

**FOR  
LEASE**

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

**+/- 1,482 SQ. FT. OFFICE/RETAIL SUITE AVAILABLE**

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



**3D Tour**   
**Click Here**

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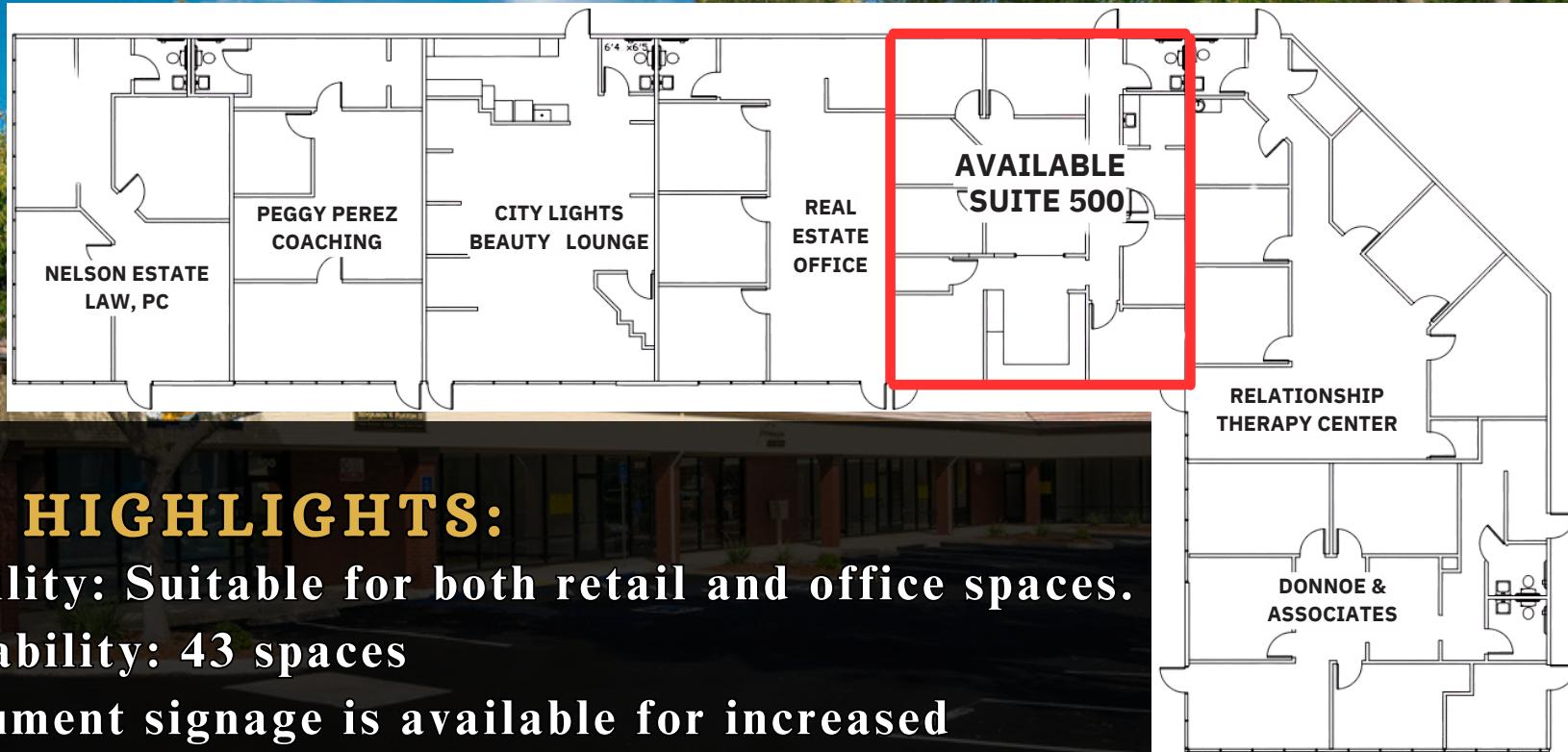
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**ROME**  
REAL ESTATE GROUP

# WOODMONT PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
500	+/- 1,482 SF	\$0.90 PSF, \$0.59 PSF NNN	Former church space available for lease



## PROPERTY HIGHLIGHTS:

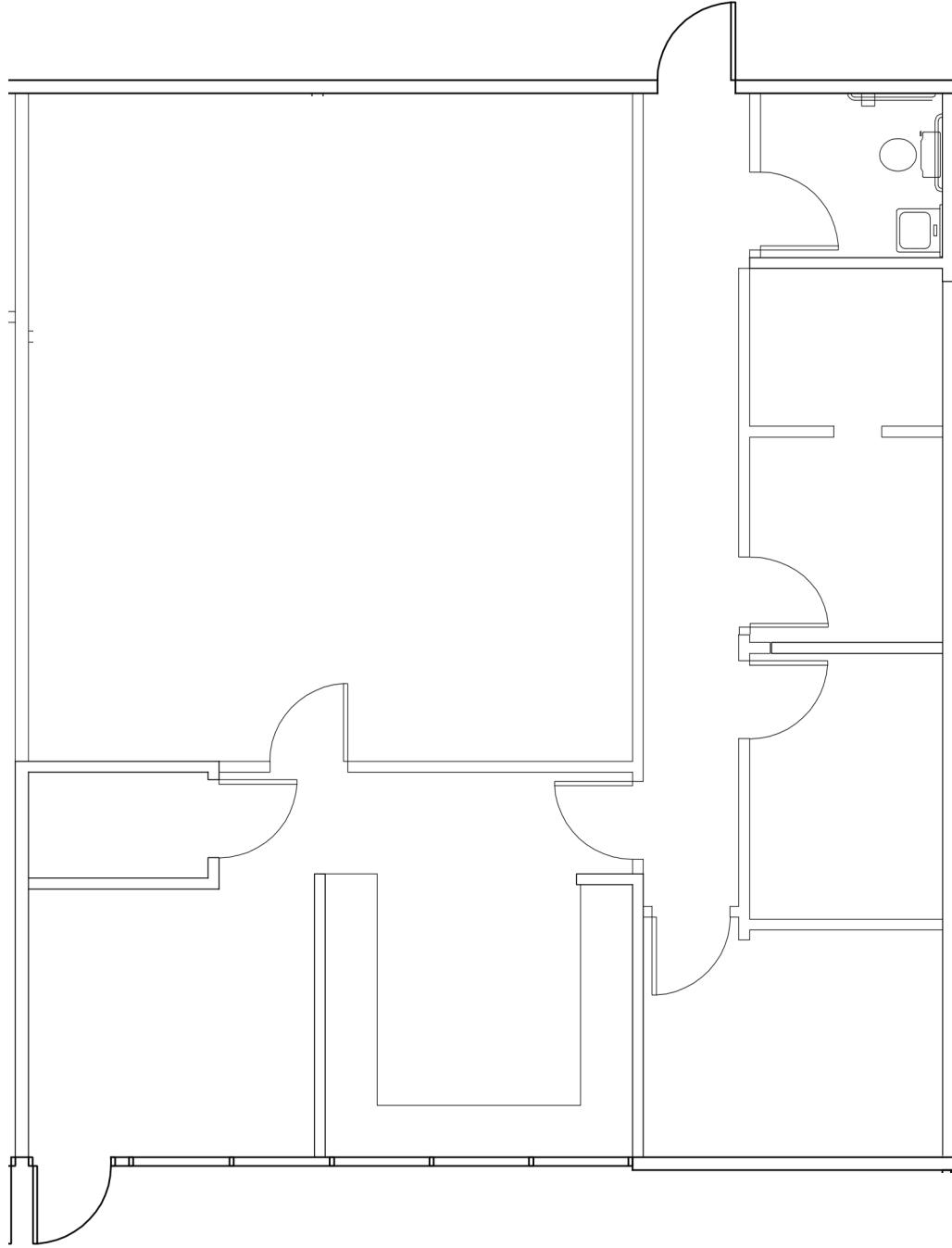
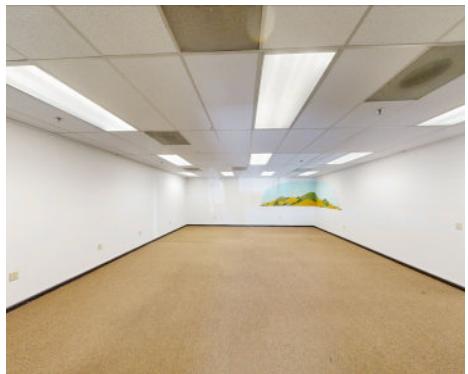
- **Zoning Flexibility:** Suitable for both retail and office spaces.
- **Parking Availability:** 43 spaces
- **Signage:** Monument signage is available for increased visibility.
- **Prime Location:** Positioned just south of the intersection of Sunset Avenue and Fair Oaks Boulevard, ideal for businesses 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

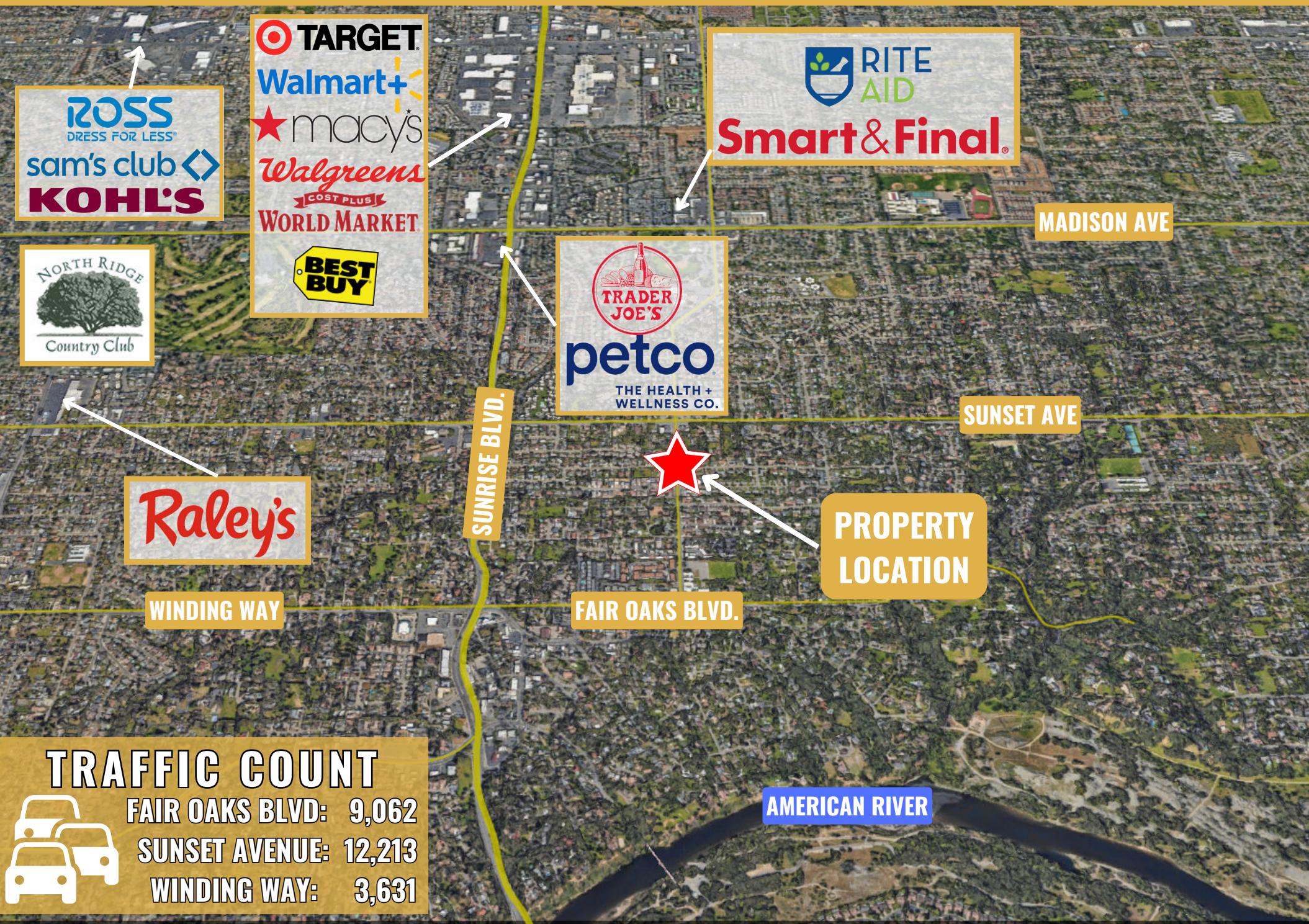
3D Tour   
Click Here



INTERIOR PICTURES



# AERIAL PHOTO



# 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

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



## 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



# CONTACT US!

## FOR MORE INFORMATION ABOUT THIS SUITE



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