FORSALE

7649 FAIR OAKS BLVD, CARMICHAEL, CA

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



CHASE BURKE

916.705.8132 CHASE@ROMECRE.COM

DRE: 01879336

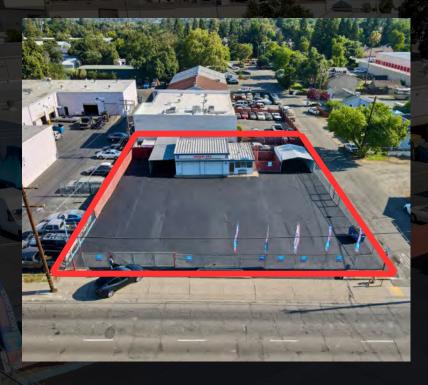
ANDY JONSSON

916.813.8409

ANDY@ROMECRE.COM DRE: 02076108



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











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



HOUSEHOLD INCOME 2023 AVERAGE

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

POPULATION 2028 PROJECTION

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

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 ORIGIN1-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

hase Burke PARTNER | RETAIL BROKERAGE

916.705.8132 chase@romecre.com DRE: 01879336

AND INVESTMENT SALES



PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409 andy@romecre.com DRE: 02076108

CONTACT US!

FOR MORE INFORMATION ABOUT THIS PROPERTY



916.932.2199



chase@romecre.com andy@romecre.com



@romecregroup



2901 K Street, Suite 306, Sacramento, CA 95816 101 Parkshore Drive, Suite 100, Folsom, CA 95630



