

**FOR  
LEASE**

**5925 FAIR OAKS BLVD  
CARMICHAEL, CA**

**+/- 800 SF RETAIL SUITE**



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**ROME**  
REAL ESTATE GROUP

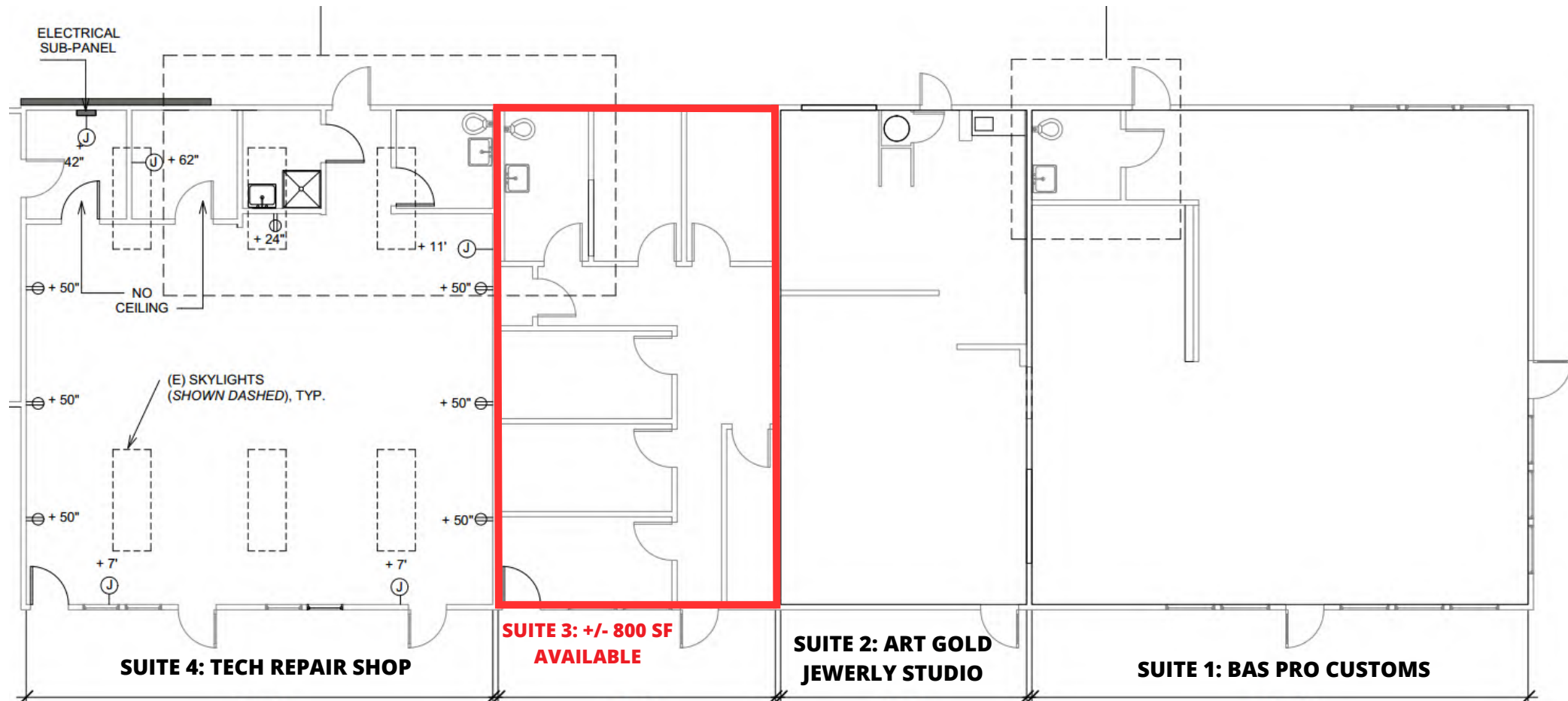
# PROPERTY DETAILS

- Well-maintained, attractive retail buildings.
- Great location fronting Fair Oaks Blvd with traffic counts of over 27,000 cars per day
- Strong demographics with an Average Household Income of over \$105,000 within 1 mile
- Prominent Monument Signage
- Available Covered Parking
- Gated Entrance to back suite
- Major Tenants/Attractions nearby include Walgreens, California Family Fitness, 99 Cent Only, Milagro Centre, and Ancil Hoffman Golf Course.

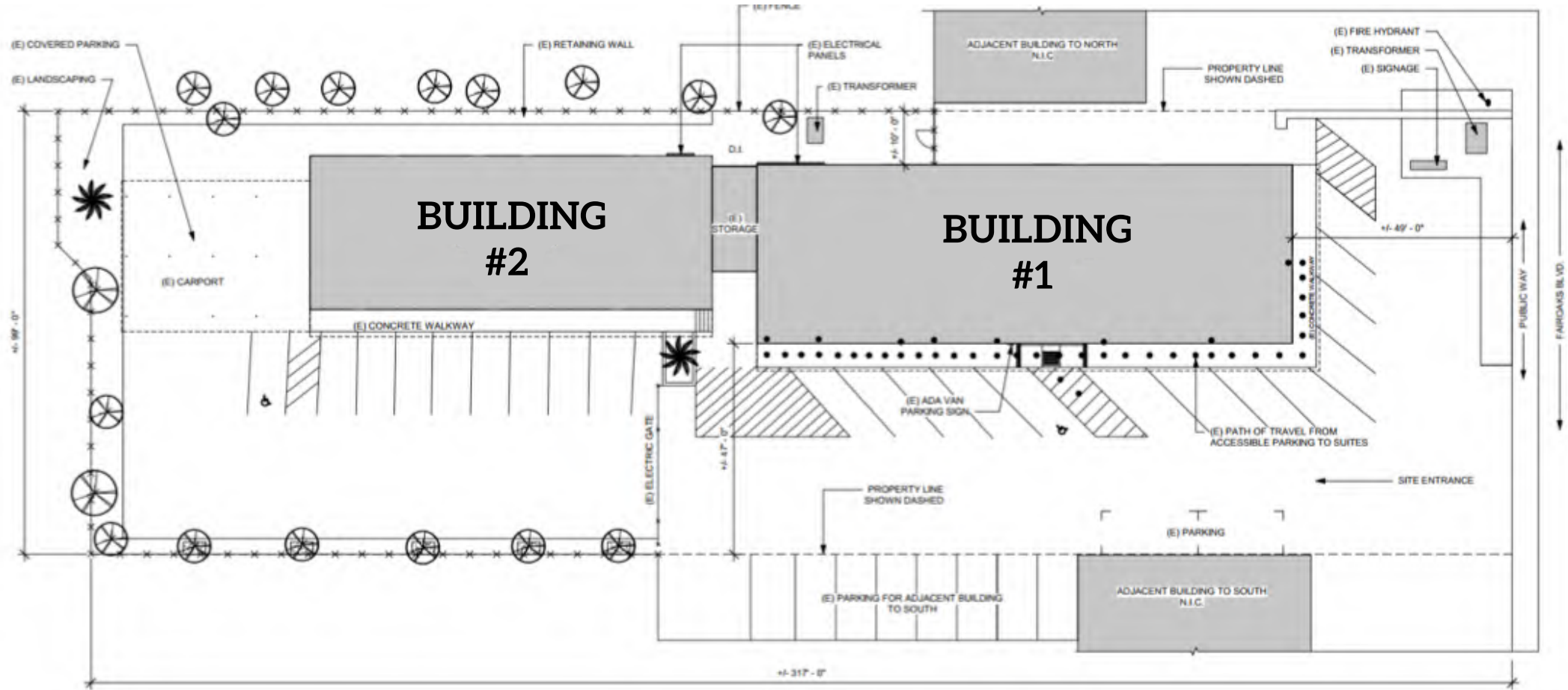
**SUITE 3\*** = **\$1,120.00** PER MONTH, PLUS NNN  
**NNN'S = \$0.26 PSF, PER MONTH**

+/- 800 SQ. FT. - \$1.40 PSF, NNN

# BUILDING #1 FLOOR PLAN



# SITE PLAN



# EXTERIOR PHOTOS

5925 FAIR OAKS BLVD  
CARMICHAEL, CA 95608



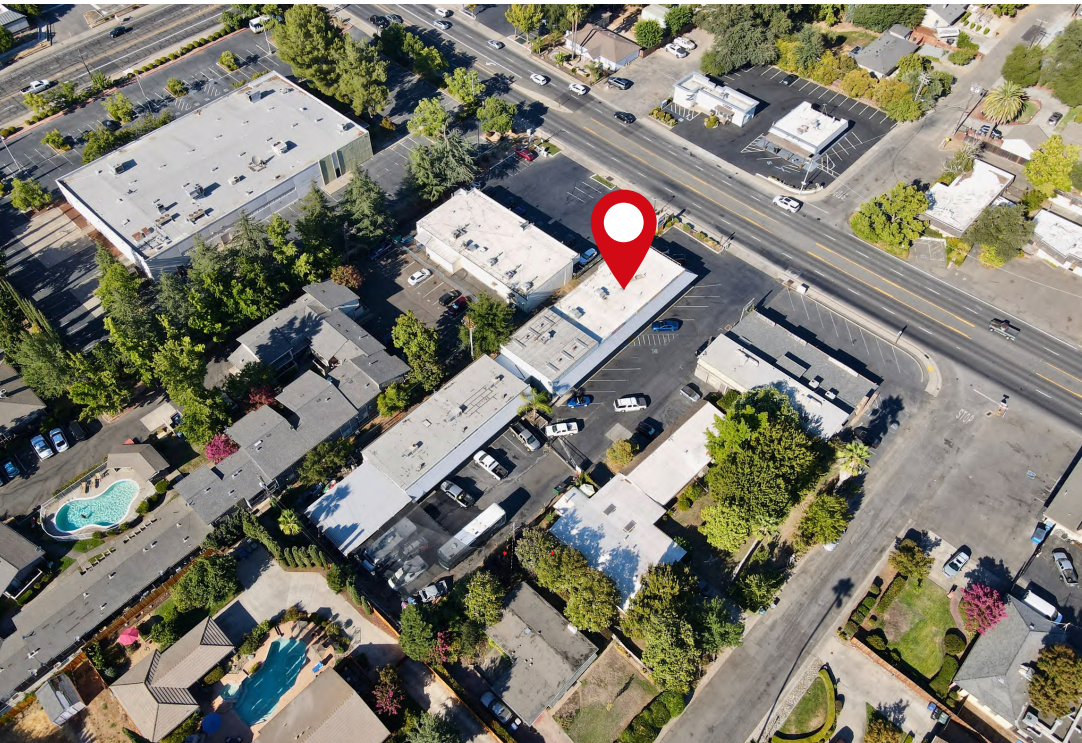
SIDE OF BUILDING



COVERED/GATED PARKING



# EXTERIOR PICTURES





Sunrise Blvd.



Fair Oaks Blvd



American River

PROPERTY LOCATION



Fair Oaks Blvd



VICINITY AERIAL

# DEMOGRAPHIC SUMMARY REPORT

5925 FAIR OAKS BLVD, CARMICHAEL, CA 95608



## POPULATION 2023 ESTIMATE

1-MILE RADIUS	13,373
3-MILE RADIUS	134,394
5-MILE RADIUS	348,270

## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$104,772.00
3-MILE RADIUS	\$96,896.00
5-MILE RADIUS	\$89,836.00



## POPULATION 2028 PROJECTION

1-MILE RADIUS	13,715
3-MILE RADIUS	137,484
5-MILE RADIUS	357,552

## HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS	\$72,549.00
3-MILE RADIUS	\$72,953.00
5-MILE RADIUS	\$67,517.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,417	100,302	250,057
BLACK	857	10,759	33,329
HISPANIC ORIGIN	1,908	23,823	69,976
AM.INDIAN & ALASKAN	175	1,838	5,466
ASIAN	945	11,180	31,267
HAWAIIAN/PACIFIC ISLAND	106	1,218	3,296
OTHER	874	9,098	24,856



# CONTACT US!

FOR MORE INFORMATION  
ABOUT THIS OFFICE SUITE



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