

# 4944

SUNRISE BLVD.

Fair Oaks, CA

Available  
"Your Name Here"

4944

FOR SALE | MEDICAL OFFICE BUILDING

OWNER USER OPPORTUNITY!!

**JERDE**

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RE MAX Commercial

**4944 SUNRISE BLVD.**



***JERDE***

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**RE/MAX COMMERCIAL**  
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# 4944 SUNRISE BLVD.



# THE OPPORTUNITY

<b>+/- 13,540 SF</b>	<b>UNDERGROUND</b>	<b>+/- 7,518 SF</b>	<b>\$3,199,999</b>
<b>BUILDING</b>	<b>PARKING</b>	<b>AVAILABLE FOR USER</b>	<b>PURCHASE PRICE</b>

We are excited to introduce 4944 Sunrise Blvd., a medical office building situated in Fair Oaks, CA. This multi-tenant property features an underground parking garage, ensuring secure and cool car storage, along with easy access to plumbing, reducing improvement costs. Spanning approximately 13,540 square feet, the building is conveniently located near the vibrant Sunrise Marketplace Corridor, surrounded by professional offices, high-density apartments, and single-family homes, with quick access to dining and shopping venues. Its prime location offers excellent visibility and accessibility for both tenants and visitors. The modern design of 4944 Sunrise Blvd. creates a professional and inviting environment suitable for various medical practices and businesses.



## PROPERTY DETAILS

**ADDRESS:** 4944 FAIR OAKS BLVD.,  
FAIR OAKS, CA 95630

**APN:** 244-0360-017

**COUNTY:** SACRAMENTO COUNTY

**BUILDING SIZE:** +/- 13,540 SF

**BUILDING TYPE:** MEDICAL / OFFICE

**STORIES:** ONE (1) INCLUDES PARKING GARAGE

**PARCEL SIZE:** 1.18 ACRES

**YEAR BUILT:** 1994

**ZONING:** BP

**PARCEL SIZE:** 1.18 ACRES

**YEAR BUILT:** 1994

**NEW ROOF RECENTLY INSTALLED**  
**SECURED & COVERED PARKING W/ 38 STALLS**  
**MONUMENT AND BUILDING SIGNAGE**  
**TWO CELL TOWERS BRING ADDED INCOME**  
**EXTENSIVE PLUMBING THROUGHOUT THE BUILDING**  
**STRONG IDENTITY ON SUNRISE BLVD.**

# 4944 SUNRISE BLVD.



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# BUILDING LOCATION

<b>MODERN</b>	<b>40+</b>	<b>THRIVING</b>	<b>100</b>
<b>CONVENIENCES</b>	<b>NEARBY AMENITIES</b>	<b>ECONOMIC HUB</b>	<b>RESTAURANTS</b>

Fair Oaks, a charming enclave nestled in California's heart, boasts a rich history dating back to its agricultural roots. Once a thriving farming community, it has blossomed into a vibrant town with a strong sense of community. Today, Fair Oaks offers a delightful blend of old-world charm and modern amenities. Explore the historic downtown area with its unique shops and restaurants, or immerse yourself in outdoor adventures at nearby Folsom Lake. This captivating town promises a peaceful yet exciting lifestyle. Wander through the tree-lined streets, where each corner reveals a new story waiting to be told. The annual Fair Oaks Chicken Festival, a beloved local tradition, brings the community together with live music, delicious food, and, of course, the iconic chickens that roam freely around the town square.

## THE FAIR OAKS SUBMARKET

The Fair Oaks Village offers a delightful escape, with its tree-lined streets, community events, and a strong sense of small-town camaraderie. Beyond its historic charm, Fair Oaks provides easy access to outdoor recreation, excellent schools, and modern conveniences, making it an appealing destination for families and professionals alike.

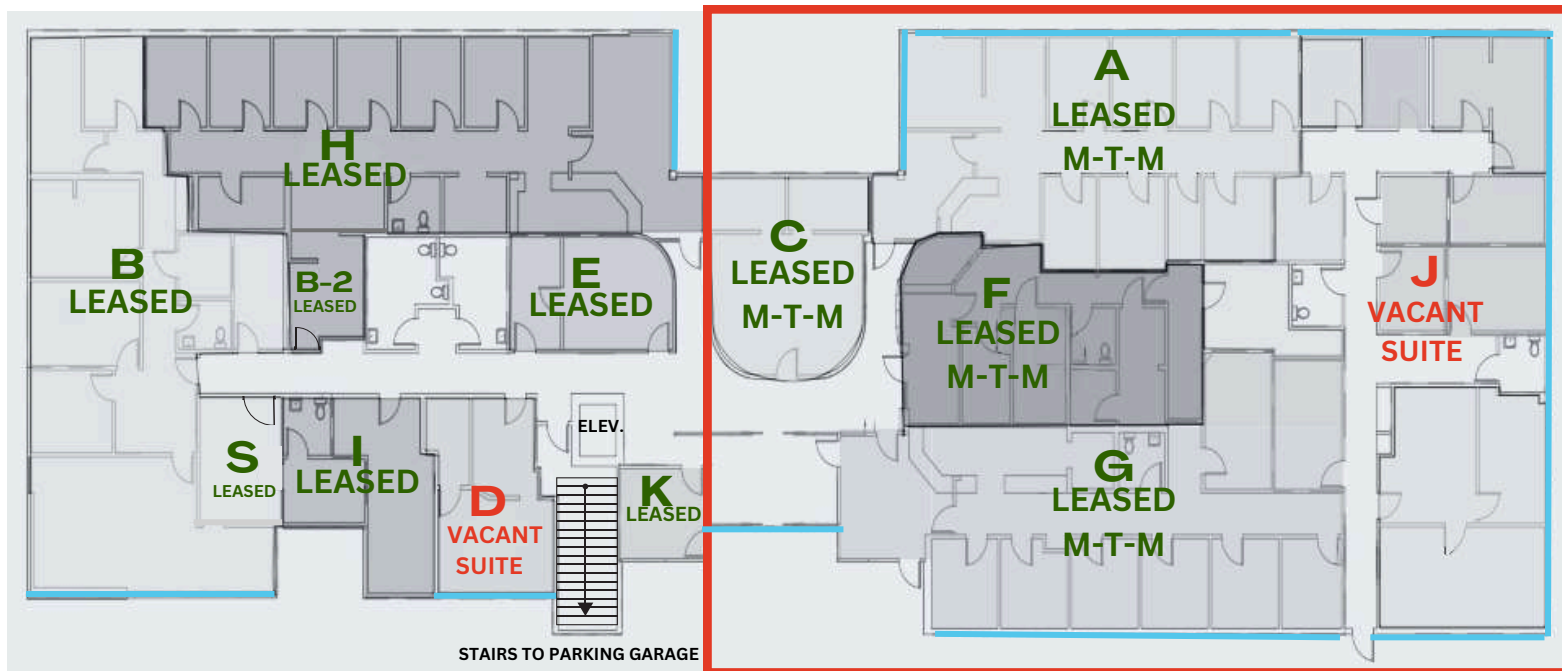
Families can often be seen strolling through the local farmers' market, where fresh produce and homemade goods are abundant, fostering a sense of community and support for local businesses. The village park, with its expansive green spaces and well-maintained playgrounds, is a favorite spot for picnics and outdoor gatherings, while the nearby river trails offer picturesque routes for hiking and biking enthusiasts.



# SUITES

+/- 7,518 SF

← SUNRISE BLVD. →



INCOME IN PLACE

OWNER USER OPPORTUNITY

+/- 7,518 RSF

# INCOME & EXPENSES

## +/- 13,540 SF

SUITE	+/- SF	ANNUAL INCOME
A	1,617 SF	\$24,000
B	2,000 SF	\$32,400
C	564 SF	\$8,400
D	454 SF	VACANT
E	374 SF	\$9,600
F	1,167 SF	VACANT
G	1,773 SF	\$42,000
H	2,063 SF	\$45,600
I	284 SF	\$9,600
J	3,069 SF	VACANT
K	154 SF	\$4,800
S	154 SF	\$4,800
B2	154 SF	\$4,800
<b>TOTAL</b>		<b>\$186,000</b>

ANNUAL EXPENSES	
TAXES	\$ 20,000
INSURANCE	\$ 6,000
LAND SCP.	\$ 7,800
JANITORIAL	\$ 3,000
SECURITY	\$ 3,600
<b>TOTAL</b>	<b>\$ 40,400</b>

### CELL TOWER ANNUAL INCOME:

AT&T: \$22,800

T-Mobile: \$15,600

- ALL EXISTING LEASES ARE ON FLEXIBLE TERMS.



# NEARBY AMENITIES

Popular amenities near 4944 SUNRISE BLVD. (PARTIAL LIST)



