

Winding Way Plaza

6715 WINDING WAY
FAIR OAKS, CA 95628

FOR LEASE



PROPERTY SUMMARY

Located on a bustling street in the heart of a charming neighborhood, this versatile space offers a minimum of 600 square feet, which can also be combined to create a spacious 1800 square foot unit. Each unit has undergone a recent remodel, ensuring a fresh and modern atmosphere for your business. The interiors have been tastefully updated with new paint, elegant flooring, and state-of-the-art restrooms. The property offers the convenience of individual restrooms within each unit, ensuring privacy and comfort for your team and customers.

- High-performing intersection with excellent visibility.
- Ample parking available
- Signage opportunities visible along a high-traffic street.
- Two Ingress/Egress Points.
- Excellent Visibility from Winding Way and Surrounding Businesses.

Building SqFt	2,700 SqFt
Year Built	1971
Lot Size (acres)	0.31
Parcel ID	239-0300-055-0000
Zoning Type	Commercial
County	Sacramento
Frontage	93.00 Ft
Coordinates	38.649342,-121.307401
Tax Amount	\$4,150.18



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Sacramento, CA 95864
Office: 916-995-9754
www.theteamsingh.com



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#6717	retail and Office	\$ 18.00 - 21.00 SF/Yr	NNN	600 SF	Negotiable
#6719	retail and Office	\$ 18.00 - 21.00 SF/Yr	NNN	600 SF	Negotiable
#6721	retail and Office	\$ 18.00 - 21.00 SF/Yr	NNN	600 SF	Negotiable



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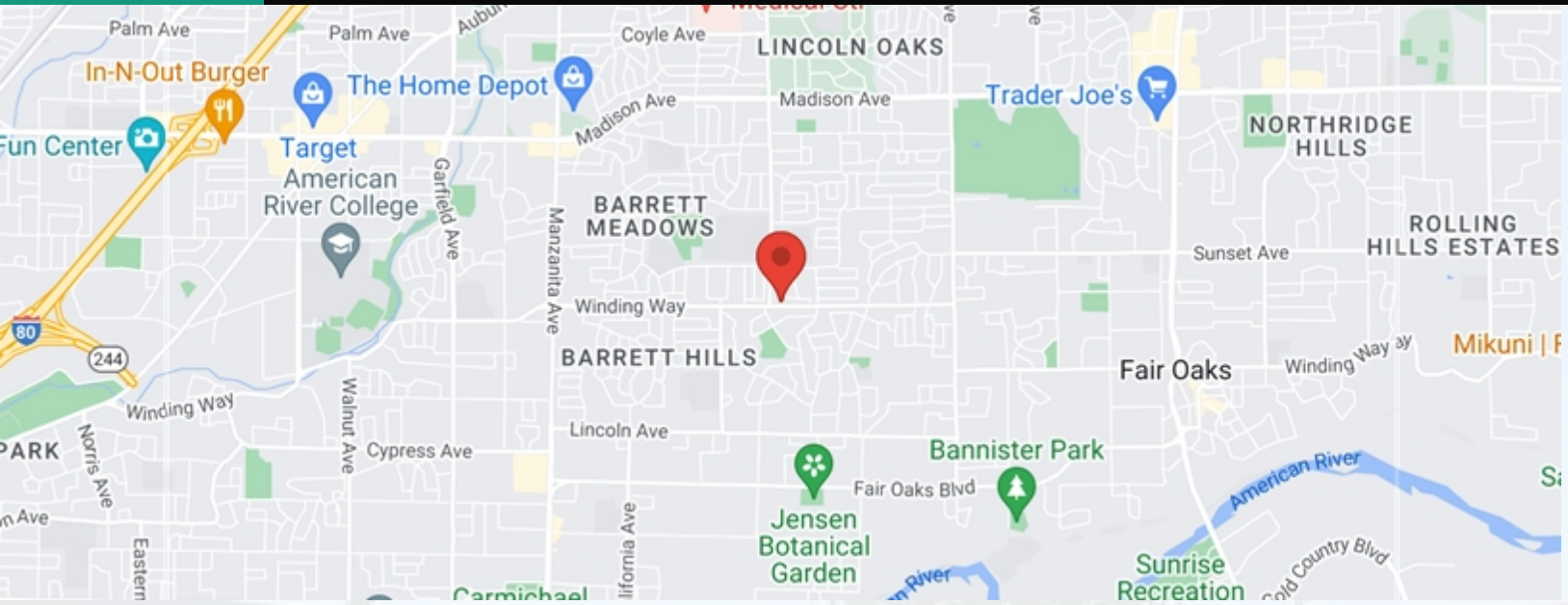


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,966	135,343	351,695
2010 Population	14,715	133,151	350,746
2022 Population	15,740	145,698	383,672
2027 Population	15,692	146,931	385,945
2022-2027 Growth Rate	-0.06 %	0.17 %	0.12 %
2022 Daytime Population	11,367	133,929	349,527

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,847	56,165	137,396
2010 Total Households	5,869	55,122	136,608
2022 Total Households	6,091	59,315	146,284
2027 Total Households	6,048	59,630	146,625
2022 Average Household Size	2.56	2.42	2.59
2022 Owner Occupied Housing	4,124	31,772	83,772
2027 Owner Occupied Housing	4,129	32,158	84,445
2022 Renter Occupied Housing	1,967	27,543	62,512
2027 Renter Occupied Housing	1,919	27,472	62,179
2022 Vacant Housing	192	2,382	5,217
2022 Total Housing	6,283	61,697	151,501

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	207	4,205	9,842
\$15000-24999	275	4,041	9,153
\$25000-34999	226	4,502	11,117
\$35000-49999	532	6,290	16,536
\$50000-74999	1,078	11,580	28,039
\$75000-99999	1,027	8,713	21,087
\$100000-149999	1,407	10,206	26,072
\$150000-199999	629	4,547	12,068
\$200000 or greater	711	5,231	12,366
Median HH Income	\$ 91,067	\$ 72,104	\$ 73,058
Average HH Income	\$ 121,474	\$ 101,869	\$ 102,027

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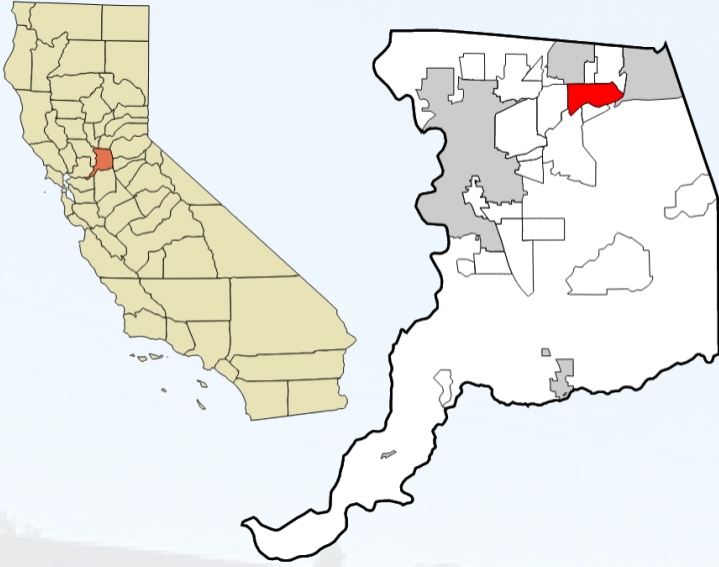


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CITY OF FAIR OAKS

COUNTY SACRAMENTO

AREA

CITY	11.2 SQ MI
LAND	10.8 SQ MI
WATER	0.5 SQ MI
ELEVATION	174 FT

POPULATION

POPULATION	32514
DENSITY	AUTO SQ MI



ABOUT FAIR OAKS

Fair Oaks is a census-designated place (CDP) in Sacramento County, California, United States. It is part of the Sacramento–Arden-Arcade–Roseville Metropolitan Statistical Area. The population was 32,514 at the 2020 census, up from 30,912 at the 2010 census.

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