

WOODMONT PLAZA
10940 FAIR OAKS BLVD
FAIR OAKS, CA

8,941 SF FOR SALE

992 SF - 4,359 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

FOR SALE OR LEASE

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FEATURES:

- Mix use suites suitable for medical, dental office, salon and retail uses
- Turnkey 1,157 SF hair salon space
- Monument signage available
- One block down from new 17 home Woodmont gated community
- Dense residential population



PROPERTY DETAILS:

Located just south of the intersection of Sunset Avenue and Fair Oaks Blvd, in the heart of Fair Oaks, the property is ideally suited for businesses that thrive in established residential areas. 15 minutes from downtown Sacramento.

LEASE RATES:

\$1.19 - \$1.45 PSF, NNN

NNN costs are approximately \$0.53 PSF.

SALE PRICE:

\$1,422,000.00 (\$159.00 PSF)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Avg. Population:	10,885	113,964	279,759
2019 Avg. HH Income:	\$89,575	\$70,372	\$63,016
Average Daily Traffic Count:		Fair Oaks 20,069	

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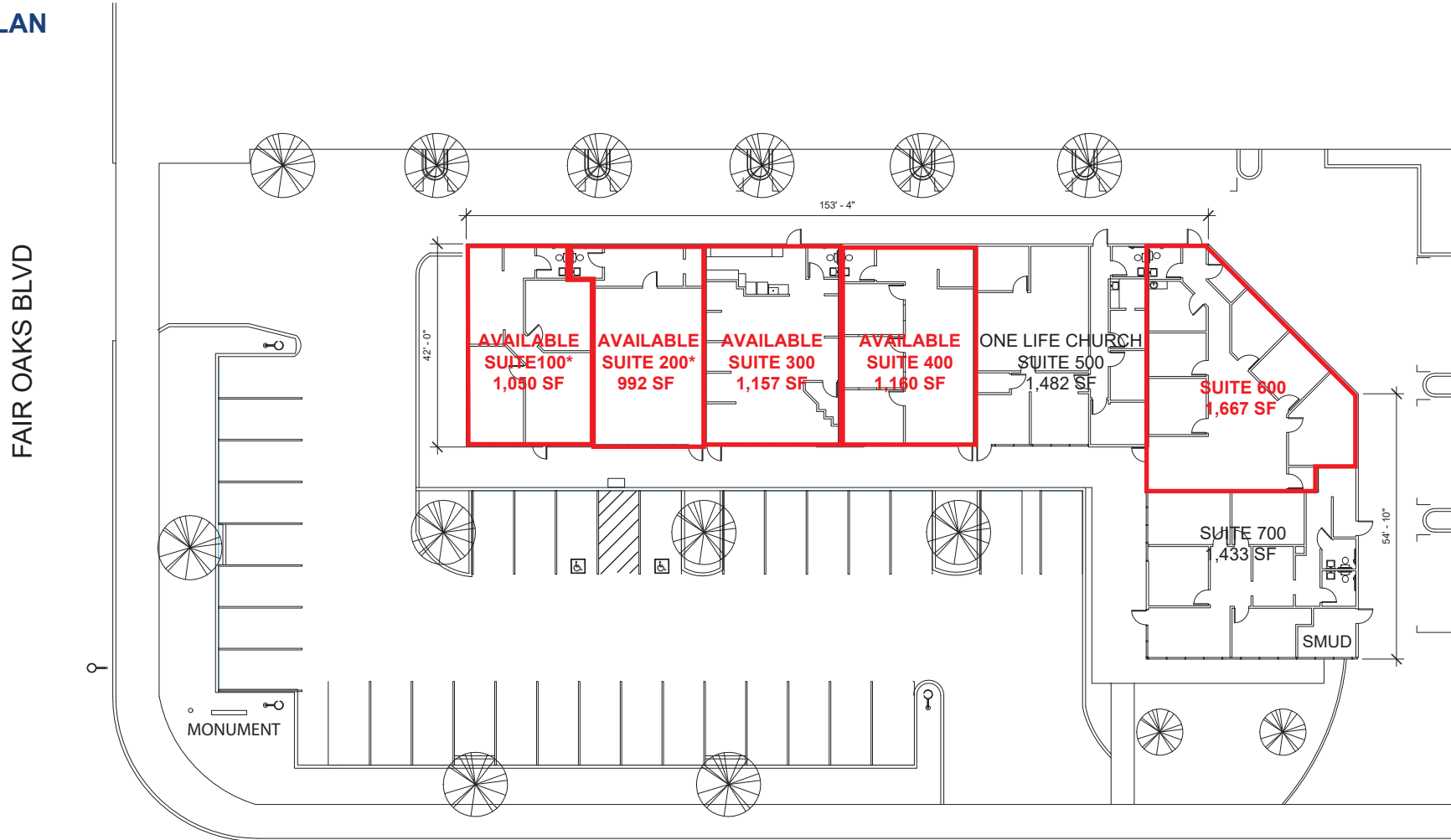
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN



MONTE PARK AVENUE

***Available with 30 days notice.**

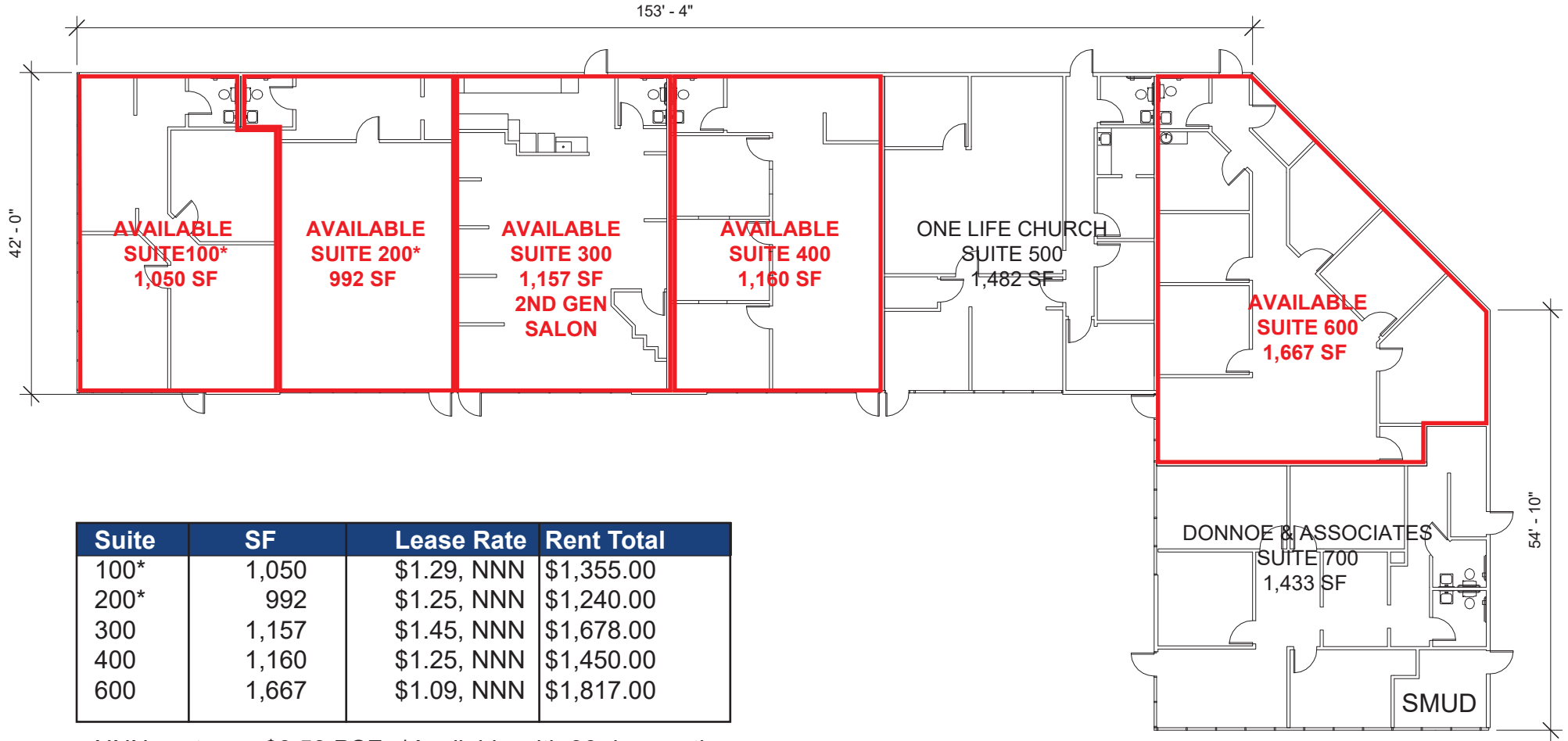
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FLOOR PLAN



Suite	SF	Lease Rate	Rent Total
100*	1,050	\$1.29, NNN	\$1,355.00
200*	992	\$1.25, NNN	\$1,240.00
300	1,157	\$1.45, NNN	\$1,678.00
400	1,160	\$1.25, NNN	\$1,450.00
600	1,667	\$1.09, NNN	\$1,817.00

NNN costs are \$0.53 PSF. *Available with 30 days notice.

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