

**FOR
SALE**

**7649 FAIR OAKS BLVD,
CARMICHAEL, CA**

+/- 948 SF AUTO REPAIR BUILDING ON +/- 16,500 SF PARCEL



**BUILDING IS OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS.**

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ROME
REAL ESTATE GROUP

7649 FAIR OAKS BLVD.



FOR SALE:

\$797,000

6.1%

CAP RATE

BUILDING SIZE:

+/- 948 SQ.FT

LOT SIZE:

+/- 16,500 SQ.FT

TRAFFIC COUNTS:

FAIR OAKS BLVD:

29,189 ADT

MANZANITA AVE:

34,303 ADT

- **Tenants:** Fully Leased Investment - Occupied by 2 Tenants:
 - Horizon Smog, a STAR Test-Only smog station. 2 years remaining on the Lease Term.
 - 2nd Tenant leases separate fenced yard and storage container behind the main shop building with separate gated access.
- **Location:** Located on Fair Oaks Blvd, Carmichael, with high visibility and heavy traffic flow. Easily accessible with ingress and egress on Fair Oaks Blvd.
- **Zoning:** General Commercial - Sacramento County

FINANCIAL ANALYSIS

\$ 63,600.00	Annualized Gross Rents
\$ 12,408.73	Property Taxes (Annual Estimate based on \$849k Purchase Price)
\$ 700.00	Property Insurance (Estimate)
\$ 1,800.00	Maintenance/Repair (Estimate)
\$ 48,691.27	Estimated Annual Net Income
6.1%	Cap Rate



EXTERIOR PICTURES





INTERIOR PICTURES



PROPERTY LOCATION

CALIFORNIA
Family Fitness

Sunrise Blvd.

BELLA VISTA
HIGH SCHOOL

ARC
AMERICAN RIVER COLLEGE



Fair Oaks Blvd

spare time sports clubs | **GOLD RIVER SPORTS CLUB**

American River



Fair Oaks Blvd

Walmart
BANK OF AMERICA | SAFEWAY

CARMICHAEL GARAGE DOOR | Cleaning Authority | goodwill
SAFEWAY | RITE AID | Banfield PET HOSPITAL | SUPERCUTS

planet fitness | **Viva SUPERMARKET**

TARGET | **ROSS DRESS FOR LESS**



VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

7649 FAIR OAKS BLVD, CARMICHAEL, CA 95608



POPULATION 2023 ESTIMATE

1-MILE RADIUS 6,943
3-MILE RADIUS 58,025
5-MILE RADIUS 149,269

POPULATION 2028 PROJECTION

1-MILE RADIUS 7,106
3-MILE RADIUS 59,368
5-MILE RADIUS 153,054



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$94,473.00
3-MILE RADIUS \$90,806.00
5-MILE RADIUS \$89,517.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$71,834.00
3-MILE RADIUS \$70,585.00
5-MILE RADIUS \$68,661.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,865	109,776	282,860
BLACK	904	10,172	30,718
HISPANIC ORIGIN	2,162	22,400	72,985
AM. INDIAN & ALASKAN	172	2,043	5,665
ASIAN	1,077	8,633	29,729
HAWAIIAN & PACIFIC ISLAND	125	1,115	3,374
OTHER	1,120	9,562	26,409

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS PROPERTY



Chase Burke

PARTNER | RETAIL BROKERAGE
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