

**FOR  
LEASE**

**10940 FAIR OAKS BLVD,  
FAIR OAKS, CA**

**±1,157-1,482 SF OFFICE/RETAIL SUITE AVAILABLE**

**NOW OFFERING:  
PROMOTIONAL RENT  
OF \$0.90 PSF, NNN  
FOR YEAR 1**

**3D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# WOODMONT PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
300	±1,157 SF	\$0.90 PSF, \$0.59 PSF NNN	FORMER NAIL SALON SPACE. AVAILABLE ON MAY 14, 2026
400	±1,160 SF	\$0.90 PSF, \$0.59 PSF NNN	FORMER REAL ESTATE OFFICE SPACE
500	±1,482 SF	\$0.90 PSF, \$0.59 PSF NNN	FORMER CHURCH SPACE



## PROPERTY HIGHLIGHTS:

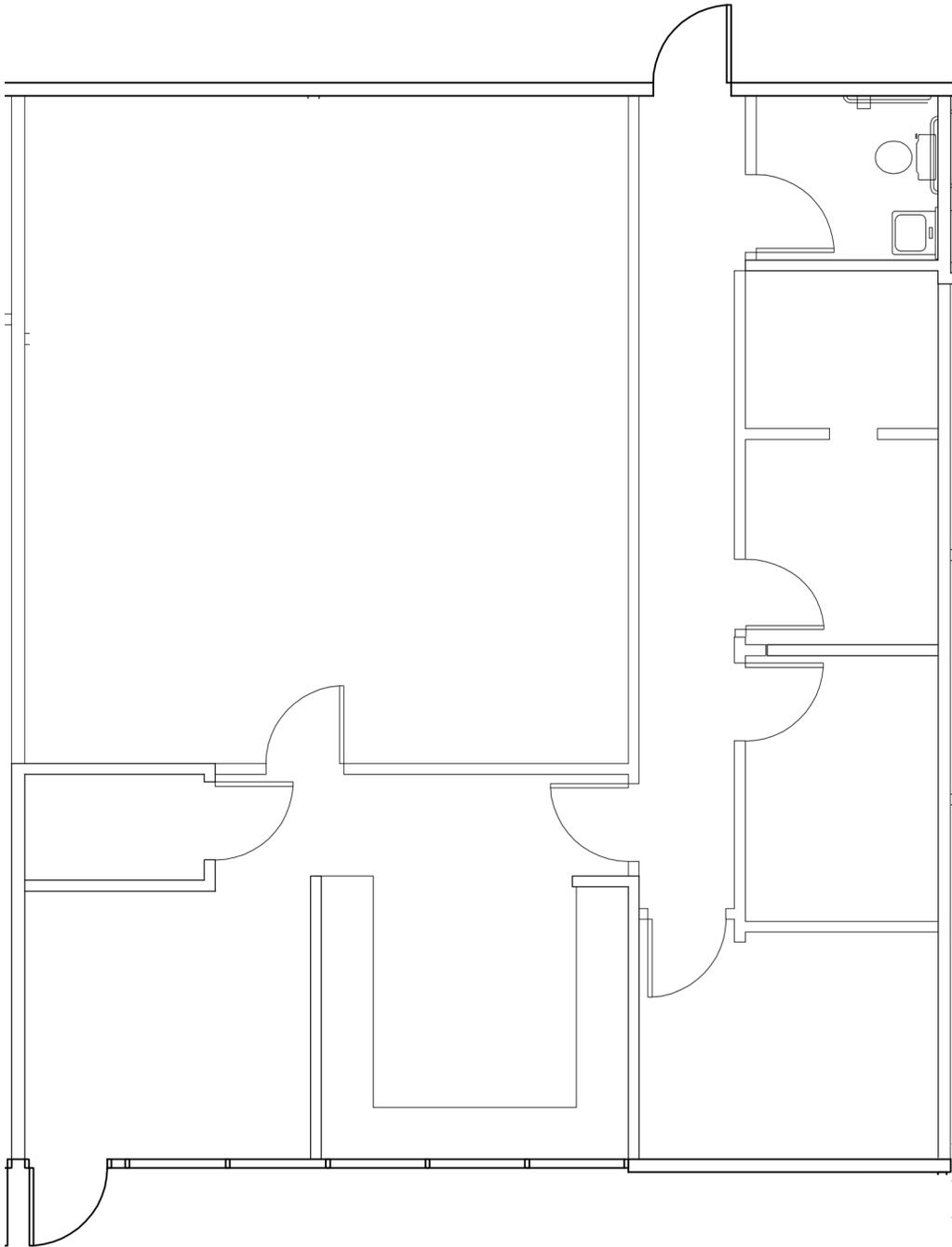
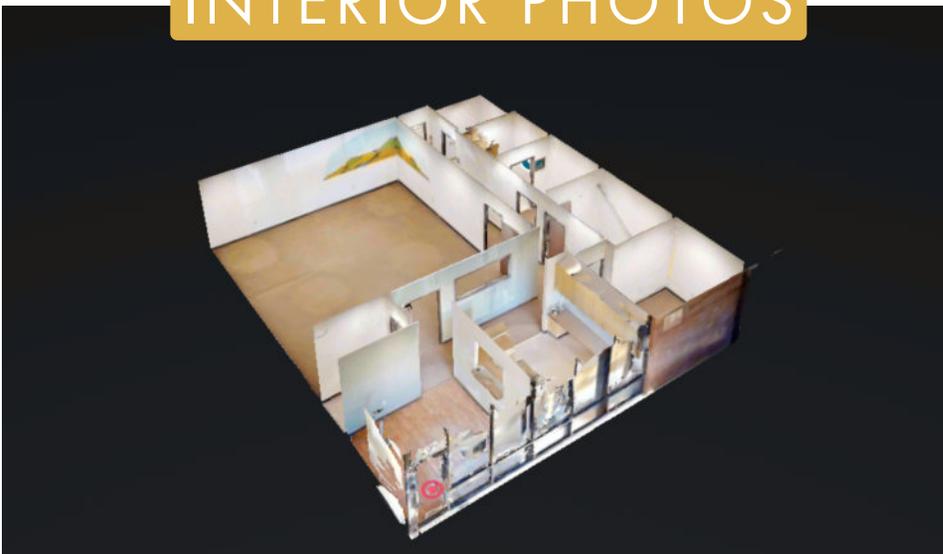
- **Zoning Flexibility:** Suitable for both retail and office spaces.
- **Parking Availability:** 43 spaces
- **Signage:** Monument signage is available for increased visibility.
- **Prime Location:** Positioned just south of the intersection of Sunset Avenue and Fair Oaks Boulevard, ideal for businesses that benefit from established residential areas.
- **Landscaping:** Features attractive, mature landscaping.
- **Nearby Community:** One block away from the newly developed 17-home Woodmont gated community.

# FLOOR PLAN - SUITE 500

[3D Tour  
Click Here](#) 



INTERIOR PHOTOS



# AERIAL PHOTO

**ROSS**  
DRESS FOR LESS™  
sam's club  
**KOHL'S**

**TARGET**  
Walmart+  
macy's  
Walgreens  
COST PLUS  
WORLD MARKET  
**BEST BUY**

**RITE AID**  
**Smart & Final**

**NORTH RIDGE**  
Country Club

**TRADER JOE'S**  
**petco**  
THE HEALTH + WELLNESS CO.

**Raley's**

**PROPERTY LOCATION**

**TRAFFIC COUNT**  
FAIR OAKS BLVD: 9,062  
SUNSET AVENUE: 12,213  
WINDING WAY: 3,631

SUNRISE BLVD.

MADISON AVE

SUNSET AVE

FAIR OAKS BLVD.

WINDING WAY

AMERICAN RIVER

# DEMOGRAPHIC SUMMARY REPORT

10940 FAIR OAKS BLVD, FAIR OAKS, CA 95628



## POPULATION

### 2023 ESTIMATE

1-MILE RADIUS	11,345
3-MILE RADIUS	114,825
5-MILE RADIUS	289,773

## HOUSEHOLD INCOME

### 2023 AVERAGE

1-MILE RADIUS	\$125,936.00
3-MILE RADIUS	\$106,127.00
5-MILE RADIUS	\$97,055.00



## POPULATION

### 2028 PROJECTION

1-MILE RADIUS	11,629
3-MILE RADIUS	117,536
5-MILE RADIUS	296,535

## HOUSEHOLD INCOME

### 2023 MEDIUM

1-MILE RADIUS	\$93,941.00
3-MILE RADIUS	\$82,936.00
5-MILE RADIUS	\$76,223.00

## POPULATION

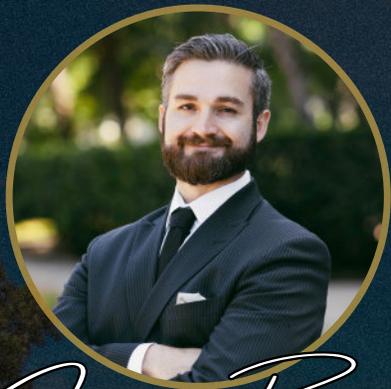
### 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,668	93,865	231,101
BLACK	325	4,512	14,679
HISPANIC ORIGIN	1,272	17,127	46,058
AM. INDIAN & ALASKAN	124	1,355	3,722
ASIAN	557	7,763	20,392
HAWAIIAN & PACIFIC ISLAND	21	663	1,863
OTHER	650	6,668	18,015



# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE SUITES



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