

**FOR LEASE**

RETAIL | RESTAURANT | BAR

**MIKUNI**

**2339 Fair Oaks Blvd**

Sacramento, CA 95825

MIKE BRODOVSKY | 916.955.1053 | MIKE@BRODOVSKY.COM | KYLE NICHOLS | 916.224.1236 | Kyle@BRODOVSKY.COM

BRODOVSKY COMMERCIAL REAL ESTATE

# ABOUT THE PROPERTY

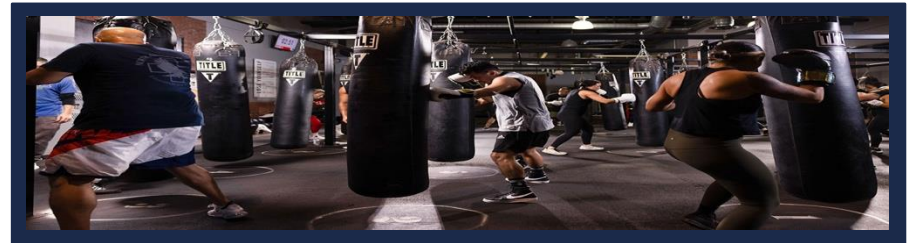
2339 Fair Oaks Blvd, Sacramento, CA 95825

## A Premier Retail Opportunity in the Heart of Sacramento

Seize the opportunity to establish your brand in one of Sacramento's most sought-after retail corridors. Suite F at 2339 Fair Oaks Blvd offers 3,020 square feet of prime retail space, perfectly positioned between Loehmann's Plaza and The Pavilions.

Nestled within a fully remodeled center anchored by Mikuni, you'll be alongside strong co-tenants drawing consistent foot traffic year-round. The surrounding neighborhoods — Arden Park, Sierra Oaks, and Sierra Oaks Vista — represent Sacramento's most affluent demographics, with Sacramento State University nearby adding built-in consumer demand.

Ample parking, high daily traffic counts, and a private patio option make this an ideal setting for your next venture.



# AREA OVERVIEW

The property features abundant parking and has been fully remodeled into seven retail spaces, anchored by Mikuni. Joining this dynamic lineup are Mendocino Farms, Hammer and Nails, Title Boxing, and Petroglyph. Suite F is now available — refer to the floor plan for location details.



## NEARBY DESTINATIONS

- Mikuni
- Mendocino Farms
- Ruth's Chris Steak House
- Pavilions Shopping Center
- Loehmann's Plaza
- Jack's Urban Eats
- Nothing Bundt Cakes
- Cafe Bernardo
- Piatti Ristorante & Bar
- Williams Sonoma
- Zinfandel Grille
- Boudin SF
- Ettore's
- Safeway

## COSTAR DATA — 2339 FAIR OAKS BLVD

Data	2 Mile	5 Mile
2023 Population	68,621	400,236
Median Age	37.4	38.2
Households	31,605	163,272
Bachelor's Degree	41%	30%
Average Income	\$90,445	\$87,236
Businesses	5,449	29,219
Employees	43,385	280,038
Vehicle s per day — Fair Oaks Blvd	32,199	—
Vehicle s per day — Howe Ave	41,446	—

# AMENITIES WITHIN 1/2 A MILES

## The UV Shopping Center

### Stores

- Safeway
- The Closet Trading Co.

### Services

- Great Clips
- Quest Diagnostics
- Citibank
- Noble Nails
- Drybar
- Pacific Dental
- AT&T

### Dining

- Zocalo
- Bennett's Kitchen & Bar
- Buckhom BBQ
- Poke Noke
- Starbucks
- Menchie's
- Capitol Beer & Tap

## Pavilions Shopping Center

### Apparel

- Athleta
- Chico's
- Soma
- Talbots

### Restaurants

- Cafe Bernardo
- Piatti
- Ruth's Chris
- Wildwood Kitchen

### Specialty

- Hamilton Jewelers
- Williams Sonoma
- The Shade Store
- The Paper Garden

### Health & Beauty

- Pure Barre
- StretchLab
- LaserAway

## Loehmann's Plaza

### Stores

- Bath & Body Works
- GNC
- Pet Food Express
- Save Mart
- Sole Desire Shoes

### Food & Dining

- Beach Hut Deli
- Boudin SF
- Chipotle
- Jamba
- Noah's NY Bagels
- Smashburger

### Health & Beauty

- Club Pilates
- European Wax Center
- Massage Envy
- Sport Clips

# GREATER SACRAMENTO DATA POINTS

**#2**

in U.S. for Inclusion

**79.4**

Diversity Index

**33.8%**

Bachelor's Degree+

**21%**

Millennial Population

Sources: U.S. Census Bureau, Greater Sacramento Economic Council, Brookings 2020, Emsi 2021

## TOTAL POPULATION BREAKDOWN

**2,672,688**

Total Population

**39**

Median Age

**49.36%**

Male

**50.64%**

Female

**\$129,695**

Avg HH Income

**1.1M**

MSA Workforce

## Sacramento: A Region Built for Business

Sacramento is California's capital and one of the West's fastest-growing regions, home to over 2.6 million residents across a six-county area stretching from Lake Tahoe to Davis. The region ranks among the most diverse in the nation, with a diversity index of 79.4 — meaning residents come from a wide range of ethnic and cultural backgrounds. With a highly educated workforce, strong government and healthcare sectors, and a metro area consistently outpacing national employment benchmarks, Sacramento offers an unmatched foundation for business growth.

Beyond the numbers, Sacramento's quality of life continues to drive demand. Its central location connects businesses to the Bay Area, Napa Valley, and the Sierra Nevada, placing operators within reach of millions of consumers. With continued growth in housing, infrastructure, and downtown revitalization, Sacramento is transforming into one of California's premier destinations for business and lifestyle alike.

Sources: U.S. Census Bureau ACS 2024 | Greater Sacramento Economic Council | CA EDD Labor Market Info | BLS Economic Summary (Aug 2025) | FRED/U.S. Census Bureau MSA Data | teamca.org Sacramento Regional Data 2025

# PROPERTY INFORMATION

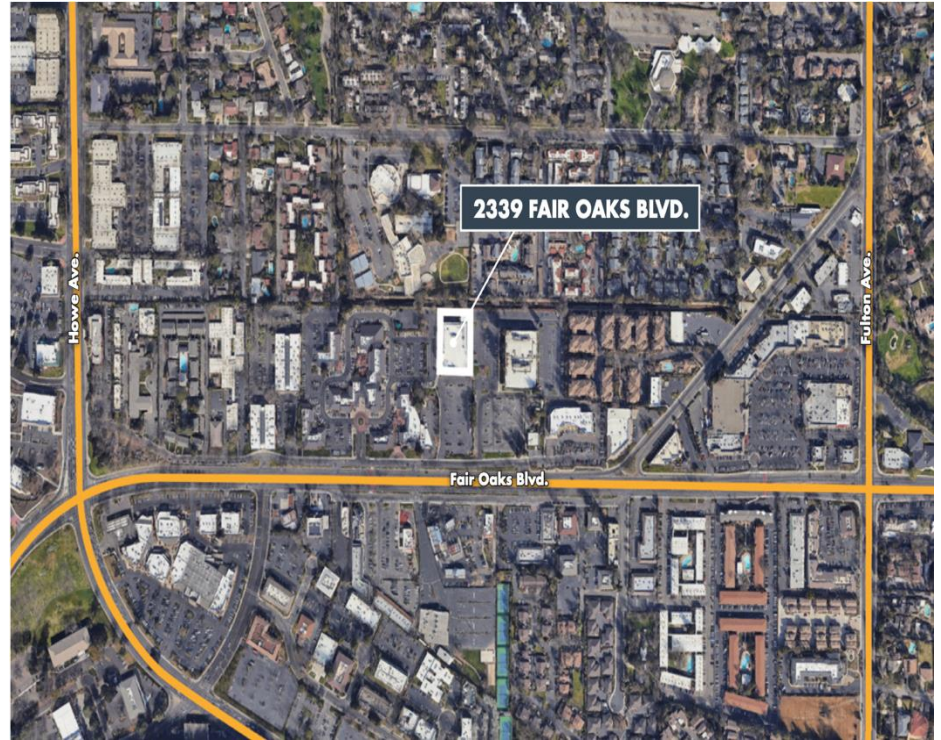
## GENERAL

Region	Sacramento
Use	Retail, Restaurant, Coffee
Amenities	Parking, High Ceilings, Monument Signage, High Traffic Counts

## DETAILS

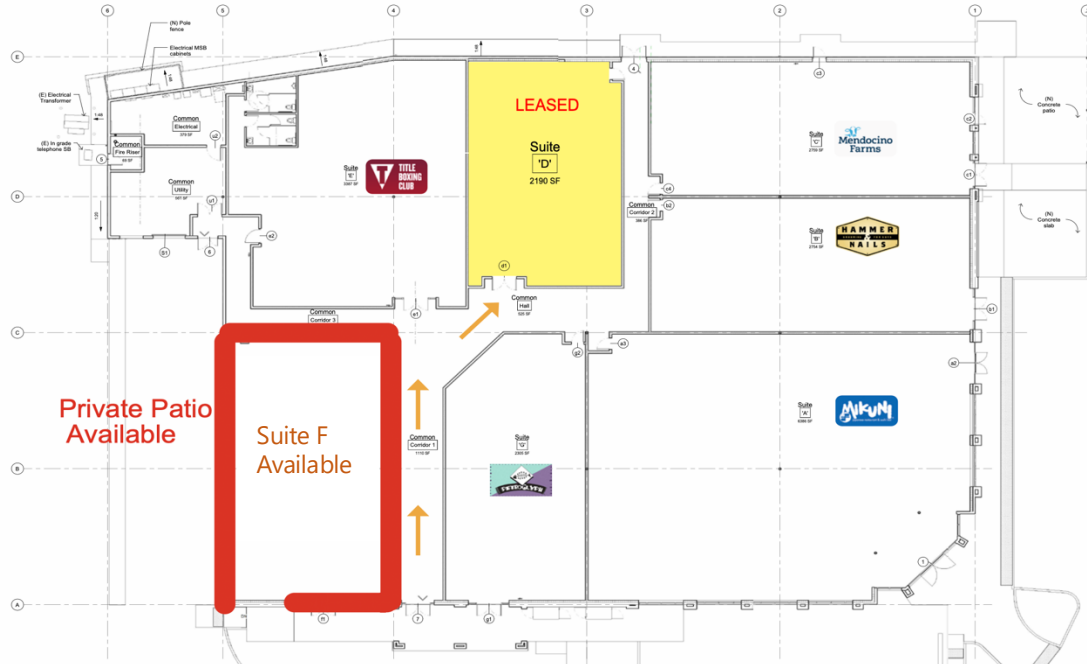
Listing Type	Direct
RSF	3,020
Parking	Yes
Rate (Per SF)	\$2.50 / SF / MO
Lease Type	NNN
Lease Term	Negotiable
Estimated CAM	+/- \$0.83 / SF / MO

★ Private patio space available



# FLOOR PLAN

2339 Fair Oaks Blvd.



★ Private Patio Space Available with Suite F