

**NORTHRIDGE PLAZA**  
**4802 - 4894 SAN JUAN AVE**  
**FAIR OAKS, CA**  
FOR LEASE  
898 SF - 4,991 SF RETAILS SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

**916.779.1000**

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REAL ESTATE GROUP

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

**FEATURES:**

- Located at the intersection of San Juan Ave & Sunset Ave in Fair Oaks
- Surrounded by dense residential population with excellent demographics
- Monument signage available
- Abundant parking

**PROPERTY DETAILS:**

Northridge Plaza is located in Sacramento County in a well-established market of Fair Oaks. The center is situated in an established neighborhood and is anchored by strong performing Raley’s grocery store and Planet Fitness. The property is surrounded by dense residential neighborhoods and located right next to North Ridge Country Club.

Notable tenants include: Goodwill, Check N’ Go, and T-Mobile. Neighboring tenants include: Dutch Bros, McDonald’s, Safeway, CVS, and more.

**LEASE RATES:**

Suite 4802	4,991 SF	\$9,233.00 (\$1.85 PSF, NNN)
	Divisible to 2,500 SF (\$1.99 PSF, NNN)	
Suite 4810	898 SF	\$1,787.00 (\$1.99 PSF, NNN)
Suite 4828	1,504 SF	\$3,083.00 (\$2.05 PSF, NNN)
Suite 4886	1,642 SF	\$3,530.00 (\$2.15 PSF, NNN)

NNN costs are approximately \$0.39 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	14,884	135,644	362,848
2023 Average HH Income:	\$101,693	\$91,955	\$90,115
Traffic Count @ San Juan Ave:	20,660		

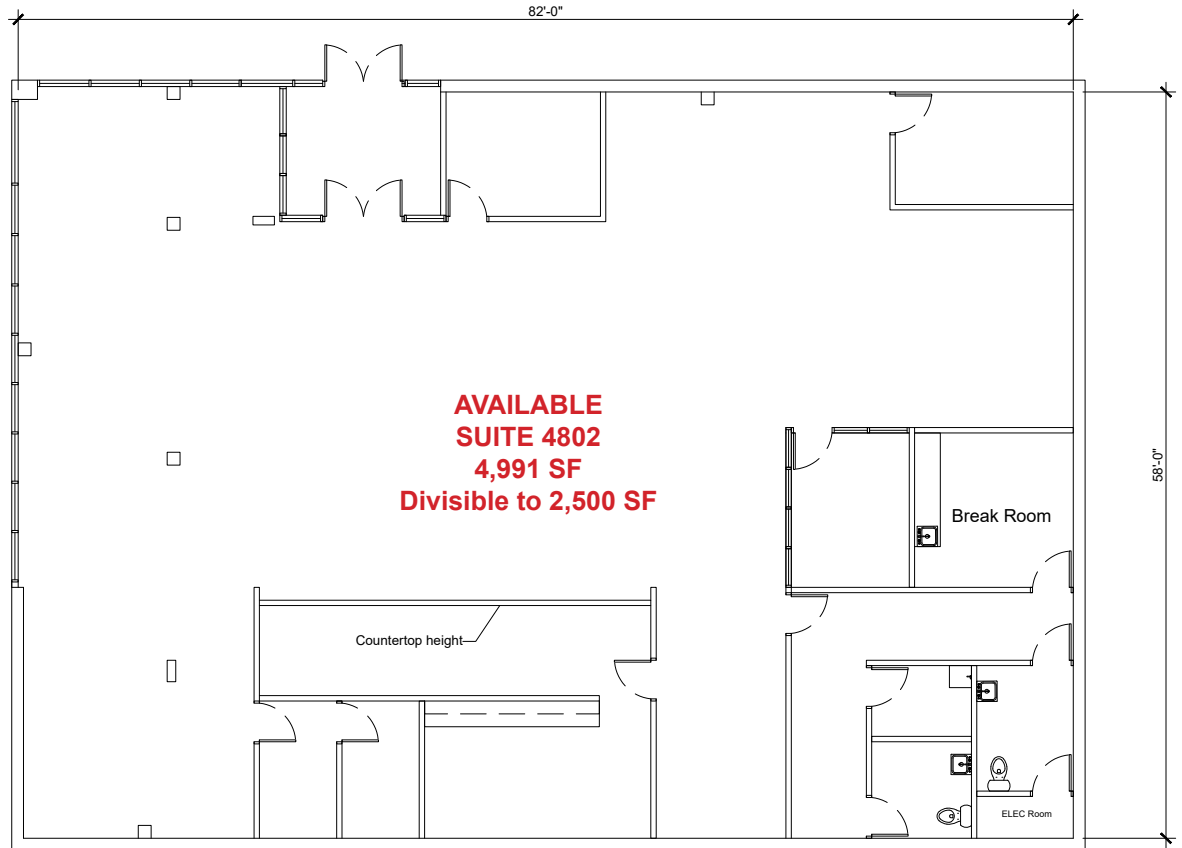


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FLOOR PLAN



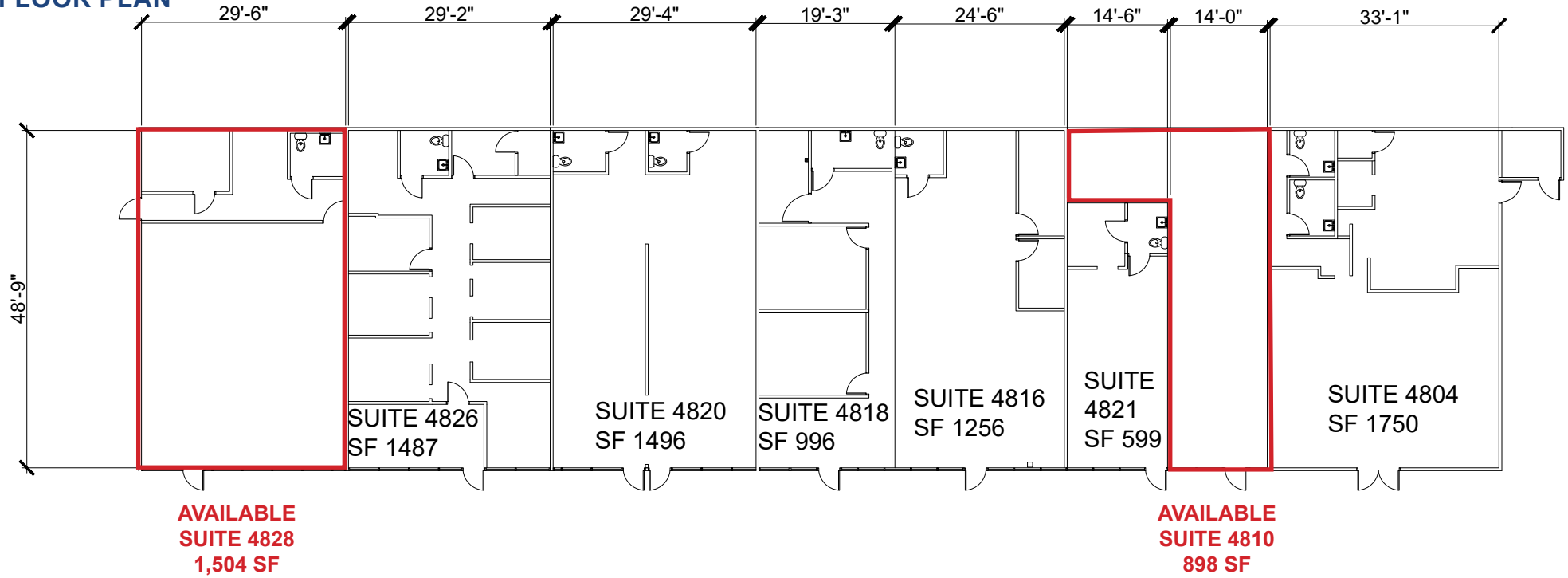
Suite	SF	Lease Rate	Monthly Rent
4802	4,991	\$1.85 PSF, NNN	\$9,233.00
NNN costs are approximately \$0.39 PSF.			

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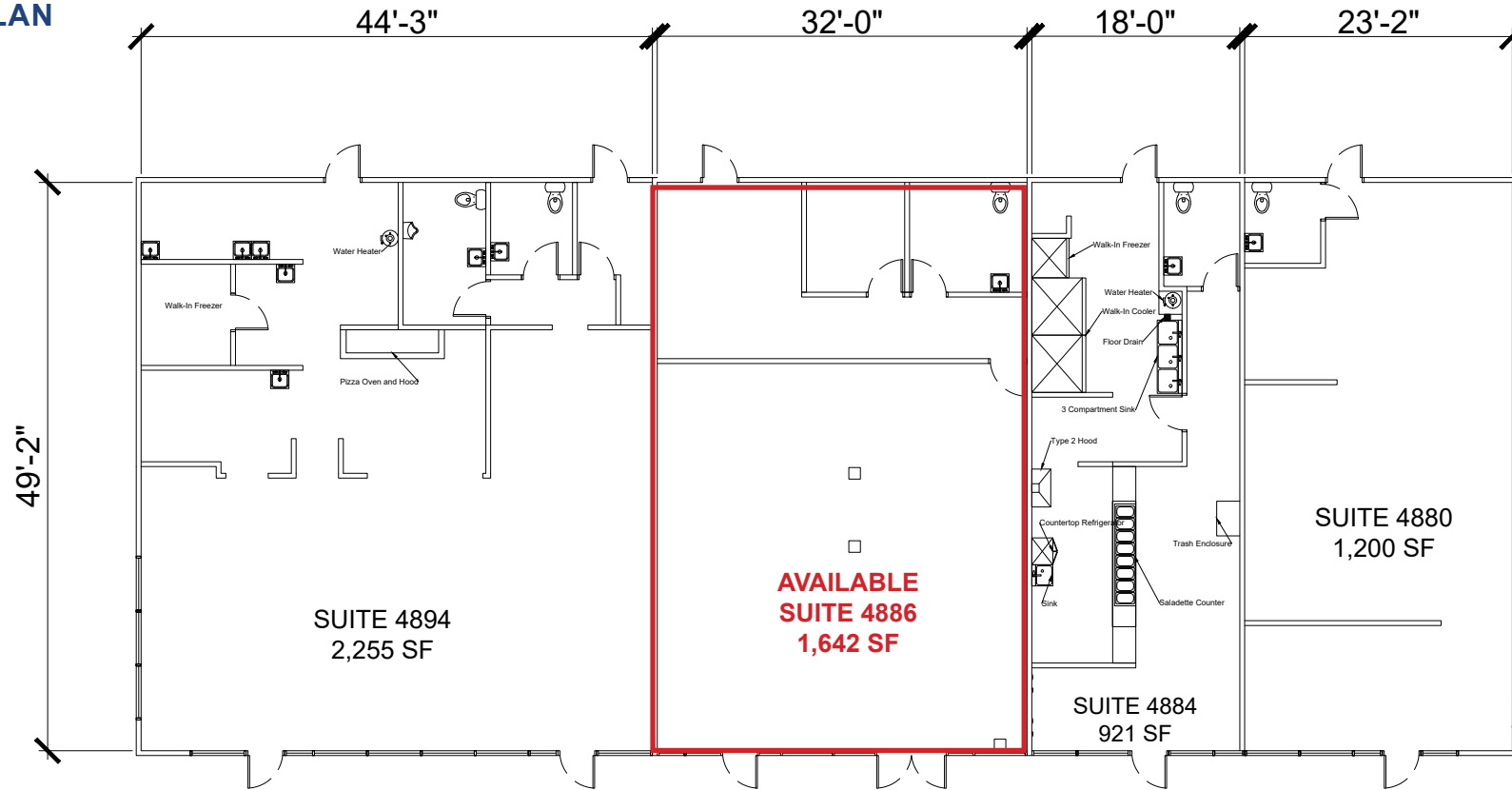
Suite	SF	Lease Rate	Monthly Rent
4810	898	\$1.99 PSF, NNN	\$1,787.00
4828	1,504	\$2.05 PSF, NNN	\$3,083.00
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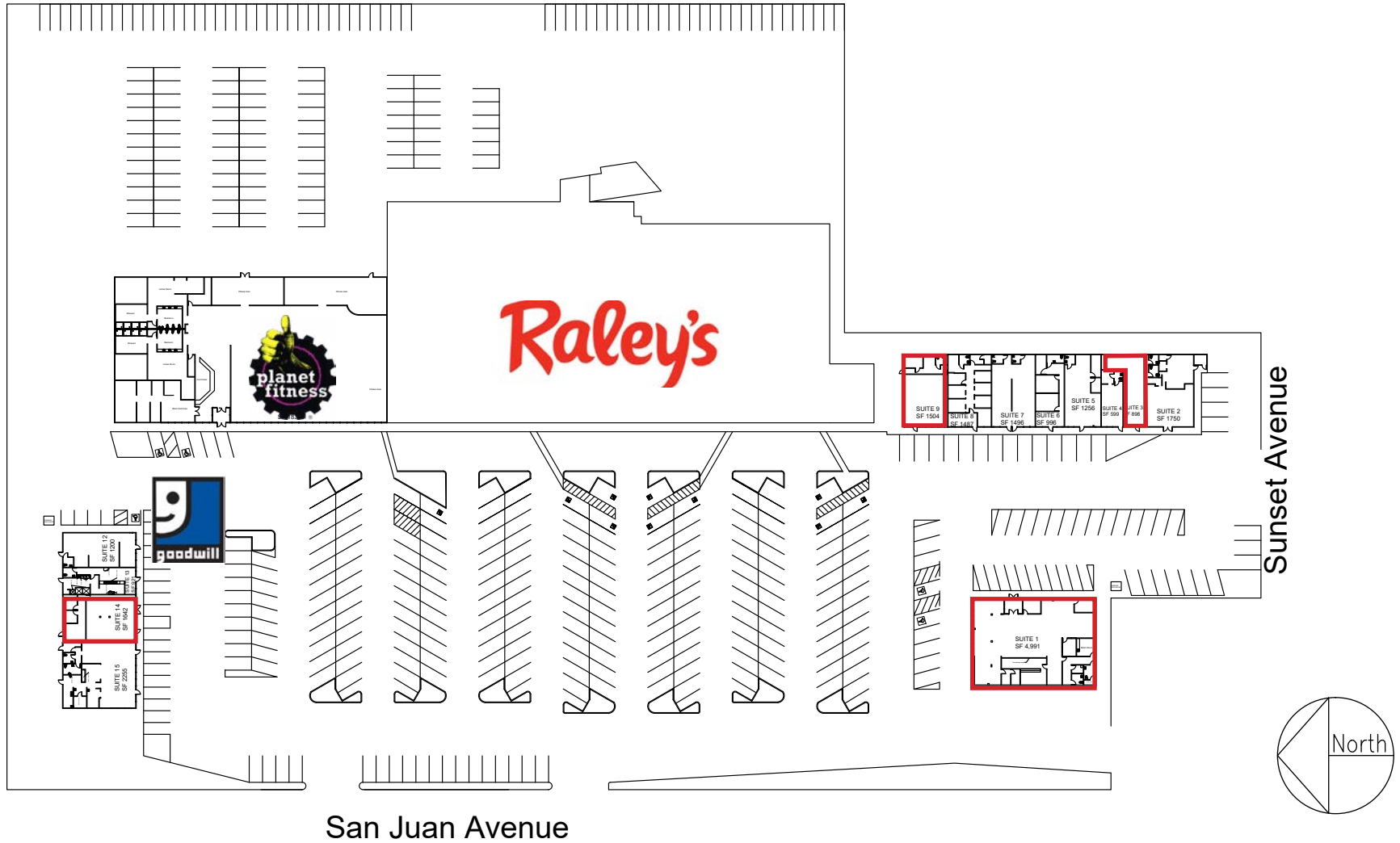
Suite	SF	Lease Rate	Monthly Rent
4886	1,642	\$2.15 PSF, NNN	\$3,530.00
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**SITE PLAN**



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