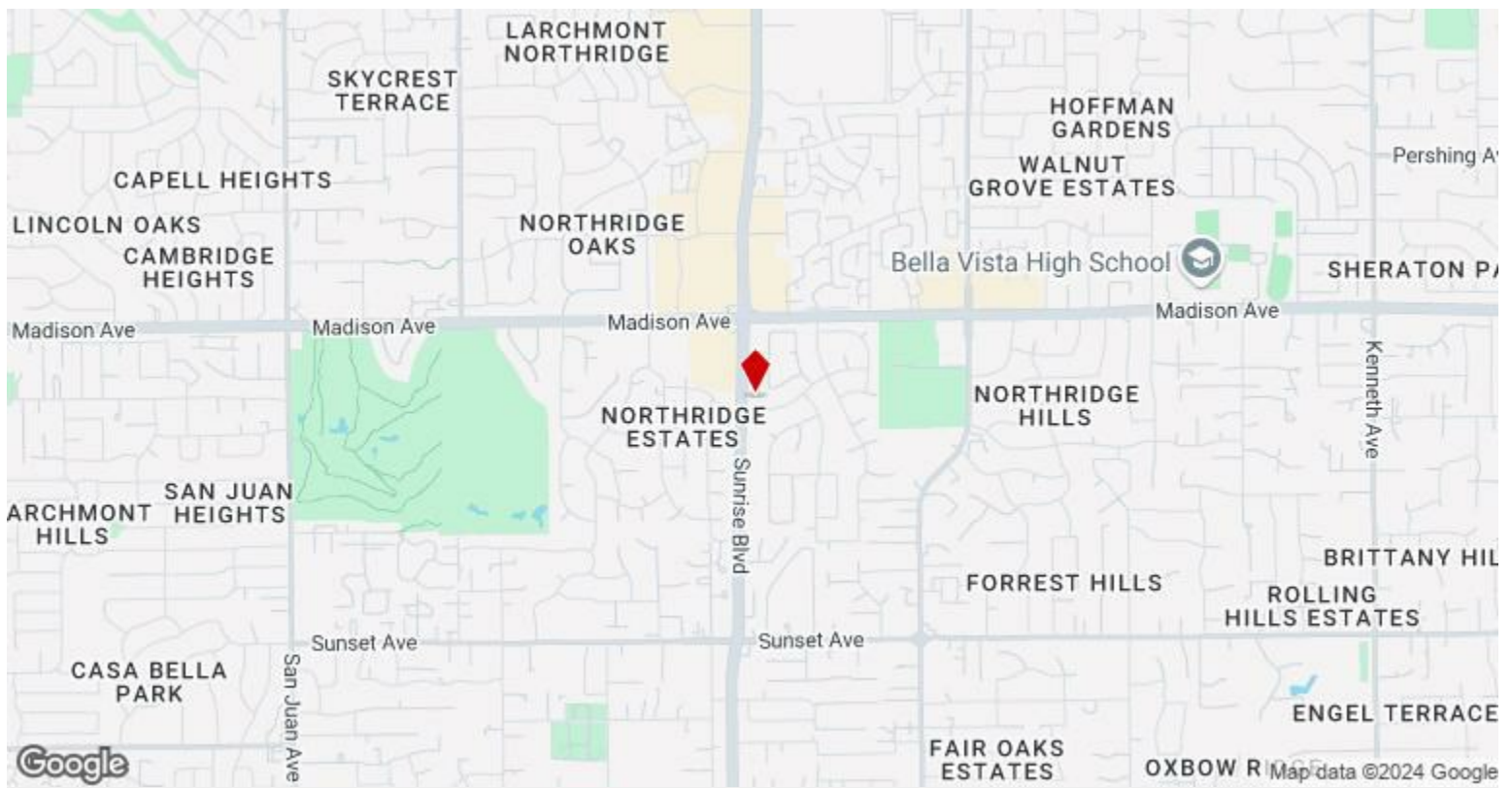
Space has very nice upscale interiors offering several private offices with windows. Large kitchenette, open area and private restroom. Quality paint and flooring throughout.

4

1st Floor Ste 4

Space Available	5,879 SF
Rental Rate	Upon Request
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.



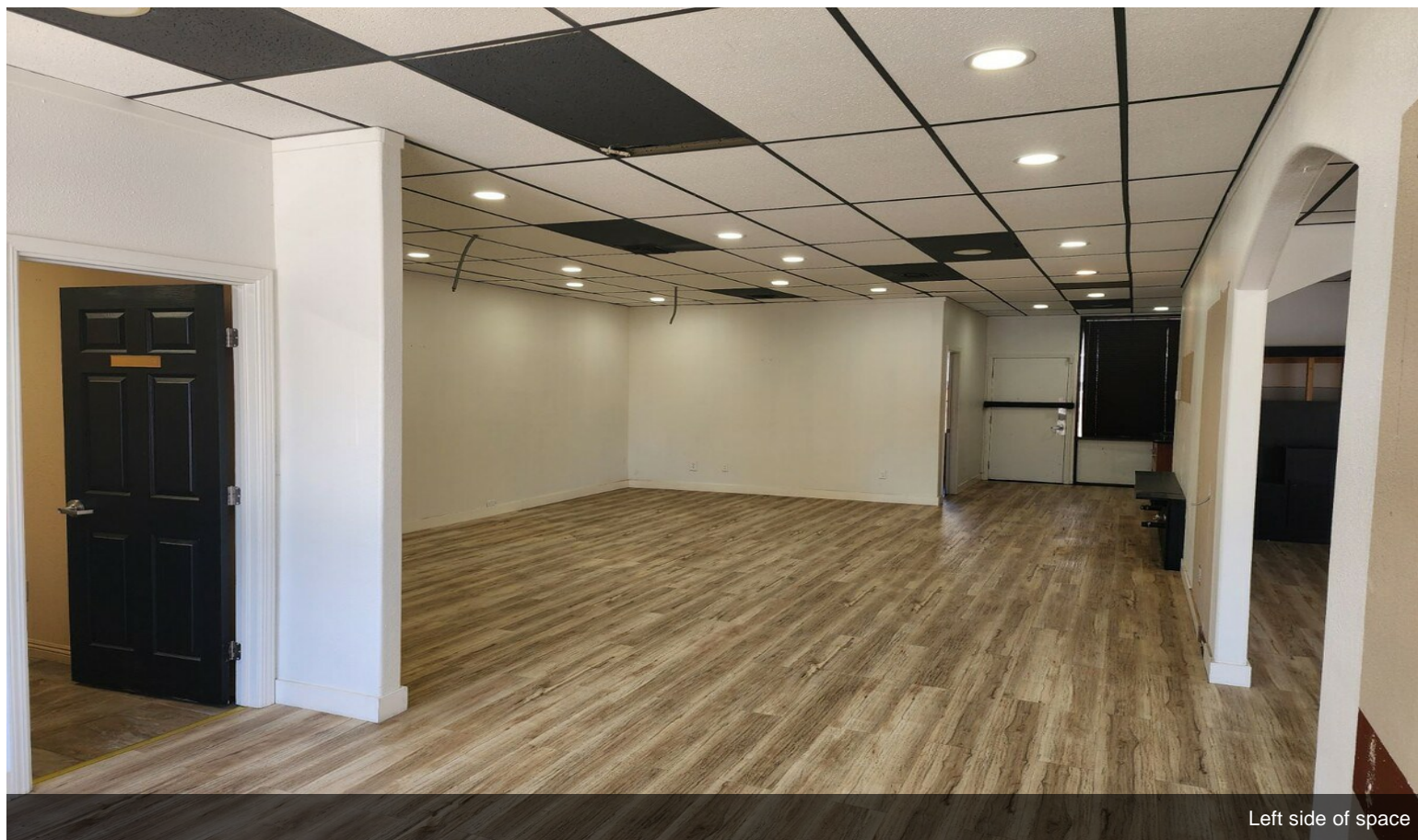
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Property Photos



Main area

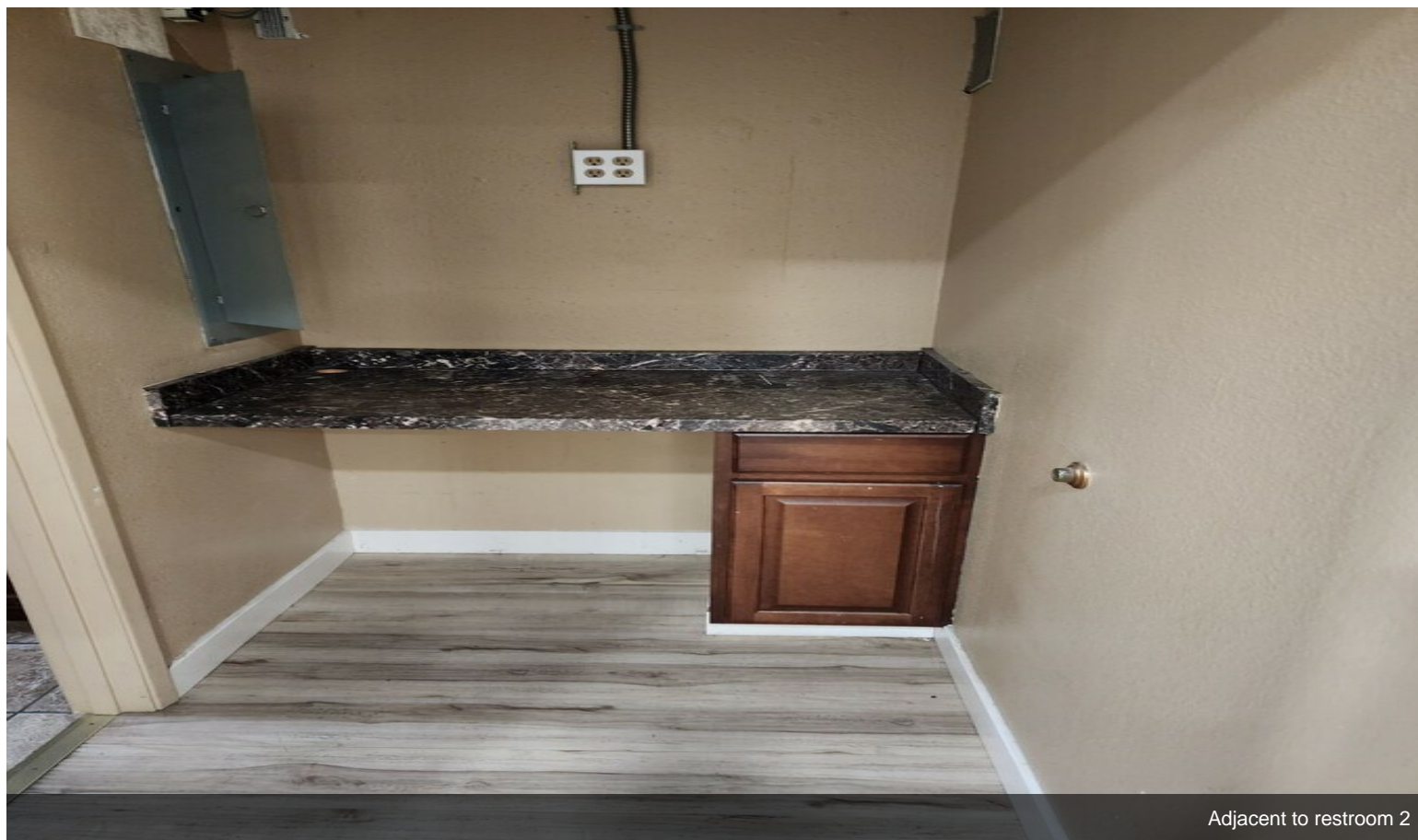


Left side of space

Property Photos

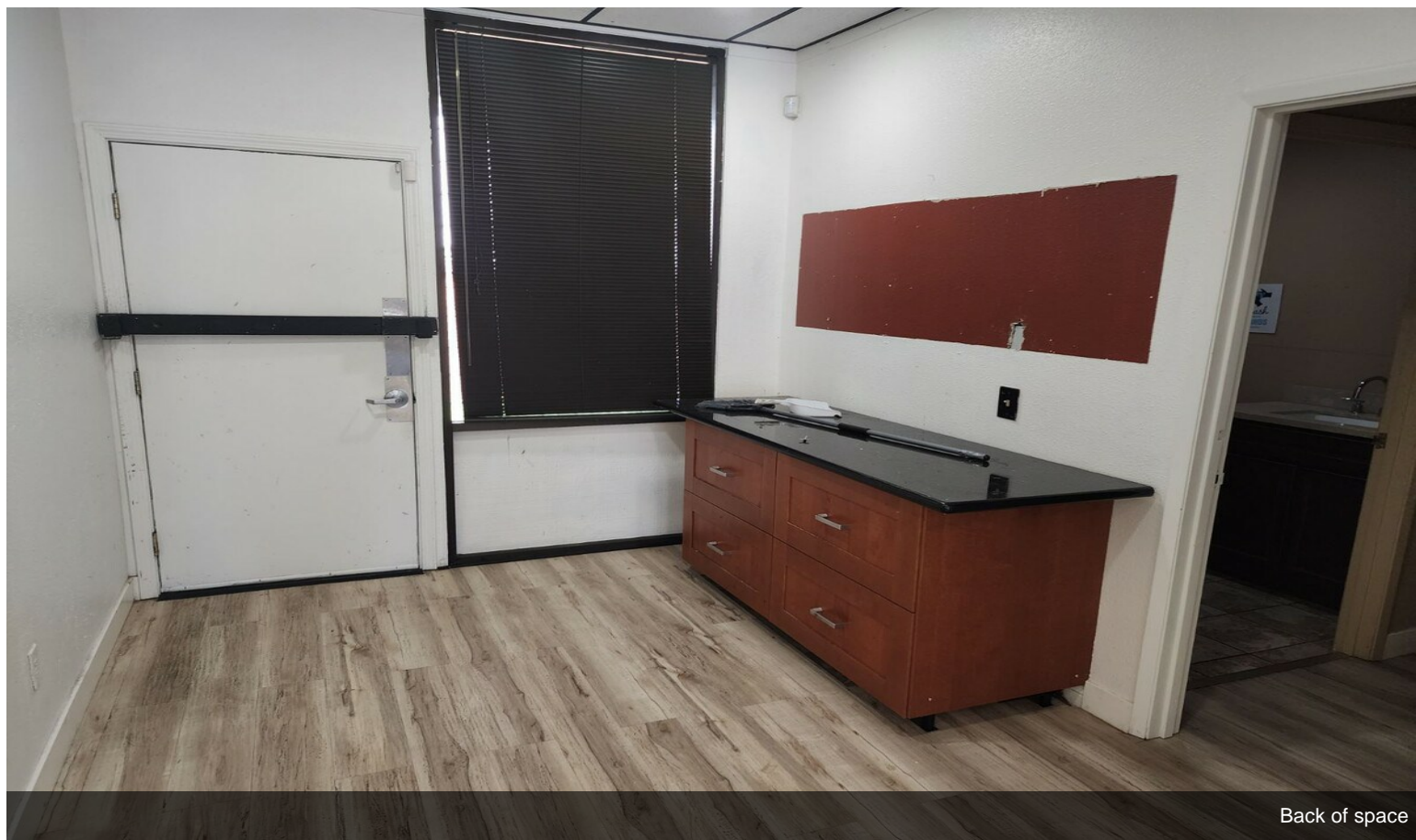


Break room

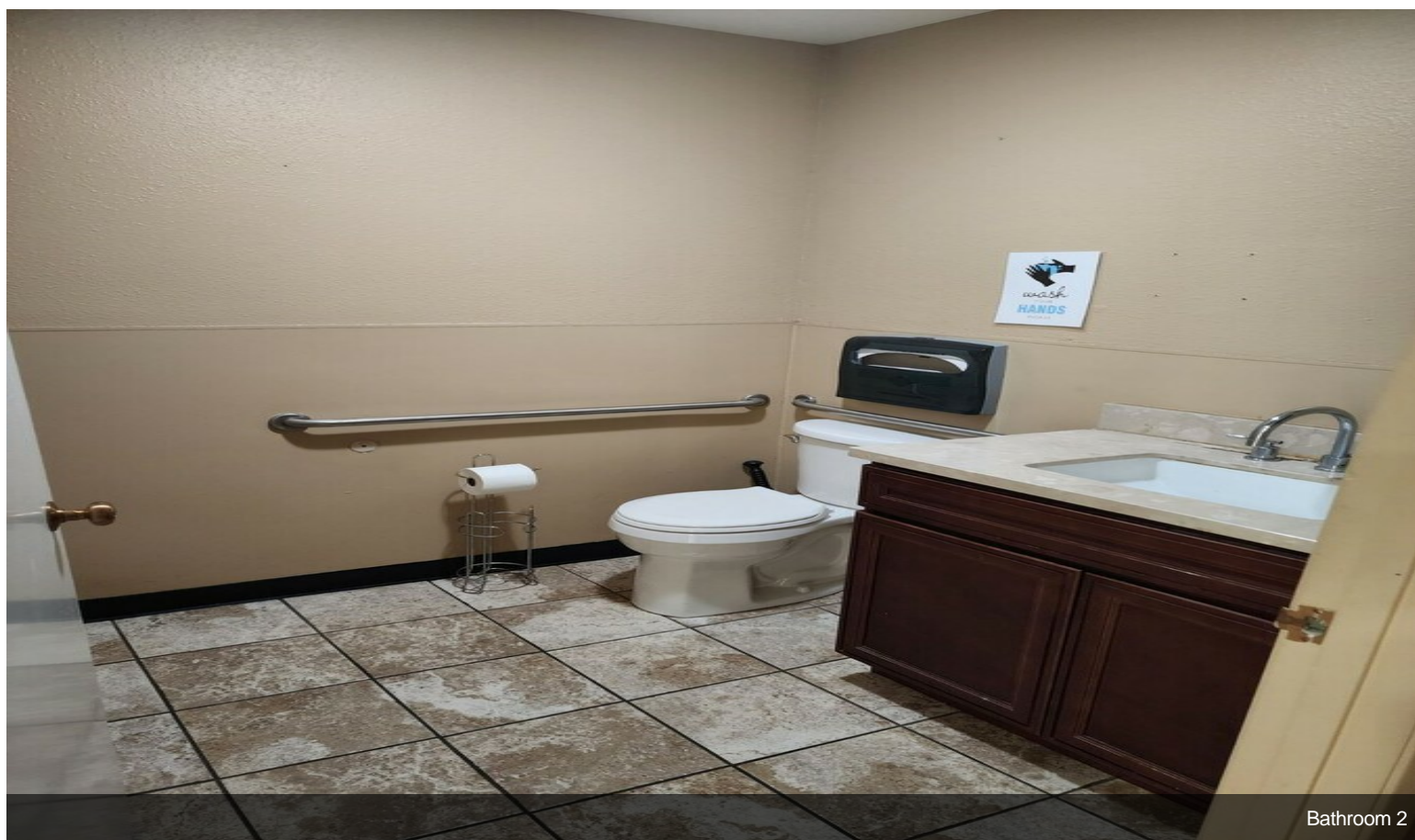


Adjacent to restroom 2

Property Photos



Back of space



Bathroom 2

Property Photos



5200 Sunrise Blvd- south side north with landscaping

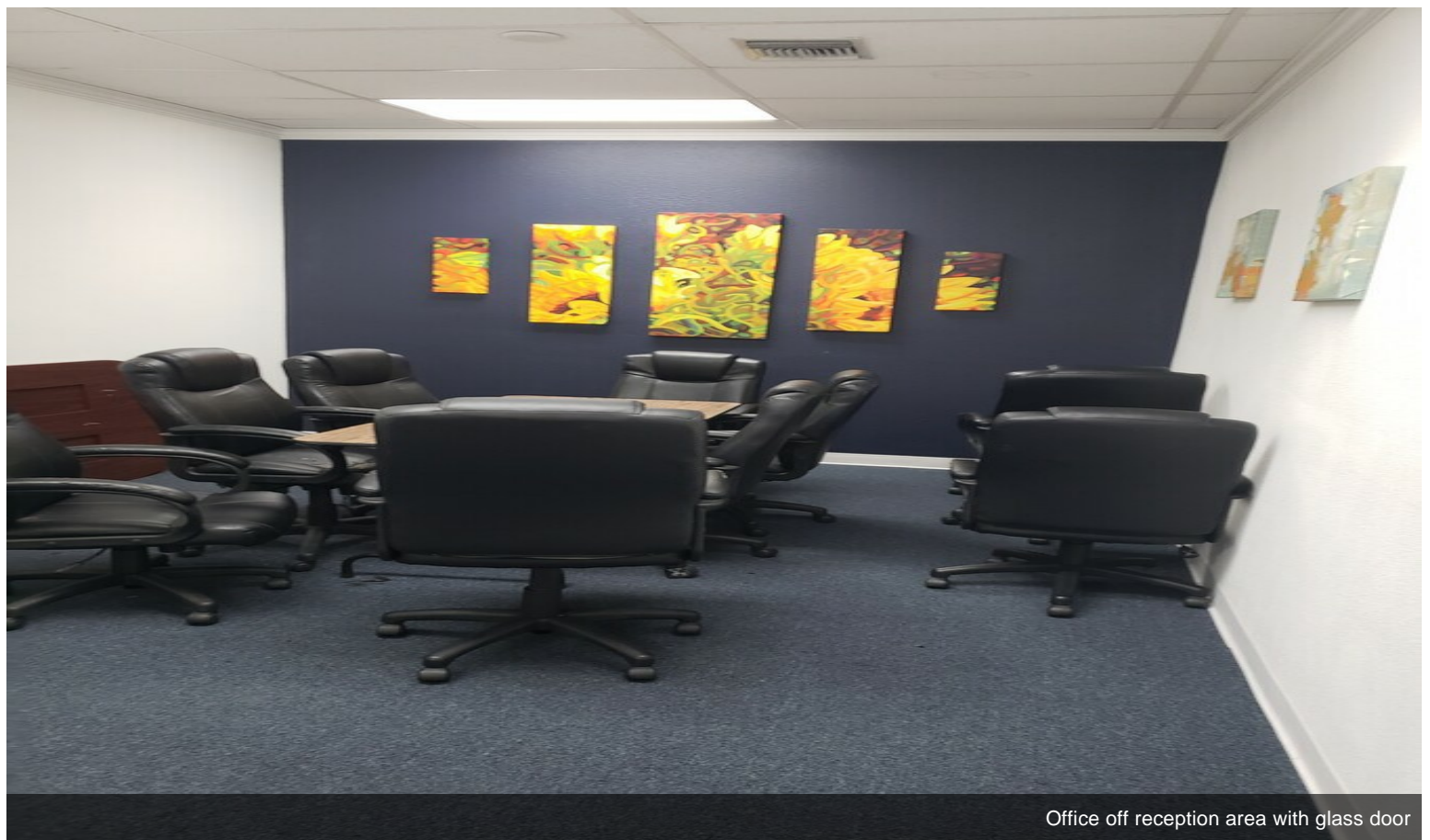


Front of building, back faces Sunrise Blvd.

Property Photos

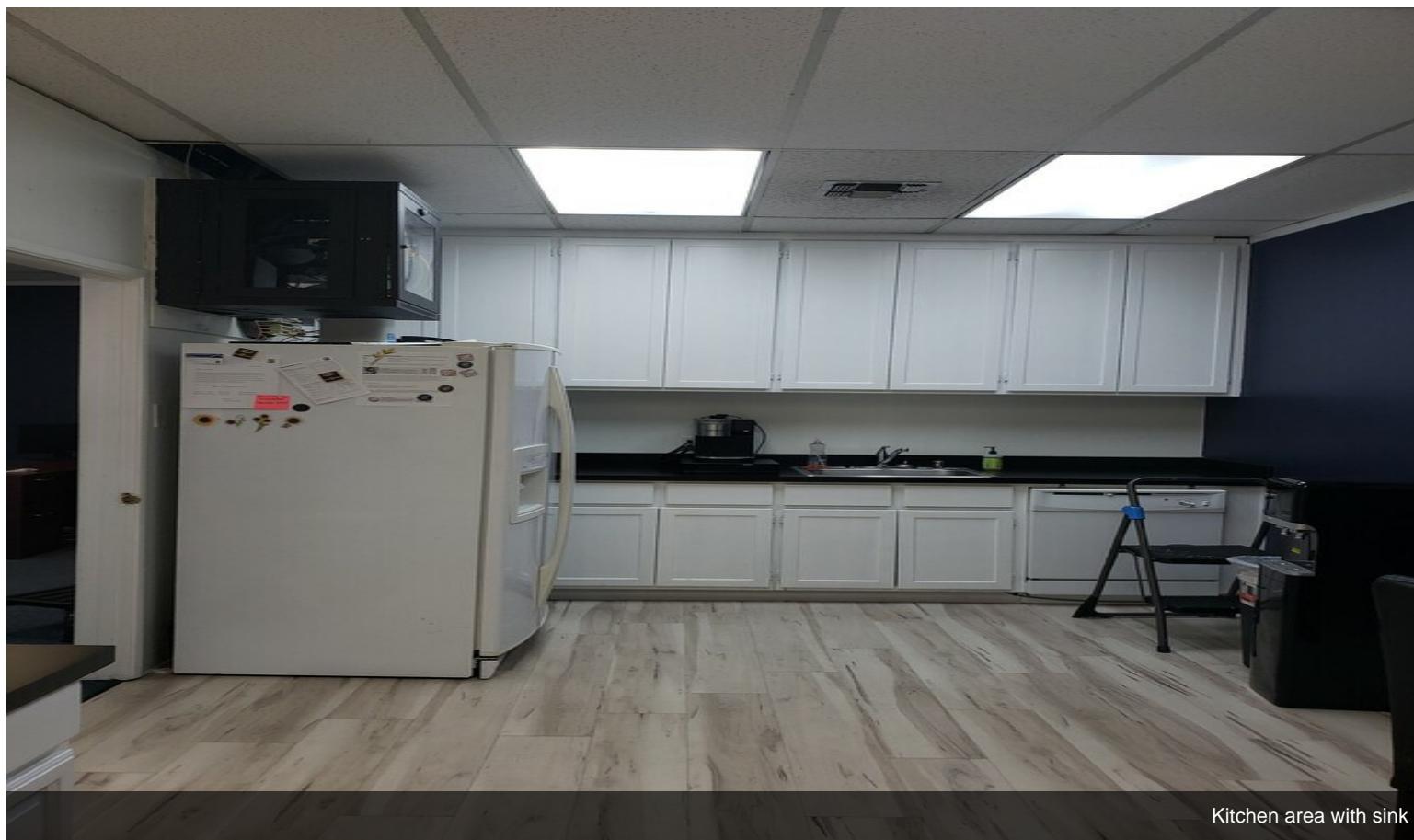


Reception area

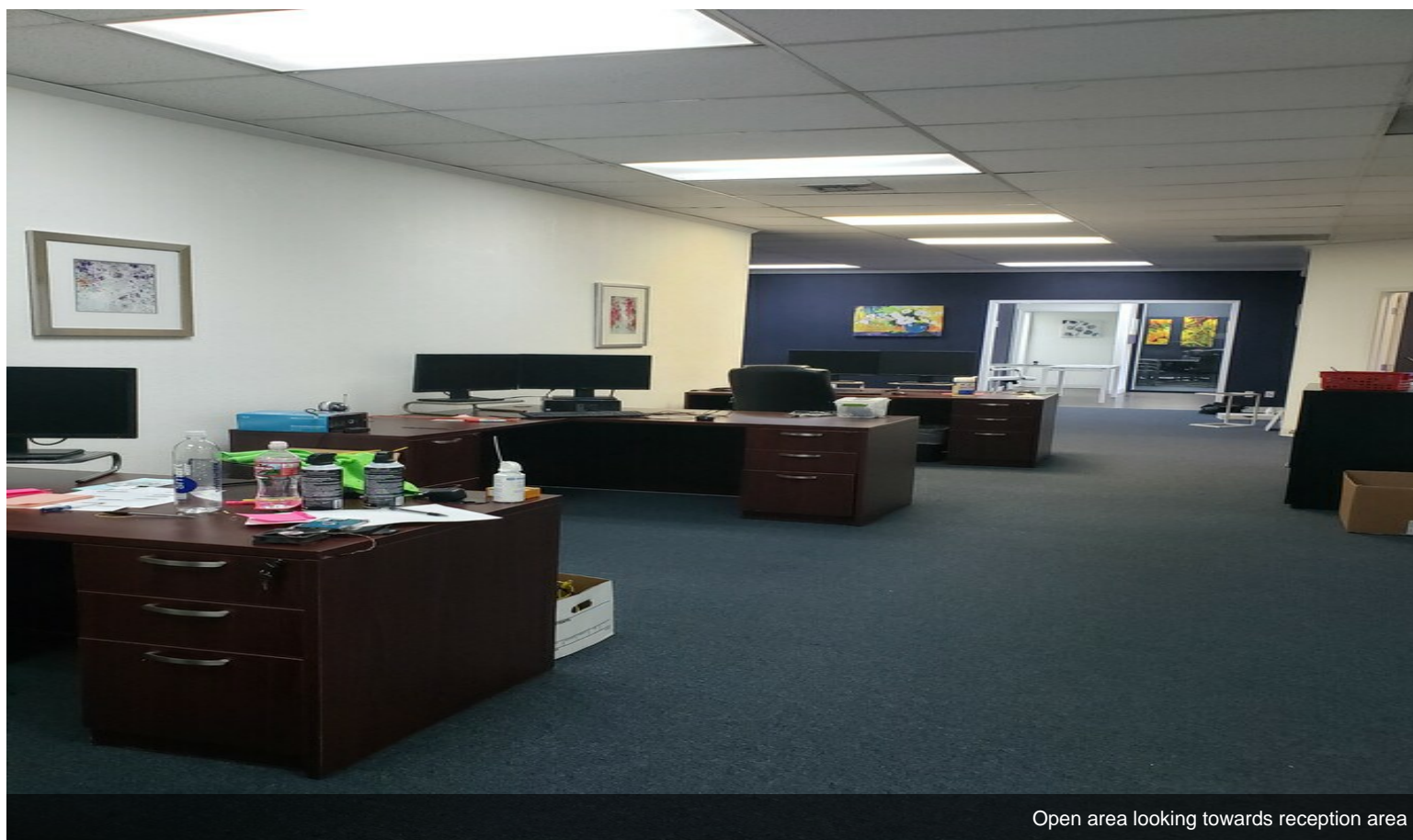


Office off reception area with glass door

Property Photos

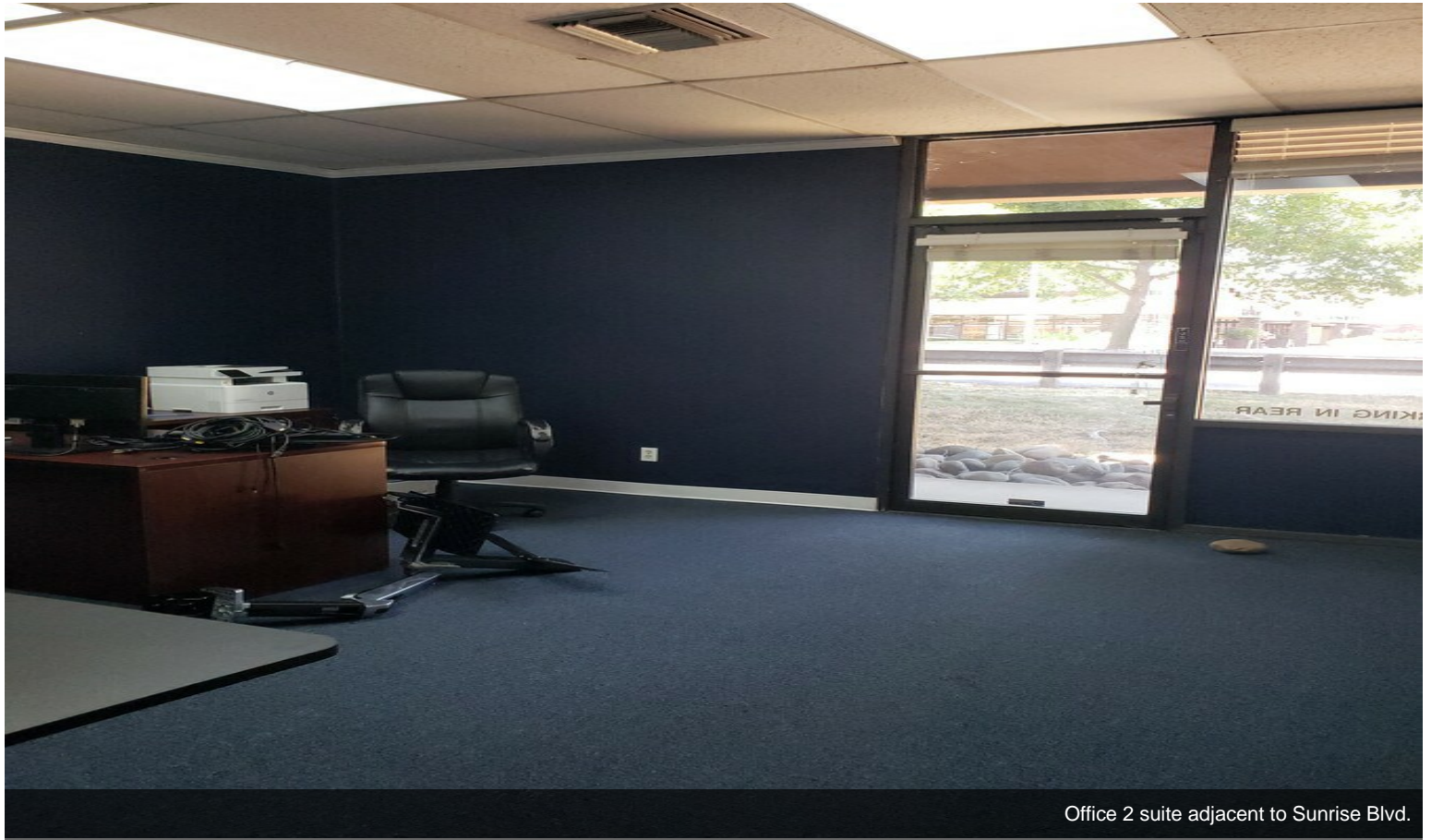


Kitchen area with sink

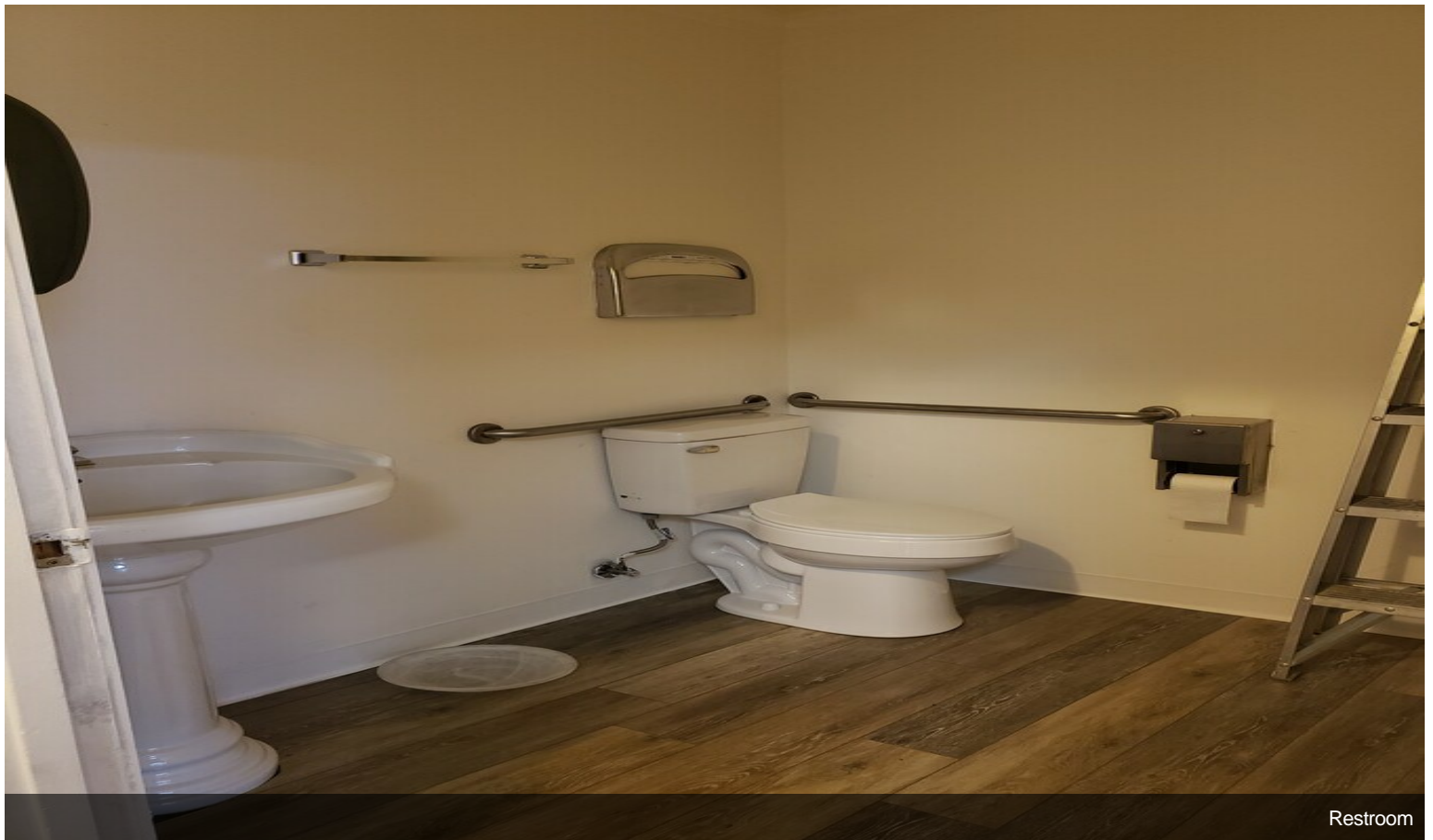


Open area looking towards reception area

Property Photos



Office 2 suite adjacent to Sunrise Blvd.



Restroom

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Aerial



Building Photo