

**FOR
SALE**

**7547 SUNSET AVE,
FAIR OAKS, CA**

+/- 1,446 SF OFFICE BUILDING

ON A +/- 15,813 SF PARCEL OF LAND

**BUILDING IS FULLY OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS**

**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

7547 SUNSET AVE

FOR SALE:
\$500,000

BUILDING SIZE:
+/- 1,446 SQ.FT

LOT SIZE:
+/- 15,813 SQ.FT

TRAFFIC COUNTS:

@ Sunset Ave and San Juan Ave: 20,660 cars per day



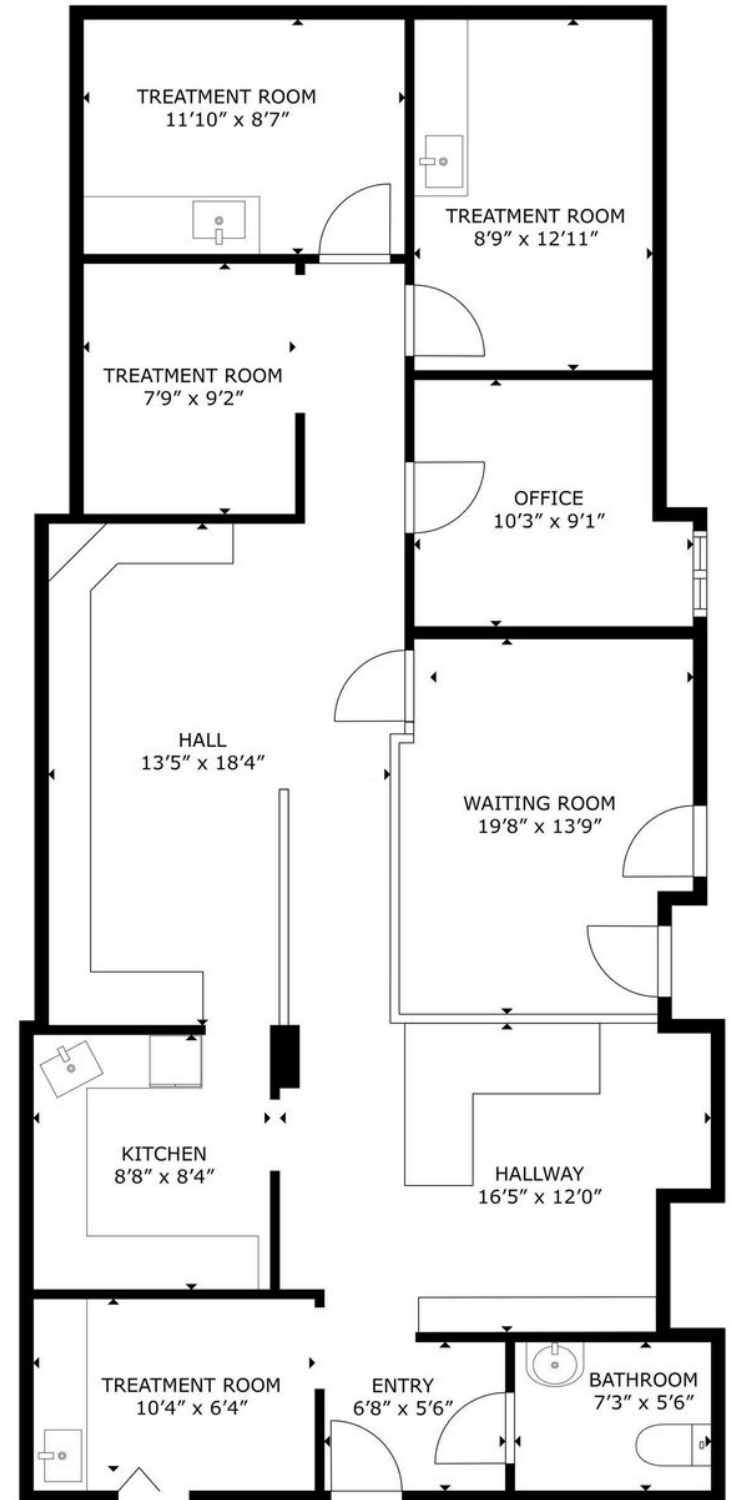
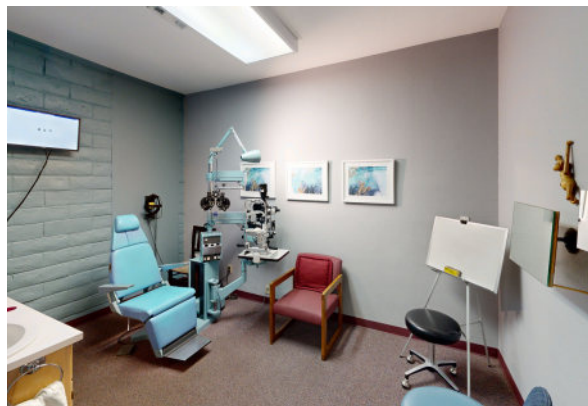
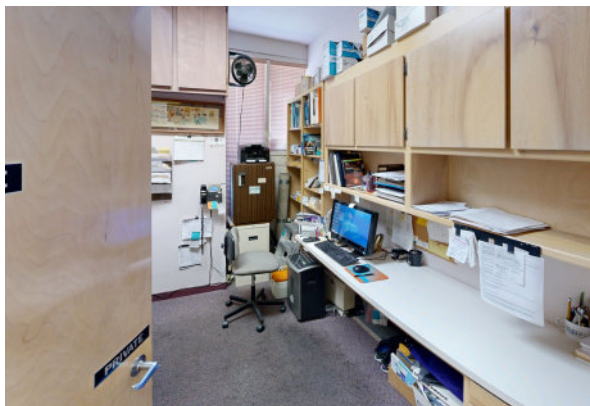
- **Small Office Building With Yard:** currently built out as an optometrist practice. Occupied by Owner User for decades.
- **Favorable Demographics:** Situated in a densely populated area with strong, favorable demographics. Avg. HH Income over \$110K within 1 mile radius.
- **High Visibility and Traffic:** Boasts excellent visibility and high traffic counts due to its location.
- **Convenient Location:** Ideally located off of the intersection of San Juan Ave and Sunset Ave. Just outside of the Northridge Country Club and the surrounding residential development.

FLOOR PLAN - 7547 SUNSET AVE

BUILDING SIZE:

+/- 1,446 SQ.FT

**3-D Tour
Click Here** 





EXTERIOR PICTURES



AERIAL



INTERSTATE CALIFORNIA 80

petco
DOLLAR TREE
GROCERY OUTLET
bargain market

Sams CLUB
KOHL'S
ROSS
DRESS FOR LESS
Burlington

Shell
CHUCK & CHEESE'S
BIG 5
SPORTING GOODS
Firestone

Party City
SPROUTS
FARMERS MARKET
Pizza Hut
RITE AID
Marshalls
Staples

SAN JUAN AVE

GREENBACK LN

99c only STORES
CRUNCH

CENTURY THEATRES

Dignity Health
Mercy San Juan Medical Center

SAFEWAY
CVS pharmacy

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

AUBURN BLVD.

NORTH RIDGE
Country Club

Sunrise MALL
JCPenney
macys

MADISON AVE

THE HOME DEPOT
FALLAS
Walmart+
PET SMART

Raley's
planet fitness
T
Goodwill

ARCO
DUTCH BROS

PROPERTY LOCATION

SUNRISE BLVD.

DEMOGRAPHIC SUMMARY REPORT

7547 SUNSET AVE, FAIR OAKS, CA 95628



POPULATION

2023 ESTIMATE

1-MILE RADIUS 14,228
3-MILE RADIUS 137,442
5-MILE RADIUS 365,609

POPULATION

2028 PROJECTION

1-MILE RADIUS 14,516
3-MILE RADIUS 140,766
5-MILE RADIUS 374,155



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$110,257.00
3-MILE RADIUS \$96,247.00
5-MILE RADIUS \$92,083.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS \$91,230.00
3-MILE RADIUS \$75,429.00
5-MILE RADIUS \$71,744.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,097	110,256	284,313
BLACK	396	7,271	23,794
HISPANIC ORIGIN	1,722	21,687	65,523
AM. INDIAN & ALASKAN	140	1,733	5,102
ASIAN	665	8,386	25,433
HAWAIIAN/PACIFIC ISLAND	92	941	2,769
OTHER	838	8,855	24,199

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS PROPERTY



Chase Burke

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