

**FOR
LEASE**

**10940 FAIR OAKS BLVD,
FAIR OAKS, CA**

+/- 992 - 1,482 SF RETAIL SUITES AVAILABLE



**3-D Tour
Click Here**



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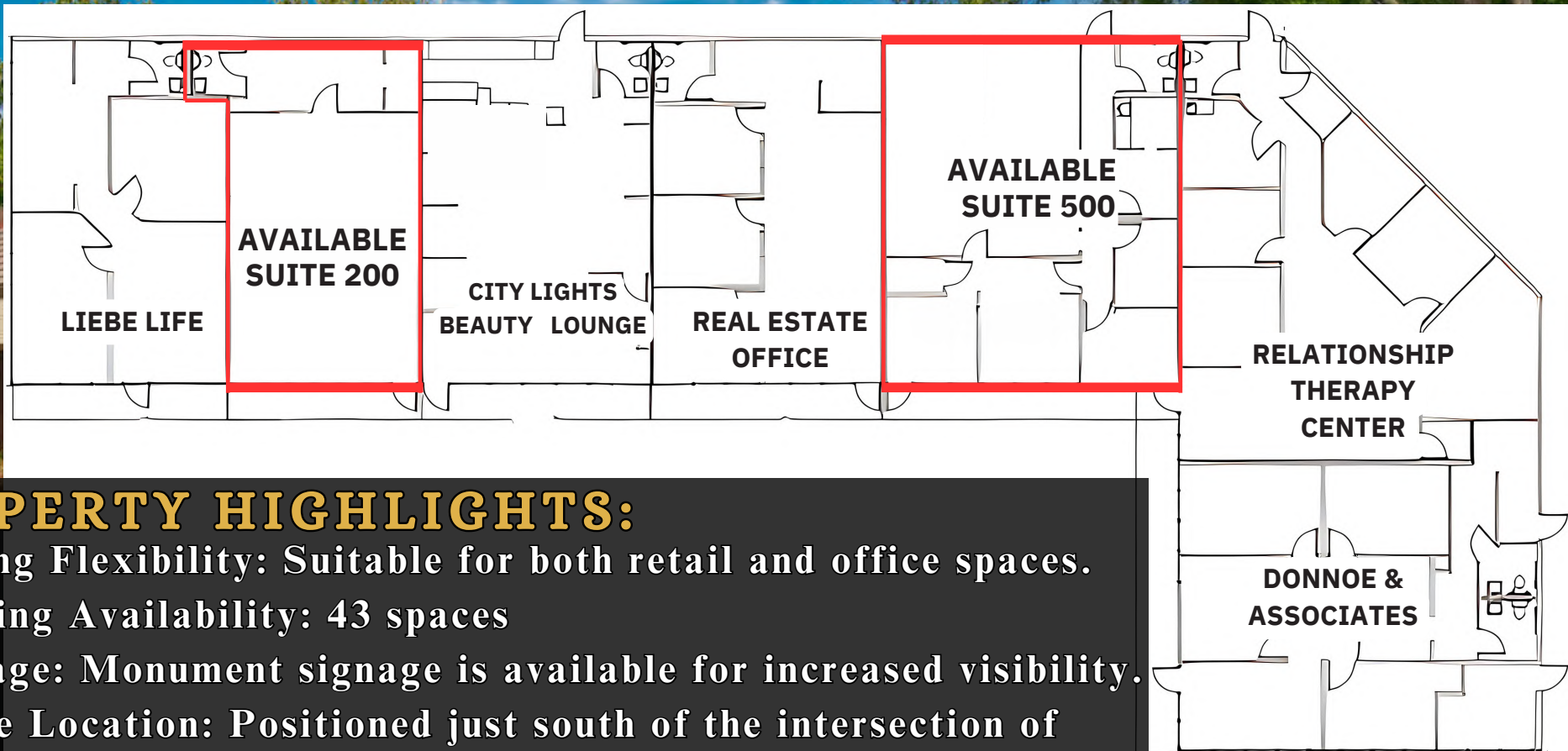
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ROME
REAL ESTATE GROUP

WOODMONT PLAZA

SUITES	SIZE	LEASE RATE	NOTES
200	+/- 992 SF	\$1.25 PSF, NNN (\$0.59 PSF NNN)	Former retail space available for lease.
500	+/- 1,482 SF	\$1.25 PSF, NNN (\$0.59 PSF NNN)	Former church space available for lease.



PROPERTY HIGHLIGHTS:

- **Zoning Flexibility:** Suitable for both retail and office spaces.
- **Parking Availability:** 43 spaces
- **Signage:** Monument signage is available for increased visibility.
- **Prime Location:** Positioned just south of the intersection of Sunset Avenue and Fair Oaks Boulevard, ideal for businesses that benefit from established residential areas.
- **Landscaping:** Features attractive, mature landscaping.
- **Nearby Community:** One block away from the newly developed 17-home Woodmont gated community.

FLOOR PLAN - SUITE 200

3-D Tour
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INTERIOR
PICTURES

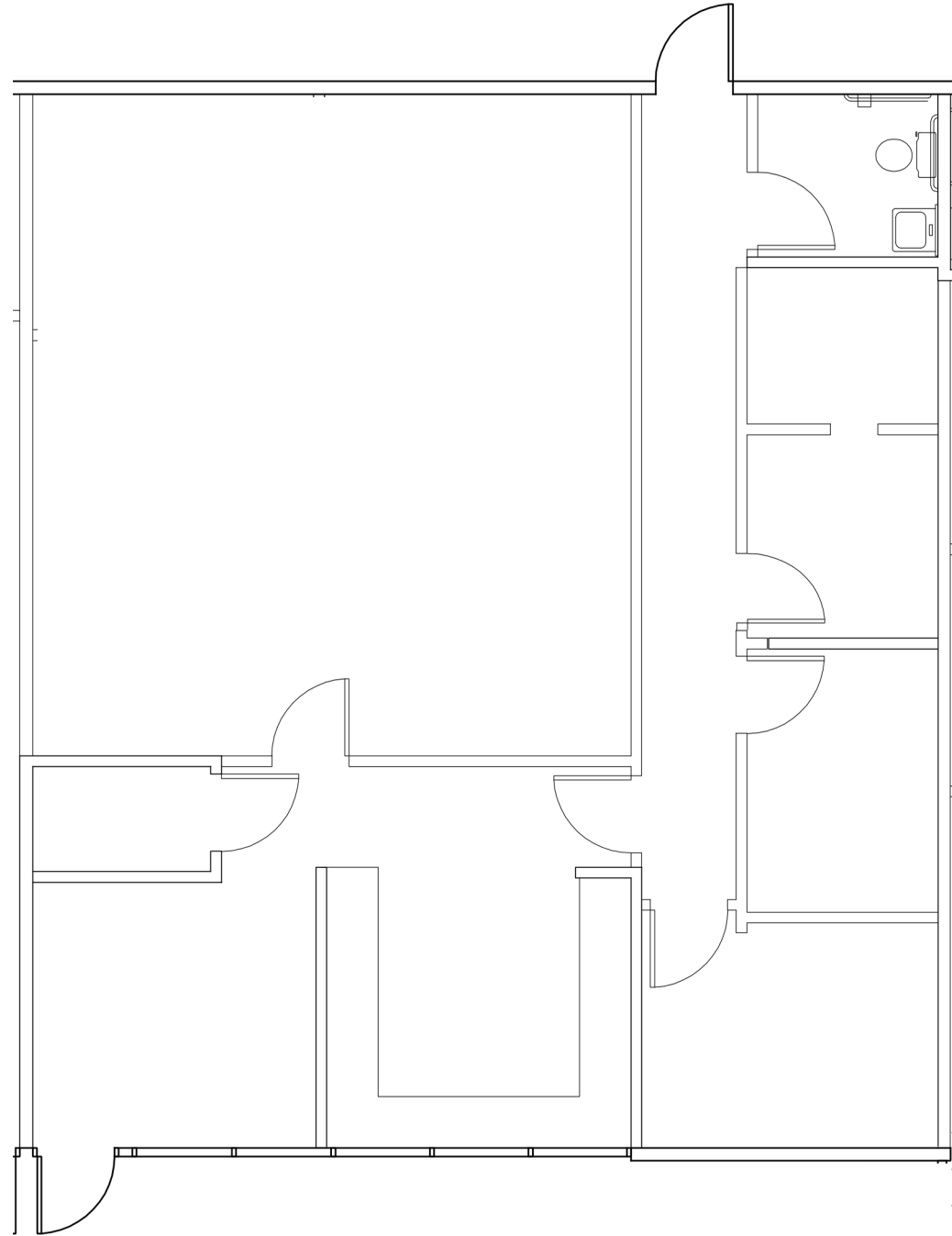
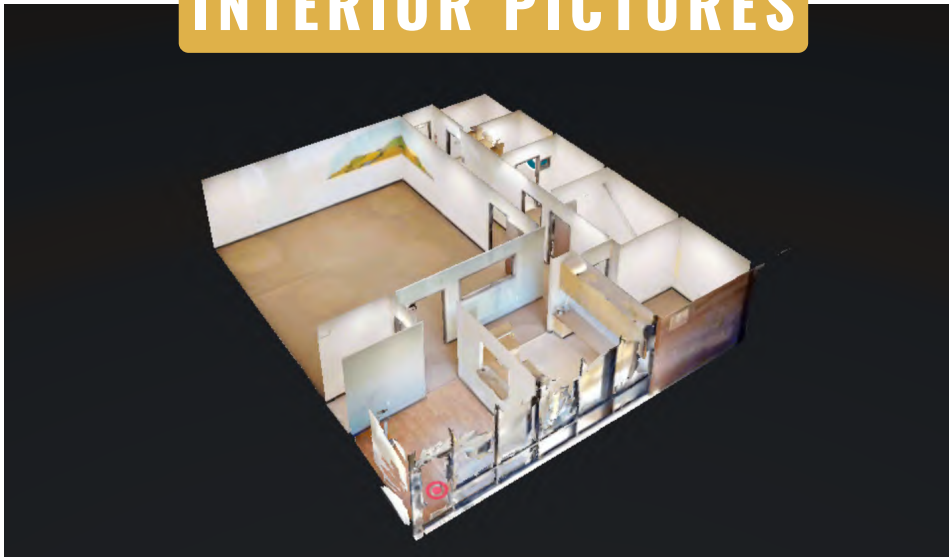


FLOOR PLAN - SUITE 500

3-D Tour
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INTERIOR PICTURES



AERIAL PHOTO

ROSS
DRESS FOR LESS™
sam's club
KOHL'S

TARGET
Walmart+
macy's
Walgreens
COST PLUS
WORLD MARKET
BEST BUY

RITE AID
Smart & Final

NORTH RIDGE
Country Club

TRADER JOE'S
petco
THE HEALTH + WELLNESS CO.

Raley's

PROPERTY LOCATION

WINDING WAY

SUNRISE BLVD.

MADISON AVE

SUNSET AVE

FAIR OAKS BLVD.

AMERICAN RIVER

TRAFFIC COUNT



FAIR OAKS BLVD: 9,062
SUNSET AVENUE: 12,213
WINDING WAY: 3,631

DEMOGRAPHIC SUMMARY REPORT

10940 FAIR OAKS BLVD, FAIR OAKS, CA 95628



POPULATION

2023 ESTIMATE

1-MILE RADIUS	11,345
3-MILE RADIUS	114,825
5-MILE RADIUS	289,773

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$125,936.00
3-MILE RADIUS	\$106,127.00
5-MILE RADIUS	\$97,055.00



POPULATION

2028 PROJECTION

1-MILE RADIUS	11,629
3-MILE RADIUS	117,536
5-MILE RADIUS	296,535

HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS	\$93,941.00
3-MILE RADIUS	\$82,936.00
5-MILE RADIUS	\$76,223.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,668	93,865	231,101
BLACK	325	4,512	14,679
HISPANIC ORIGIN	1,272	17,127	46,058
AM. INDIAN & ALASKAN	124	1,355	3,722
ASIAN	557	7,763	20,392
HAWAIIAN & PACIFIC ISLAND	21	663	1,863
OTHER	650	6,668	18,015

CONTACT US!

FOR MORE INFORMATION ABOUT THESE SUITES



Chase Burke

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