

AVAILABLE  
**FOR SALE**

**2326 FAIR OAKS BLVD.**  
SACRAMENTO, CA 95825  
+/-10,500 SF

HOWE AVE.

UNIVERSITY AVE

**RETAIL 365**

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Cal DRE#02092307

**CENTURY 21**  
Select Real Estate, Inc



FAIR OAKS BLVD ADT 33,000

**Rare Fully Stabilized Multi-Tenant Retail Building for Sale - NEW PRICING**

# THE PROPERTY

2326 FAIR OAKS BLVD. SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO  
SACRAMENTO COUNTY  
APN: 294-0140-032  
Built in 1980



+/- 10,500 SF  
1.14 ACRES  
7 TENANTS



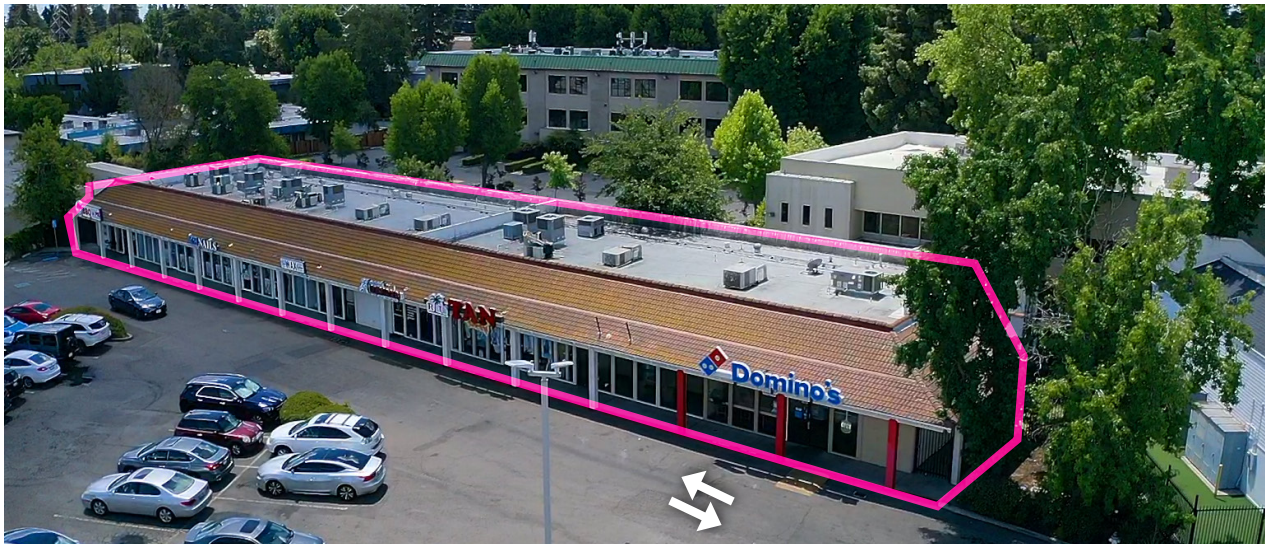
LC-  
LIGHT  
COMMERCIAL



2 RESTAURANTS  
5 RETAIL TENANTS



6% CAP  
\$3,723,268.00  
NOI \$223,396.08



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FOR SALE



## TENANTS

Domino's Pizza

KB Nails

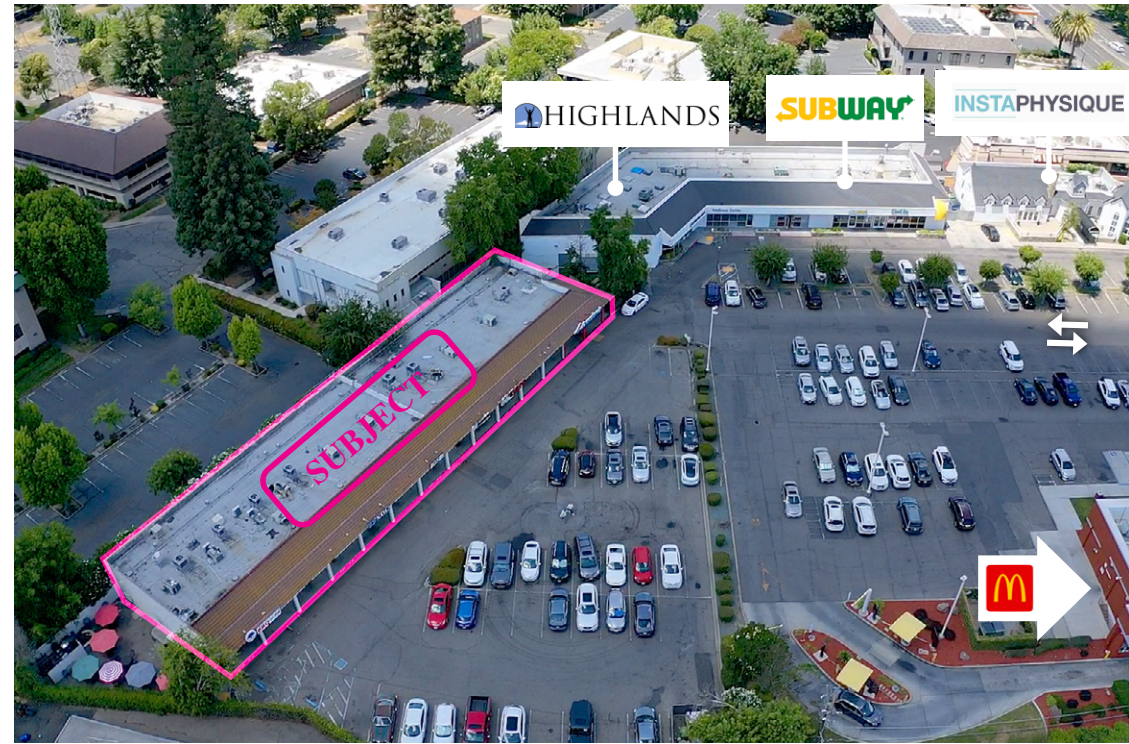
Cheveux Artistry Salon

R U Tan

Elegan Designs

The Wax Room

Family BBQ & Pies



CVS Starbucks Raley's KB NAILS 3236 Orangetheory

SAFEWAY ZOCALO BUCKHORN BBQ + GRILL PREGIORDI PIZZERIA Starbucks CAP TAP Great Clips

CAFE BERNARDO RUTH'S CHRIS STEAK HOUSE WILLIAMS SONOMA CALIFORNIA Wildwood KITCHEN & BAR

PIATTI



FAIR OAKS BLVD ADT 33,000



Dante Club



Courtside Tennis



2326  
FAIR OAKS BLVD.



# THE BUILDING

This multi-tenant retail building consists of 7 tenants that occupy +/-10,500 SF that sits on +/-1.26 Acres of light commercial zoned land. On the left flank of the building is a restaurant with a patio and on the opposite end is Domino's Pizza. In between the restaurants are 5 retail tenants that consist of nail, hair, aesthetics, tanning, and seamstress. These complimenting business support each other

well and offer a more cost effective option than the Pavilions shopping center located on the opposite side of the street. This stabilized asset's largest tenant is KB nails while its most famous is Domino's Pizza. This building offers monument signage on Fair Oaks Blvd. to the left of McDonalds which is positioned next to the cross walk connecting the Pavilions to this center.





## THE AREA

This retail strip center sits facing Fair Oaks Blvd and is located within a diverse mixed-use environment of medical/office, retail, and restaurant. This parcel is situated in a larger center with national retailers such as McDonalds, Subway, and Dominos. The intersection of Howe Ave. & Fair Oaks Blvd. accumulates +/-50,000 vehicles per day. Take advantage of the nearby college campus with dorms and apartment/condo complexes. This property is conveniently located between HWY 80 & 50 increases accessibility for all current and future customers. Medical facilities, Raley's & Safeway, Starbucks, Peet's Coffee & Temple Coffee, the Pavilions Shopping Center & Loehmann's Plaza, and numerous other national banks and franchises immediately surround this building.







DOCO

STATE CAPITOL

J ST.

CAL EXPO

HOWE AVE

2326 FAIR OAKS BLVD. SACRAMENTO, CA 95825

FAIR OAKS BLVD

WATT AVE



- KAISER PERMANENTE
- SAFeway
- 24 HOUR FITNESS
- THE HOME DEPOT
- target
- macy's

I-5

50

80

50

J ST.

CSUS Sacramento

S. WATT

99

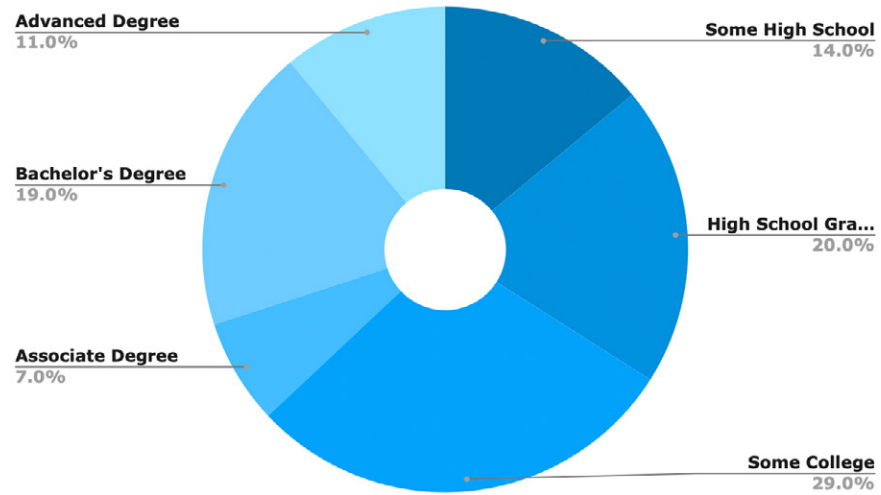
POWER INN RD



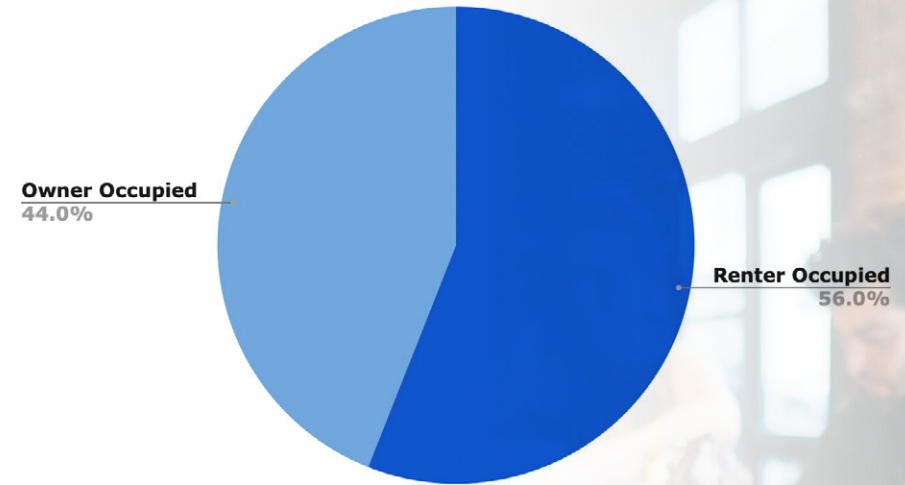
- UC DAVIS UNIVERSITY OF CALIFORNIA
- GREEN ACRES
- KOLAS
- Walgreens
- TRADER JOE'S

# DEMOGRAPHICS

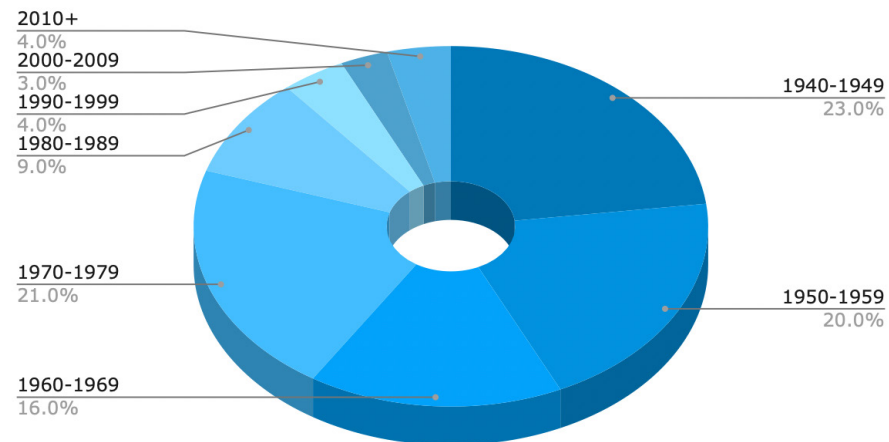
## EDUCATIONAL ATTAINMENT



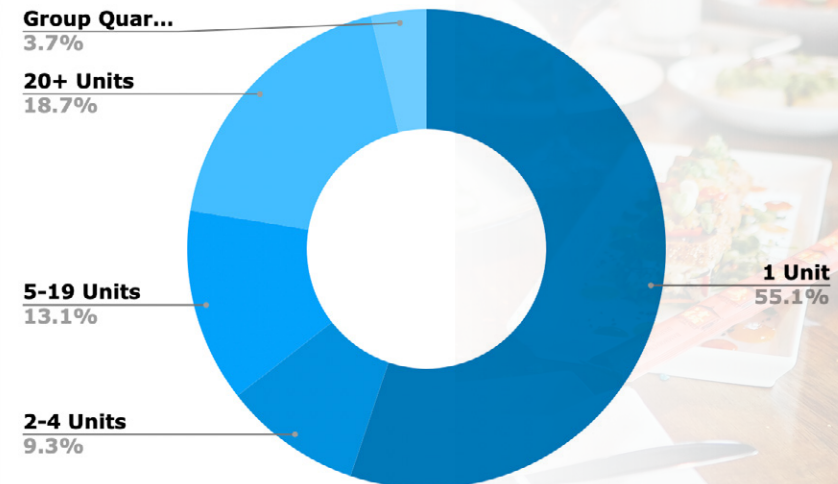
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



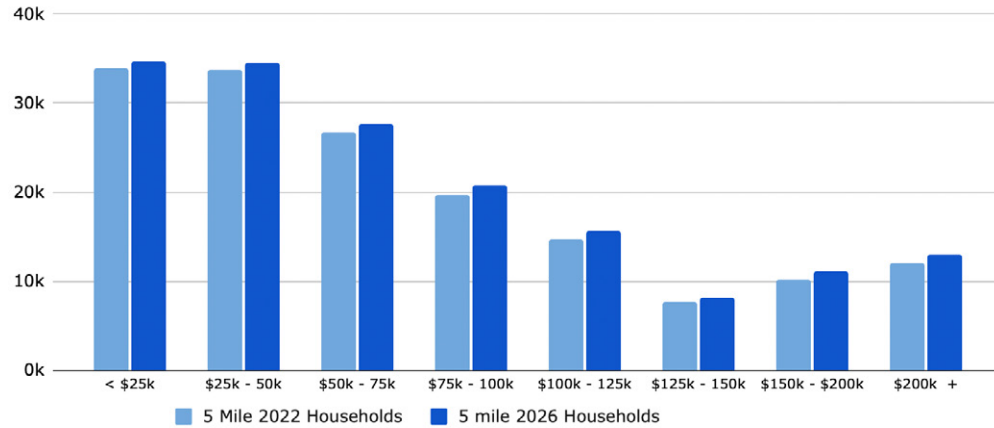
## HOUSING TYPE



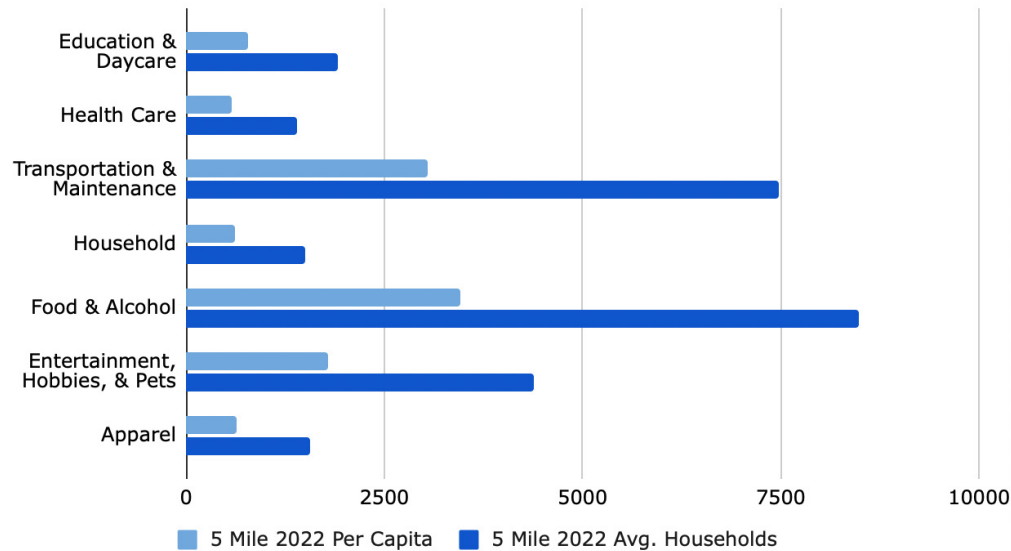


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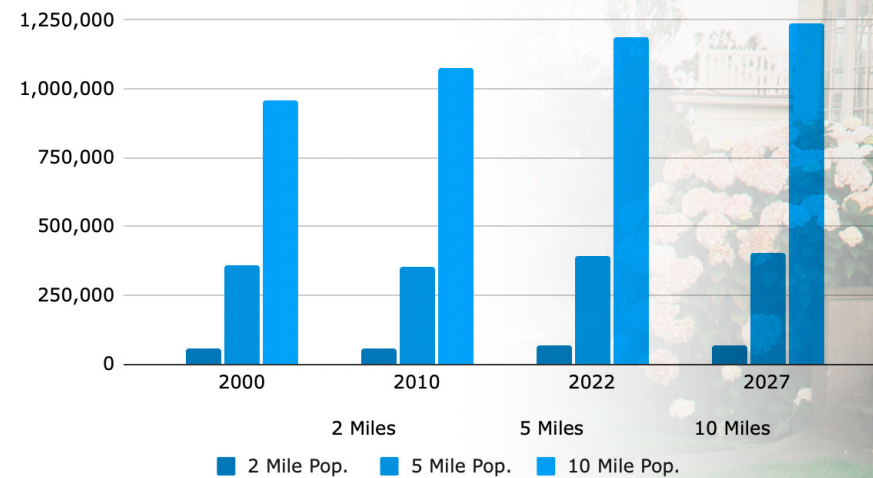
## MONTHLY HOUSE HOLD INCOME



## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION



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**SUBJECT**

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