

# FOR LEASE

RETAIL, RESTAURANT, BAR

2339 Fair Oaks Blvd, Sacramento, CA 95825



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## ABOUT THE PROPERTY

### Exciting Retail Opportunity in a Newly Developed Shopping Center!

Join the vibrant landscape of Sacramento's premier shopping destinations with this exceptional retail space situated between Loehmann's Plaza and The Pavilions. Suite F presents a prime opportunity, offering 2,876 square feet of retail space.

Surrounded by affluent communities including Arden Park, Sierra Oaks, and Sierra Oaks Vista, among others, this new development also enjoys close proximity to Sacramento State University. With its strategic location providing high traffic counts and ample parking, this site is primed to become your next successful retail location.



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## AREA OVERVIEW

The property features abundant parking and has been fully remodeled into seven retail spaces, anchored by Mikuni's. Joining this dynamic lineup are other reputable tenants including Mendocino Farms, Hammer and Nails, Title Boxing, and Petroglyph.

For further details, please refer to the attached floor plan and locate **Suite F**.

### COSTAR DATA SPECIFIC TO 2339 FAIR OAKS BLVD.

Data	2 mile	5 mile
2023 Population	68,621	400,236
Median Age	37.4	38.2
Households	31,605	163,272
Bachelor's degree	41%	30%
Average Income	\$90,445	\$87,236
Businesses	5,449	29,219
Employees	43,385	280,038
Traffic Fair Oaks Bl.	32,199	
Traffic Howe Ave.	41,446	





## AMENITIES WITHIN .6 MILES

### The UV Shopping Center

#### Stores

- Safeway
- The Closet Trading Co.

#### Services

- Great Clips for Hair
- Quest Diagnostics
- Citibank
- Noble Nails
- Dry Bar
- Esthetics Center
- Pacific Dental
- AT&T

#### Dining

- Zocalo
- Bennett's Kitchen & Bar
- Buckhorn BBQ
- Poke Noke
- Starbucks
- Menchie's Frozen Yogurt
- Melty Way
- Capitol Beer and Tap Room

#### Office

- Merlone Geier Management
- AAA

### Pavilions Shopping Center

#### Women's Apparel

- Athleta
- Chico's
- Madam Butterfly
- Soma
- Talbots/Talbots Petites

#### Restaurants

- Cafe Bernardo
- Piatti Ristorante & Bar
- Ruth's Chris Steak House
- Wildwood Kitchen & Bar

#### Specialty Stores

- Julius
- Hamilton Jewelers
- Pavilions Shoes and Gifts
- The Paper Garden
- The Shade Store
- Williams Sonoma

#### Health & Beauty

- Evrigenis Orthodontics
- Eyeglass Charlie's
- LaserAway
- Pure Barre
- StretchLab
- Studio 55 Salon Suites

### Loehmann's Plaza Shopping Center

#### Stores

- Bath and Body Works
- GNC
- Grateful Bread Co.
- Pet Food Express
- Save Mart
- Site For Sore Eyes
- Sole Desire Shoes
- The UPS Store
- Wild Birds Unlimited

#### Food & Dining

- Beach Hut Deli
- Bento Box
- Boudin SF
- Chipotle
- Grateful Bread Co.
- Jacks Urban Eats
- Jamba
- Noah's Bagels
- Noodles & Company
- Nothing Bundt Cakes
- See's Candies
- Smashburger
- Teaspoon
- Thai House Restaurant

#### Health & Beauty

- Amazing Lash Studio
- Bath & Body Works
- Club Pilates
- European Wax Center
- GNC
- Hair Forté
- J.K. Ryan Salon
- The Joint Chiropractic
- Maryam K. Beauty
- Massage Envy
- Restore Hyper Wellness
- Sport Clips
- Sutter Health Walk-In
- Tiffany's Nail & Spa
- Willo Salon

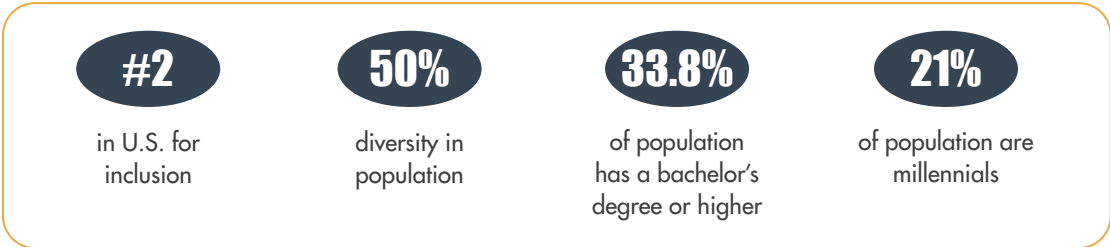
#### Services

- Bank of the West
- The Joint Chiropractic
- Massage Envy
- Site For Sore Eyes
- The UPS Store

GREATER SACRAMENTO DATA POINTS

General Statistics

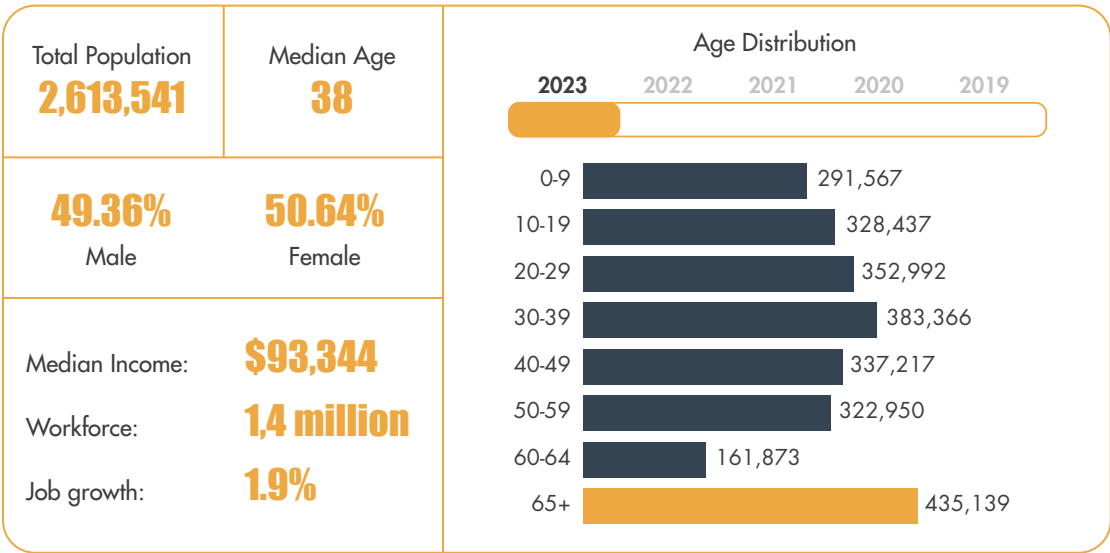
Greater Sacramento’s 2.6 million residents are diverse and highly educated



Sources: Brookings 2020, Emsi 2021

Total Population breakdown

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn’t just about the nightlife; it’s a city thriving with culture and creativity. With a bustling arts scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you’re looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento’s central location provides easy access to some of California’s most breathtaking destinations. From the majestic Sierra Nevada mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let’s not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you’re looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.



## PROPERTY INFORMATION

### General

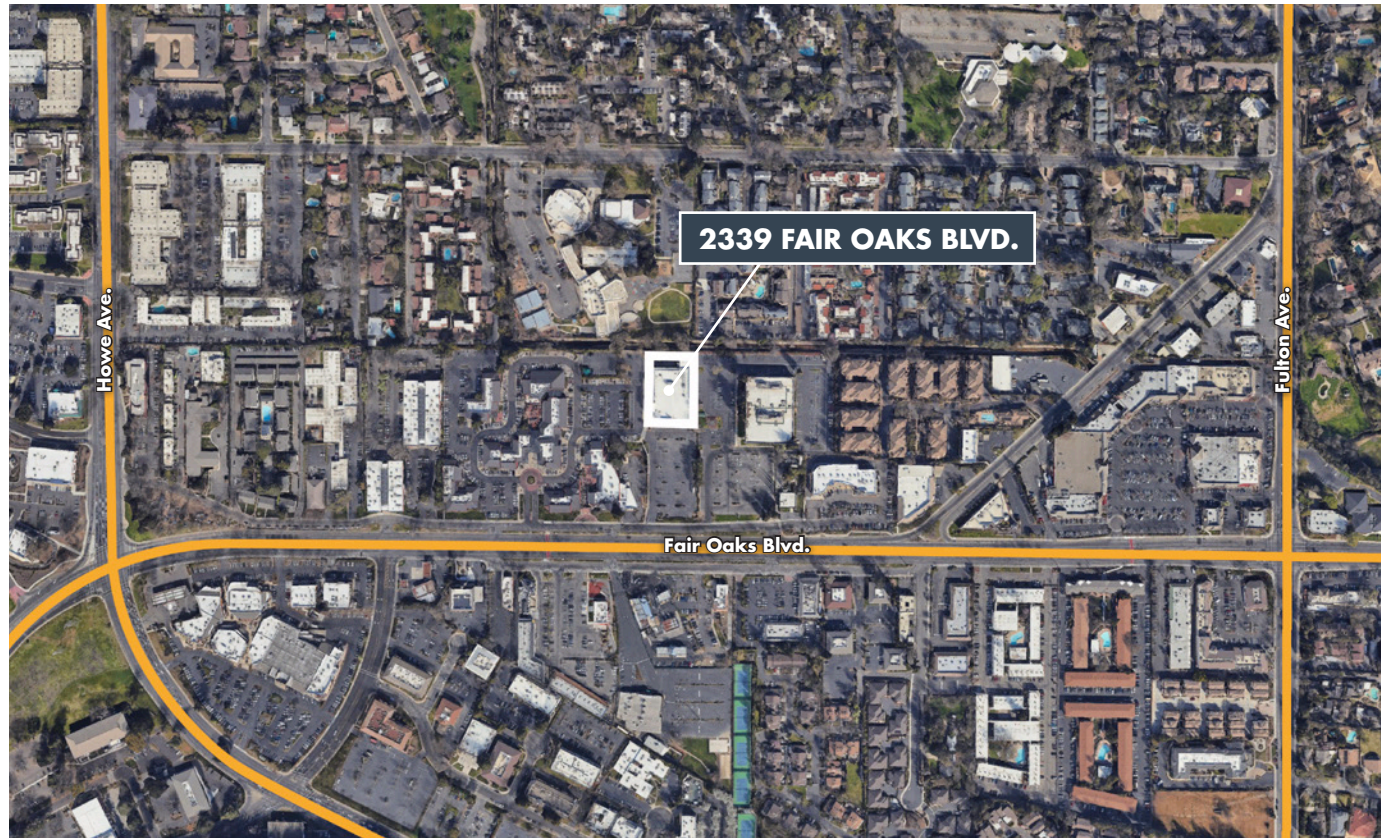
Region	Sacramento
Use	Retail, Restaurant, Coffee
Amenities	Parking ,High ceilings, Monument Signage, High Traffic Counts

### Details

Listing Type	Direct
RSF	2,876
Parking	Yes
Rate (Per SF)	\$2.50 /SF/MO
Lease Type	NNN
Lease term	Negotiable
Total CAM	+/- \$.83 /SF/MO

**LEASABLE SQUARE FEET** 2,876 /SF

**LEASE RATE** \$2.50 /SF/MO



This information found in this packet has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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FLOOR PLAN

2339 Fair Oaks Blvd.

