

10425 FAIR OAKS BOULEVARD  
FAIR OAKS, CA

**FIRST TIME TO MARKET**

# Historically High Occupancy Medical/Dental Investment

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# Executive Summary

## *Fair Oaks Dental Village*

### THE OFFERING

Colliers is pleased to exclusively offer the rare opportunity to purchase 10425 Fair Oaks Blvd (the "Property"), a two story, 12,005-square-foot, medical office building near the center of the Fair Oaks Village. Named Fair Oaks Dental Village, the building was originally built by the Seller and has never been on the market for sale. Built with dental/medical uses in mind, the Property consists of 8 dental/medical suites, is equipped with an elevator, centralized compressor and vacuum systems, along with a built-in Panoramic X-ray machine.

Geographically located along Fair Oaks Blvd near Sunrise Blvd, the Property offers convenient access to Fair Oaks, Gold River, Orangevale, and Carmichael. With strong demographics in Fair Oaks, medical tenants can benefit from a higher percentage of private pay patients.

### PROPERTY *DETAILS*

- Address: 10425 Fair Oaks Blvd, Fair Oaks, CA 95628
- Gross Land Size: 43,560 SF (1.00 Acre)
- Building Size: 12,005 SF
- Year Built: 1984
- 82 surface parking spaces (6.60 spaces per 1,000 SF)
- SPA- Special Planning Area Zoning



### PURCHASE *SUMMARY*

<b>Revised Price</b>	\$2,795,000
<b>NRA</b>	12,005 SF
<b>Year 1 NOI</b>	\$181,862   6.5% CAP
<b>Year 2 NOI</b>	\$255,292   8.65% CAP
<b>Current Occupancy</b>	74%



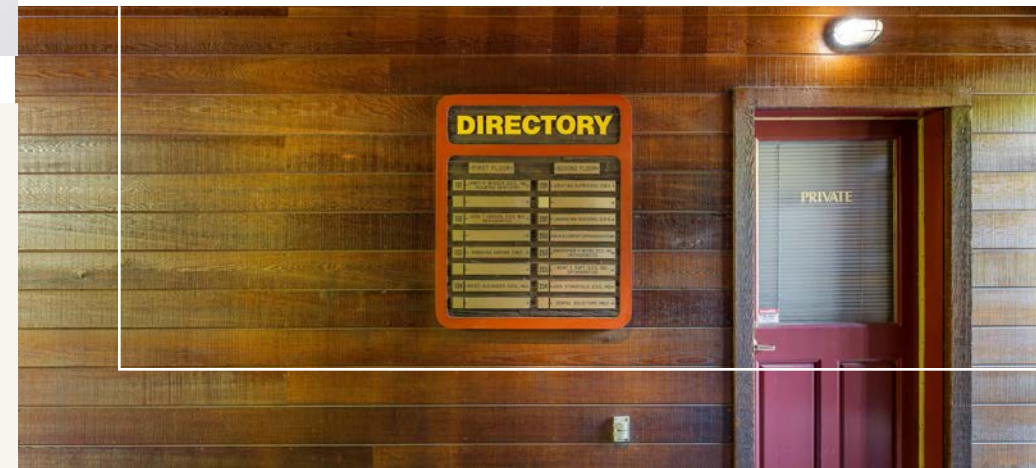
# Property Overview

- Foundation/Structure: Building on raised foundation with small equipment rooms on concrete slab
- Exterior Walls/Windows: The exterior walls are steel, wood frame, and glass
- Heating & Cooling (HVAC): 5-ton HVAC units with rooftop-mounted condensers
- Secured Central Courtyard
- Fire/Life Safety/ Sprinklers :Yes
- Elevators and Stairs: Equipped with an elevator and a stairwell at both the west and east end of the building
- Roof: Comprised of a pitched shingle roof, replaced in 2003 with 40-year shingles, and a flat TPO roof for added durability
- Paint: The entire building was repainted in 2024



# Investment Highlights

- First Time on Market Purchase Opportunity
- Pride of Ownership with recent Capital Improvements
- Prominent Location with Excellent Accessibility and Visibility
- “Sticky” Dental/Medical tenants with remaining lease term
- Historically High Occupancy
- Separately Metered Suites for Utilities





# Location Overview & Demographics



# Where Fair Oaks *Moves*

10425 Fair Oaks Boulevard is ideally located in the heart of Fair Oaks, positioned along one of the area's main commercial corridors with excellent visibility and access. Surrounded by a mix of residential neighborhoods, established medical and dental offices, and retail amenities, the property benefits from strong daily traffic and proximity to major thoroughfares like Sunrise Boulevard and Highway 50. Its location within the well-known Fair Oaks Dental Village makes it especially attractive for medical or professional office users looking to serve a growing, community-oriented population in a highly accessible suburban setting.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2025 Total Population</b>	<b>8,855</b>	<b>106,669</b>	<b>293,672</b>
<b>2025 Households</b>	<b>3,860</b>	<b>43,433</b>	<b>115,710</b>
<b>2025 Families</b>	<b>2,358</b>	<b>27,250</b>	<b>72,350</b>
<b>Median Household Income</b>	<b>\$108,450</b>	<b>\$99,327</b>	<b>\$91,610</b>
<b>Median Home Value</b>	<b>\$713,661</b>	<b>\$624,916</b>	<b>\$580,991</b>
<b>Median Age</b>	<b>46.1</b>	<b>42.9</b>	<b>41.0</b>



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