

Office / Flex | For LEASE

CBRE

2326 Fair Oaks Blvd.

Sacramento, CA 95825
www.cbre.com/shana.lennon

Approx. 1,061 SF Available

\$2.25 PSF, NNN (NNN's = \$.89 PSF)



Contact

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Property Information

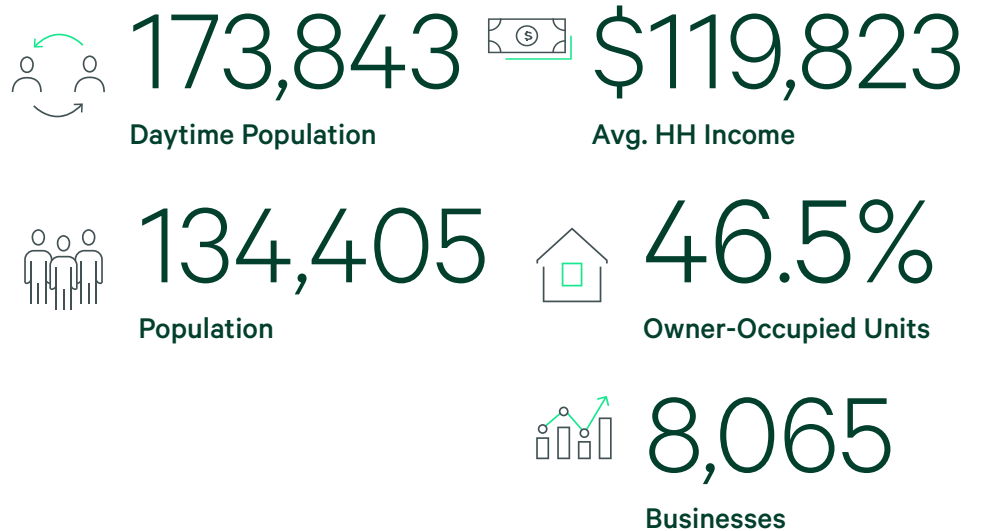
- **Asking Rate: \$2.25 PSF, NNN (NNN's = \$0.89 PSF)**
- **Electrical is \$0.18 PSF**
- Square Footage: ±1,061 SF

2326 Fair Oaks Blvd. presents an opportunity in the heart of Sacramento. This property benefits from exceptional visibility and accessibility along a major thoroughfare, ensuring high traffic counts and exposure for any business. Its location offers a diverse range of potential uses, from retail and office space to medical facilities, with ample parking available for customers and clients. The building's layout and features are adaptable to accommodate various tenant needs, making it a versatile choice for businesses looking to establish or expand their presence in a thriving market.

The surrounding amenities further enhance the appeal of 2326 Fair Oaks Blvd. Situated in a well-established and desirable area, the property is within easy reach of numerous restaurants, cafes, and shopping destinations, providing convenience and lifestyle benefits for both employees and customers. The area is also characterized by a strong residential presence, creating a built-in customer base for businesses. Furthermore, the proximity to major transportation routes, including public transit options, contributes to the property's accessibility and overall desirability as a commercial location.

Demographics

2024 Estimated Demographics - 3-Miles



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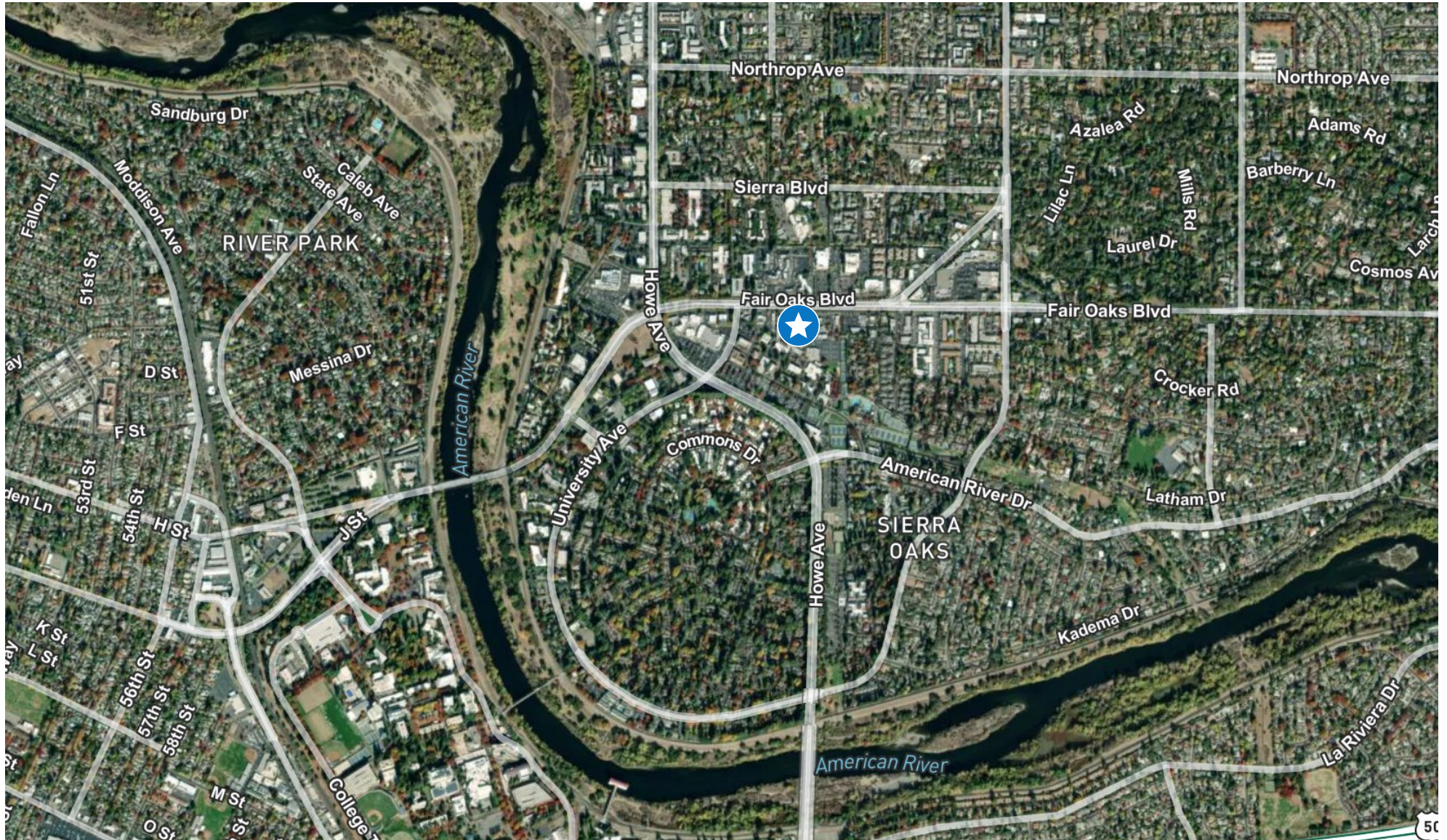
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Interior Photos



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