

An aerial photograph of Fair Oaks, California, showing a dense residential area with a grid of streets, green spaces, and a winding river. A white rectangular text box is centered over the image.

9641

**FAIR OAKS
BOULEVARD**

FAIR OAKS | CA

FOR GROUND LEASE

EXECUTIVE SUMMARY

9641
FAIR OAKS
BOULEVARD
FAIR OAKS | CA

PROPERTY OVERVIEW

9641 Fair Oaks Boulevard is strategically located at the northwest corner of the signalized intersection of Fair Oaks Boulevard and New York Avenue. This prime location is perfect for a variety of developments, including restaurants, urgent care units, office buildings, mixed-use constructions, or quick-service restaurants. Fair Oaks boasts a mix of professional commercial buildings, small retailers, and residential establishments, underscoring its potential.

The parcel is in proximity to the Fair Oaks' town center, famously known as Old Fair Oaks Village. This center is currently undergoing extensive renovations under the Measure J project, which includes the addition of a new Veterans Memorial Amphitheater in Park Plaza. Additionally, essential utilities like sewer and water are readily available adjacent to the property.

PROPERTY HIGHLIGHTS

- Zoned Light Commercial (LC).
- Fully-signalized intersection.
- Surrounded by a mix of retail, restaurants, services, and residential.
- $\pm 22,000$ average daily traffic counts.
- Available for ground lease.
- Contact broker for pricing.



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REALTY
RESOURCES
MEMBER



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PROPERTY PHOTOS

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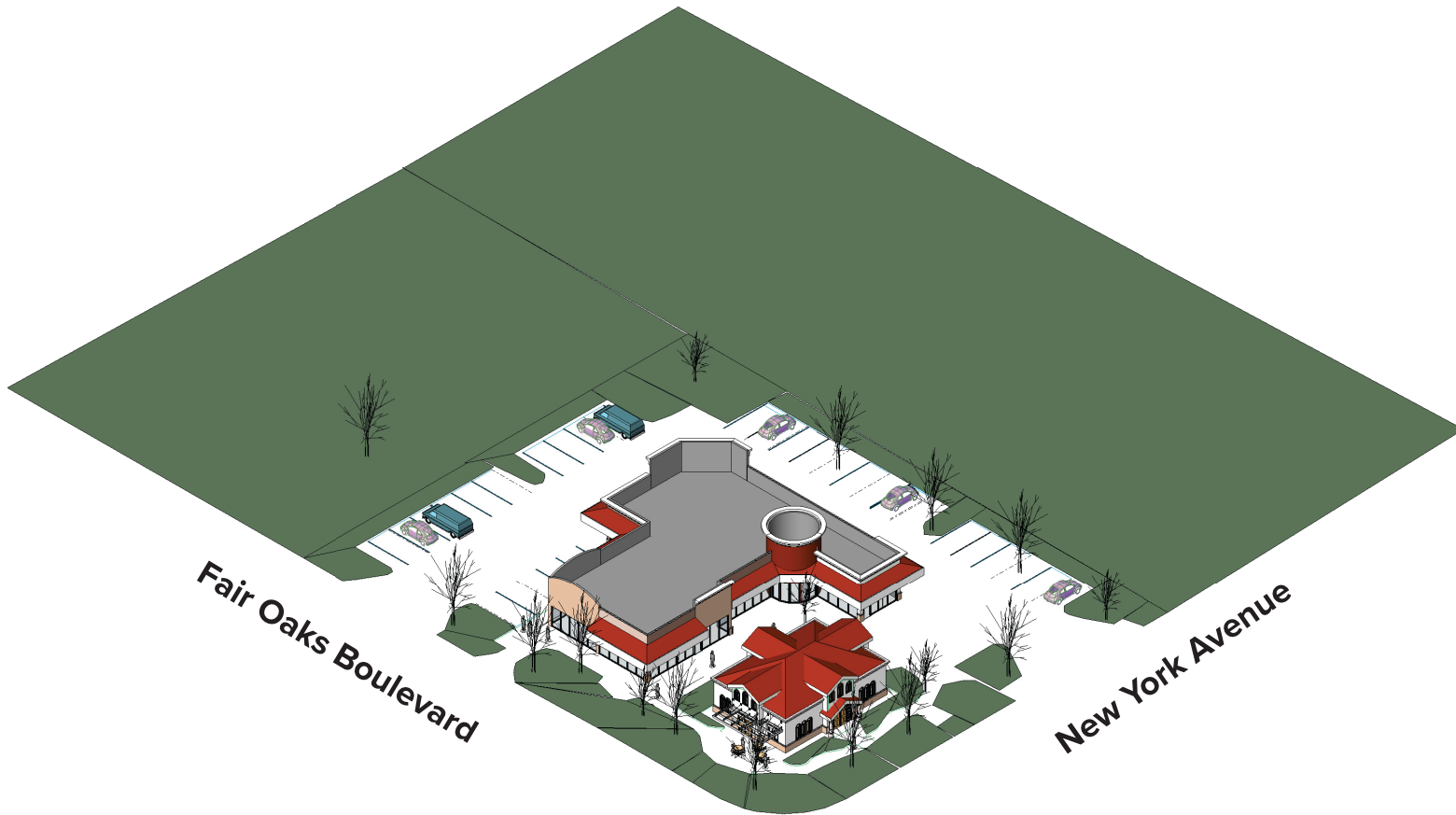
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CONCEPTUAL RENDERING

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MEASURE J

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OVERVIEW

In November of 2018 the residents of Fair Oaks Recreation & Park District (FORPD) passed Measure J a \$26.9 Million Dollar General Obligation Bond which will help fund major projects that will improve and expand the services provided by FORPD.

The four major projects identified in the Measure J's ballot language are:

- Construction of two new softball fields at Phoenix Park including parking expansion and traffic flow improvements.
- District wide projects that will improve the safety of park users, new park development and protection of open space.
- Renovation and improvements to Village Park, Fair Oaks Community Clubhouse, Veteran's Memorial Amphitheater, and the addition of the Fair Oaks Village Park Community Center. The project includes additional parking, pedestrian circulation and improved access for visitors with a disability (ADA Improvements).



Source: [Fair Oaks Recreation & Park District](#)

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LOCAL AREA

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**FAIR OAKS
APARTMENTS**

**9641
FAIR OAKS
BOULEVARD**
FAIR OAKS | CA

jiffylube

**FAIR OAKS
RECREATION &
PARK DISTRICT**

**FAIR OAKS CREST
APARTMENTS**

**FAIR OAKS
ECOHOUSING**

**98HUNDRED
APARTMENTS**

**PARK PLACE
APARTMENTS**

Cycle Bobo
since 1958

CARMELITAS
KITCHEN & BREAD

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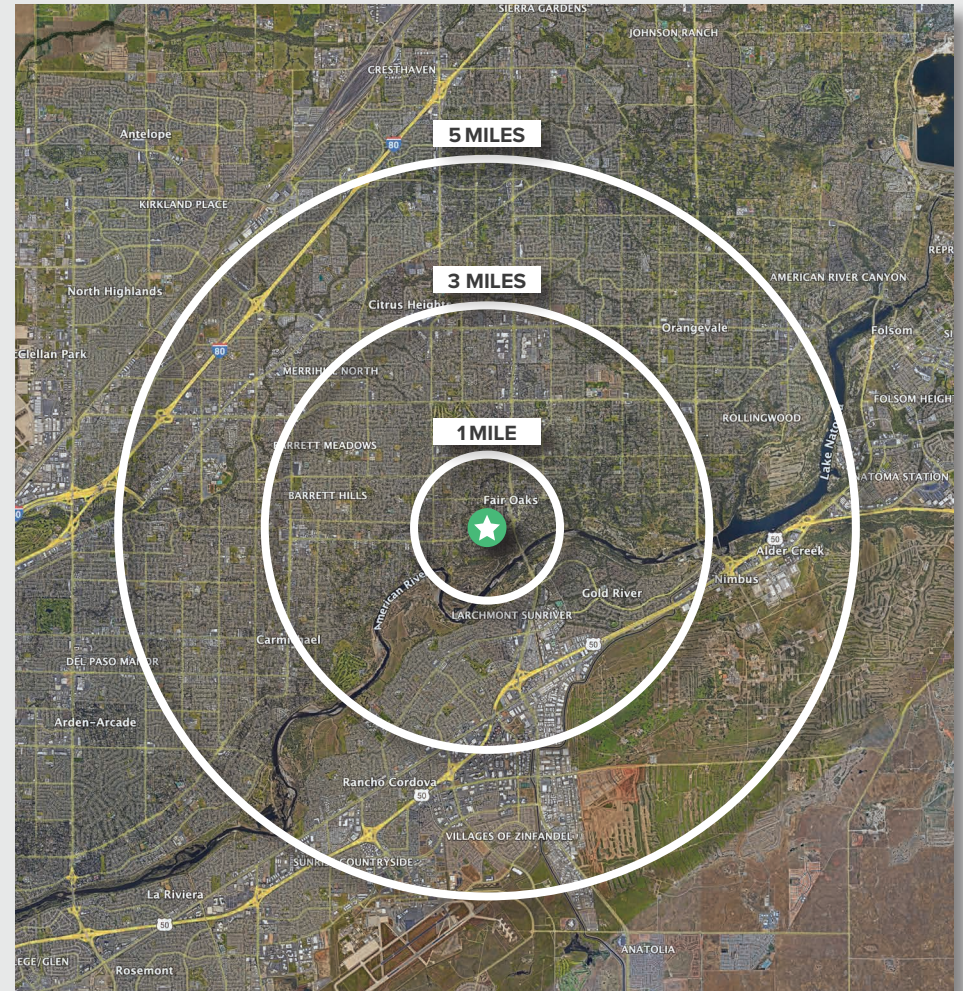
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	9,074	111,911	314,716
2028 Projected Population	9,226	116,154	323,021
2020 Census Population	8,936	110,047	311,288
2010 Census Population	8,504	102,397	284,819
2023 Median Age	43.1	41.8	40.0
HOUSEHOLDS			
2023 Estimated Households	3,833	45,613	125,108
2028 Projected Households	4,063	49,492	134,022
2020 Census Households	3,729	44,215	122,090
2010 Census Households	3,571	41,786	113,830
INCOME			
2023 Estimated Average Household Income	\$158,180	\$127,222	\$117,686
2023 Estimated Median Household Income	\$108,513	\$98,555	\$92,092
2023 Estimated Per Capita Income	\$66,938	\$51,953	\$46,923
BUSINESS			
2023 Estimated Total Businesses	562	4,800	11,259
2023 Estimated Total Employees	2,598	35,902	98,920



Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1

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