



Colliers



Owner/User Sale or Lease Opportunity | 7300 & 7310 Fair Oaks Boulevard, Carmichael, CA

Remodel Coming Soon!

Office/Medical/Retail/Restaurant | Excellent Fair Oaks Boulevard Exposure

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The Opportunity

Colliers is pleased to present this opportunity to acquire 7300 and 7310 Fair Oaks Boulevard which together comprise a ±11,044 SF freestanding office/retail building located in the Carmichael, CA.

The two properties are located at the corner of Fair Oaks Boulevard and Sutter Avenue in the heart of Carmichael. The location is visible to 45,000 cars passing daily. The site is well parked and plans to remodel the exterior have already been drawn. The buildings currently have two tenants that could potentially provide income to a purchaser.

There are a number of scenarios available for sale or lease:

1. Purchase and occupy a portion of the buildings.
2. Lease a portion of the building.
3. Purchase and lease the buildings.
4. Purchase and occupy just one of the buildings.

Investment Highlights

- Sales Price Restaurant Building : \$600,000
- Sales Price Entire Project: \$1,600,000
- Up to ±11,044 SF available for lease or owner/user
- Excellent Fair Oaks Boulevard exposure
- Suitable for office, medical, dental, and retail
- Monument and building signage available
- New roof on retail portion of building
- 5/1,000 parking

Property Rendering



Parcel Map



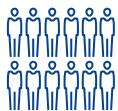


*Photos are hypothetical examples only.

Property Details

Property Address	7300 & 7310 Fair Oaks Boulevard Carmichael, CA
Property Size	±11,044 SF
Parking	46

Area Demographics (2021)



Total Population
1 mile: 14,871
3 miles: 133,484
5 miles: 358,774



Daytime Population
1 mile: 14,654
3 miles: 121,942
5 miles: 351,420

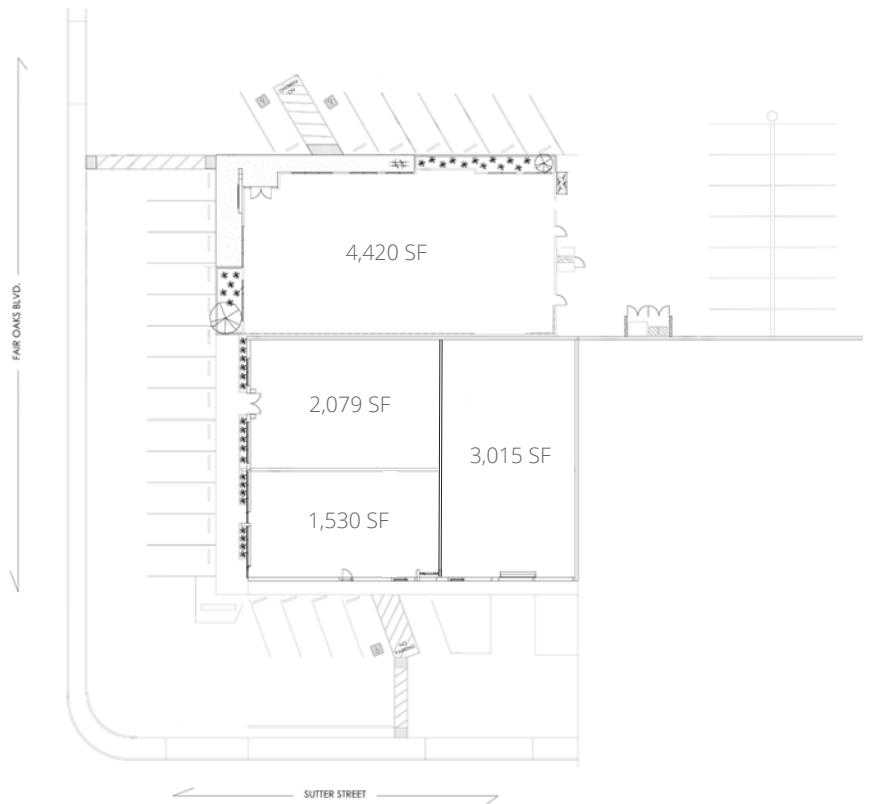


Avg. HH Income
1 mile: \$89,641
3 miles: \$91,368
5 miles: \$88,274



Average Daily Traffic
Fair Oaks Boulevard: 44,788
Manzanita Avenue: 32,441
Cypress Avenue: 16,439

Site Plan





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