

8920 SUNSET AVENUE

FAIR OAKS, CA

±1,618 SF Turn-Key Salon
AVAILABLE FOR LEASE



NEWMARK

MIKE CHERNIOGLO

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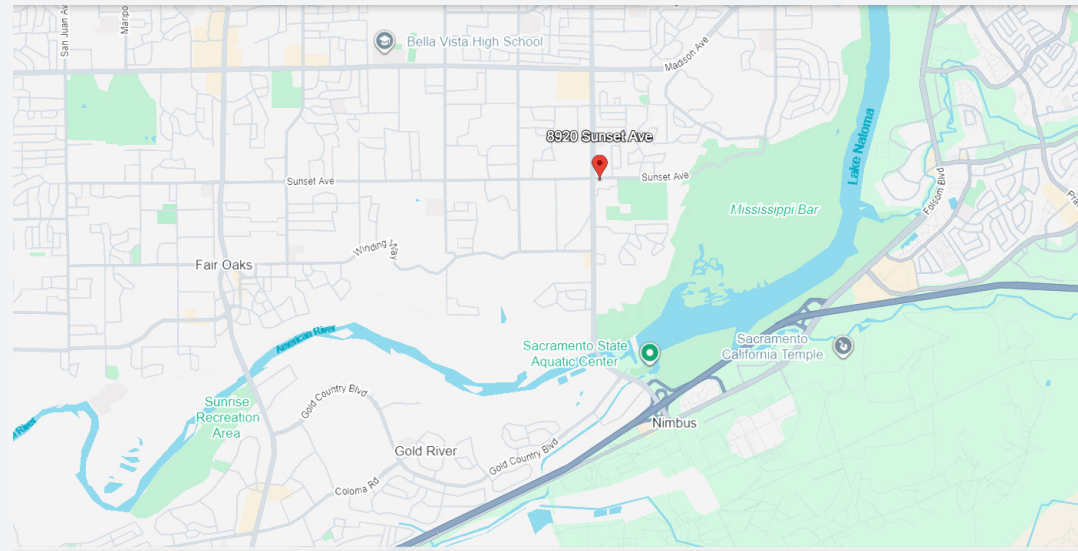
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CA RE License #02283460

FEATURES

- Suite D - ±1,618 square feet
- ADA compliant bathroom
- 2 Private rooms
- Break room
- Janitor Closet
- 2 Hair washing Basins
- And nice wood flooring
- Ample parking both front and back of space
- Extra bathrooms with the building
- Great Co-tenants
- Great Visibility

LOCATION MAP



8920 SUNSET AVENUE

DEMOGRAPHICS

This site serves an affluent surrounding trade area with strong household income, steady consumer spending, and a healthy daytime employment base. The nearby traffic counts on Hazel Avenue and Sunset Avenue also support retail visibility and daily exposure for prospective tenants.

KEY DEMOGRAPHICS

- Population reaches 76,801 within 3 miles & 220,601 within 5 miles.
- Average household income is \$131,629 within 3 miles & \$125,191 within 5 miles.
- Median household income is \$107,328 within 3 miles & \$100,958 within 5 miles.
- Median home value is \$682,613 within 3 miles & \$639,296 within 5 miles.
- Total households reach 31,356 within 3 miles & 85,804 within 5 miles.

TRAFFIC HIGHLIGHTS

- Hazel Avenue near Sunset Avenue reports traffic counts of 51,759 and 46,632.
- Hazel Avenue near Tributary Point Drive reports 50,973, and Hazel Avenue near Kalo Court reports 47,525.
- Sunset Avenue at Kitty Hawk Street reports counts around 7,300.

SUMMARY: The property is positioned within a high-income, established trade area supported by strong consumer spending, solid employment density, and notable traffic along key nearby corridors. These fundamentals make the site well suited for retail, food-and-beverage, service, and other daily-needs-oriented tenancy.



50 189,000 CPD



TEMPLE
COFFEE ROASTERS

Hazel Ave 97,000 CPD



Sunset Ave 7,287 CPD

8920 Sunset Ave

Fair Oaks Promenade Shopping Mall

SAFEWAY	PANDA EXPRESS
Peet's Coffee	JOJO'S MISO
néktər	
Orangetheory FITNESS	

Madison Marketplace

Raley's	petco	AT&T
NOAH'S NY BAGELS	DAVE'S HOT CHICKEN	DEL TACO BETTER MEX
jamba	BR BASKIN-ROBBINS	Starbucks
		McDonald's

Madison Ave



GALLERY



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