

**5034 SUNRISE BLVD**

**FAIR OAKS CA**

**OFFICE BUILDING WITH RETAIL EXPOSURE**

**FOR SALE OR LEASE**

**7,286 SF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

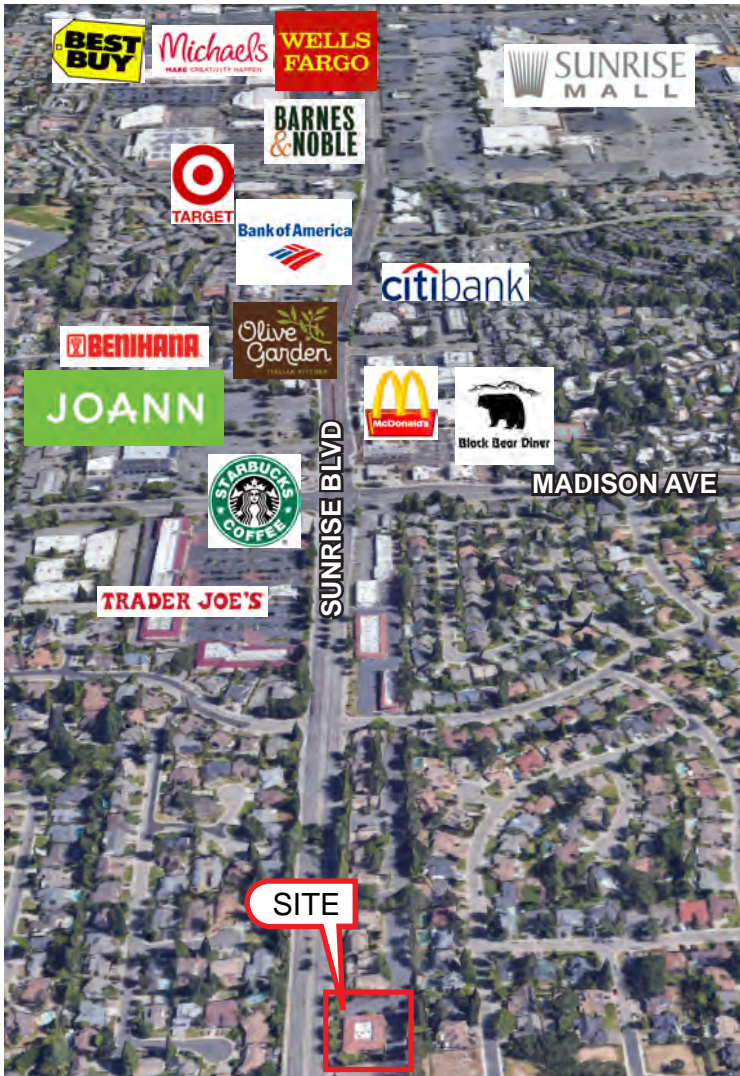
**Grant Keeney**  
DRE: #00891996  
grant@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

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FAIR OAKS, CA



## PROPERTY DETAILS:

5034 Sunrise Blvd is a single-story high visibility and attractive Office Building located in Fair Oaks. The property features great visibility and frontage along Sunrise Blvd, a major throughfare for the Sacramento submarket.

Divisible to 2,626 SF.

## FEATURES:

- Excellent visibility and access on Sunrise Blvd
- Very attractive single-story office building with great glassline
- Features open office area with cubicles, private offices, lobby entry, file room and conference room
- Abundant parking (35 stalls; 4.8:1,000 SF ratio)
- Attractive mature landscaping
- Tenant improvements available
- Building and monument signage available
- Zoned BP (PDC)

## LEASE RATE:

7,286 SF - \$10,856.00/Month (\$1.49 PSF, NNN)

NNN costs are approximately \$0.36 PSF.

## PURCHASE PRICE:

\$1,741,354.00 (\$239.00 PSF)

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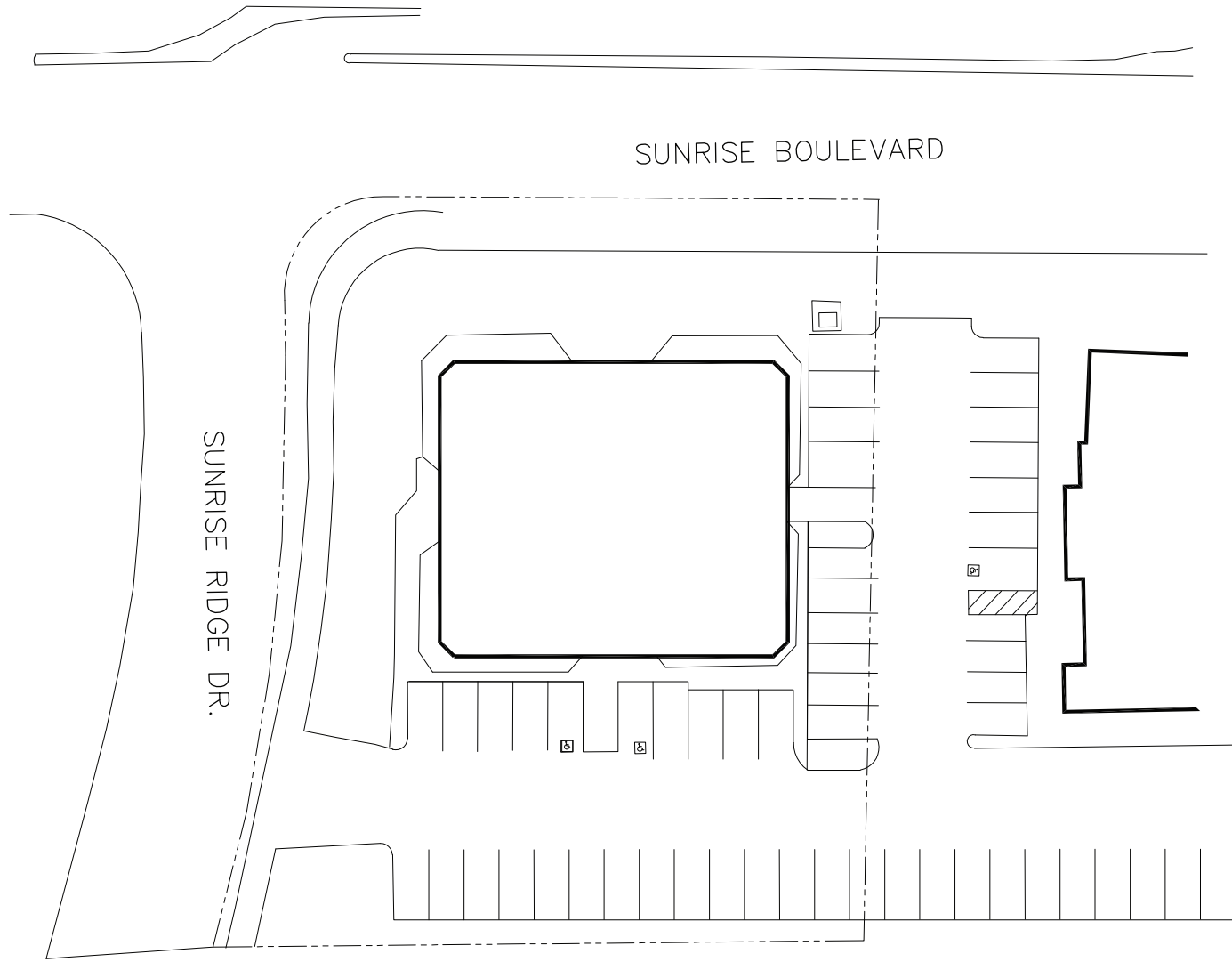
www.ethanconradprop.com

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



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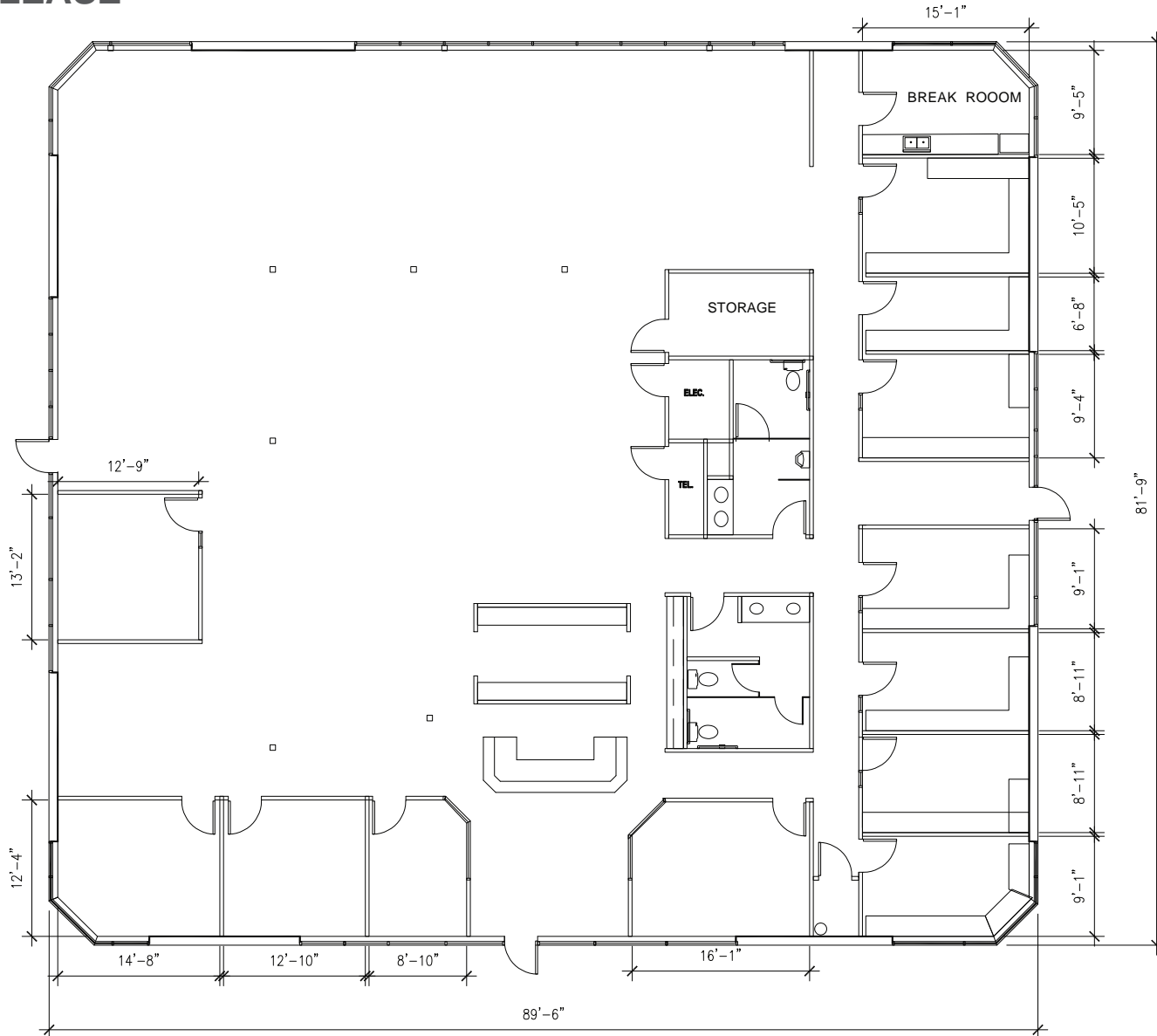
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