



SUNSET OAKS PLAZA

8910-8920 SUNSET AVE , FAIR OAKS, CA 95628

CHANDLER EDEN

530.788.3466

ceden@abornpowers.com

CaIDRE #02081848

RETAIL PROPERTY FOR LEASE

SUNSET OAKS PLAZA



PROPERTY HIGHLIGHTS

- 2nd Generation Salon Space
- Fully Built Out
- Current Lease Term Ends August 31, 2025
- Competitive Lease Rate
- Monument signage Available
- Easy Access to HWY 50
- Sublessor willing to sell salon equipment to new Tenant

OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (NNN)
Available SF:	1,618 SF
Building Size:	16,404 SF

SPACES	LEASE RATE	SPACE SIZE
8920 - Suite B - 2nd Gen Salon	\$1.10 SF/month	1,618 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,998	74,042	224,553
Average age	45.9	41.8	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,687	30,078	86,898
Average HH income	\$108,173	\$95,262	\$88,200
Average house value	\$489,335	\$416,840	\$424,546

** Demographic data derived from 2010 US Census and 2018/2019 Costar Data*

TRAFFIC	CARS PER DAY
Hazel	+/- 38,494

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