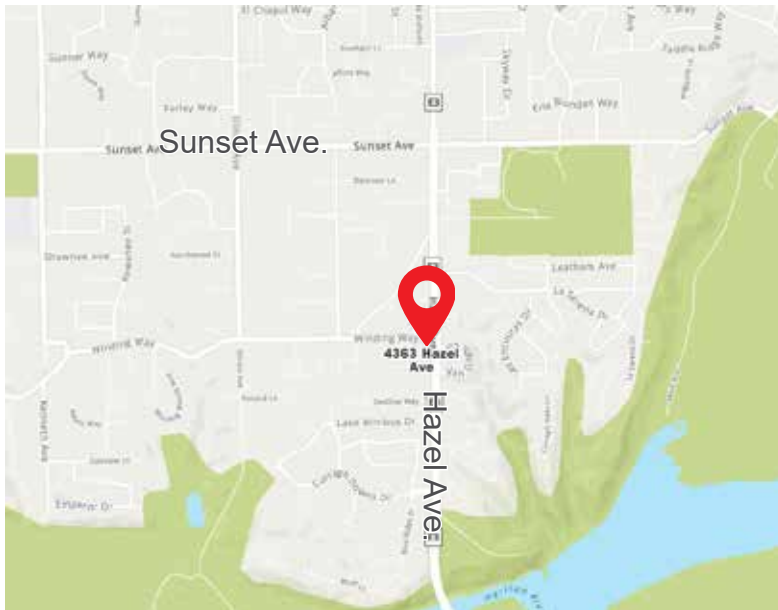


# Hazel Point Shopping Center For Lease

4363 Hazel Avenue, Fair Oaks



±2,400 SF 2nd Generation Restaurant Space Available



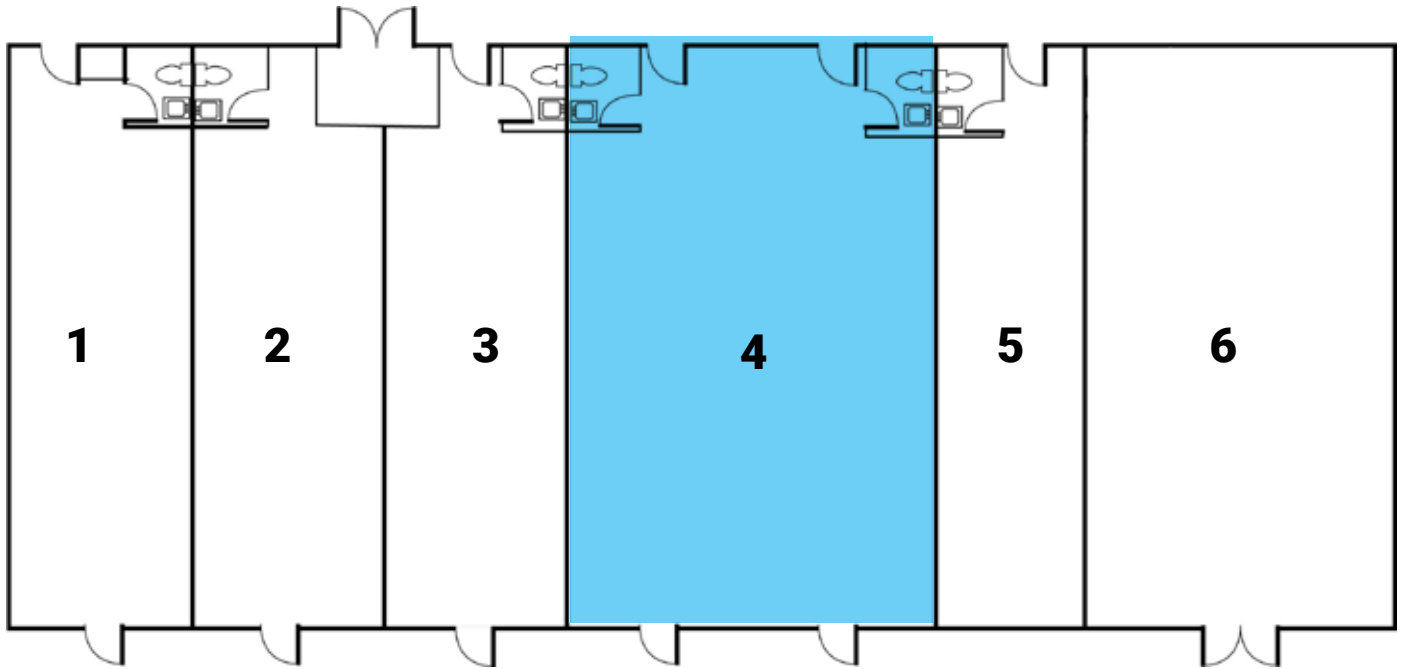
- ◆ Offered at \$1.65/PSF/NNN (±\$0.76 NNN)
- ◆ A ±9,000 SF Neighborhood Center with excellent Hazel Avenue exposure in both directions
- ◆ Ideal restaurant space offering building and monument signage visible on Hazel Avenue
- ◆ Located at a busy signalized intersection of Hazel Avenue and Winding Way
- ◆ Highly populated area and close to Highway 50
- ◆ Monument signage available on Hazel Avenue
- ◆ Excellent ingress and egress

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**NEWMARK**

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SUITE #	TENANT NAME	SUITE AREA
1	Speedy Post & Ship	
2	G. Lux Alterations	
3	Tugboat Fish & Chips	
4	<b>AVAILABLE - Restaurant Space</b>	<b>±2,400 sf</b>
5	Trini's Nails	
6	Elevate Wellness	

	2023 ESTIMATED POPULATION	ESTIMATED AVG HOUSEHOLD INCOME
1 MILE RADIUS	6,973	\$140,736
3 MILE RADIUS	71,528	\$120,398
5 MILE RADIUS	211,775	\$109,602

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