

NORTHBRIDGE 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

EXCLUSIVELY REPRESENTED BY:

Chase Burke

DRE: #01879336

chase@romecre.com

916-705-8132

Andy Jonsson

DRE: #02076108

andy@romecre.com

916-813-8409

Ulysses Laman

DRE: #02120485

ulysses@romecre.com

707-712-6916

ROME
REAL ESTATE GROUP

916.779.1000



VIEW VIRTUAL TOUR

ETHAN CONRAD PROPERTIES, INC
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: 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 4880	1,200 SF	\$2,460.00 (\$2.05 PSF, NNN)
Suite 4886	1,642 SF	\$3,530.00 (\$2.15 PSF, NNN)

NNN costs are approximately \$0.39 PSF.

DEMOGRAPHICS:

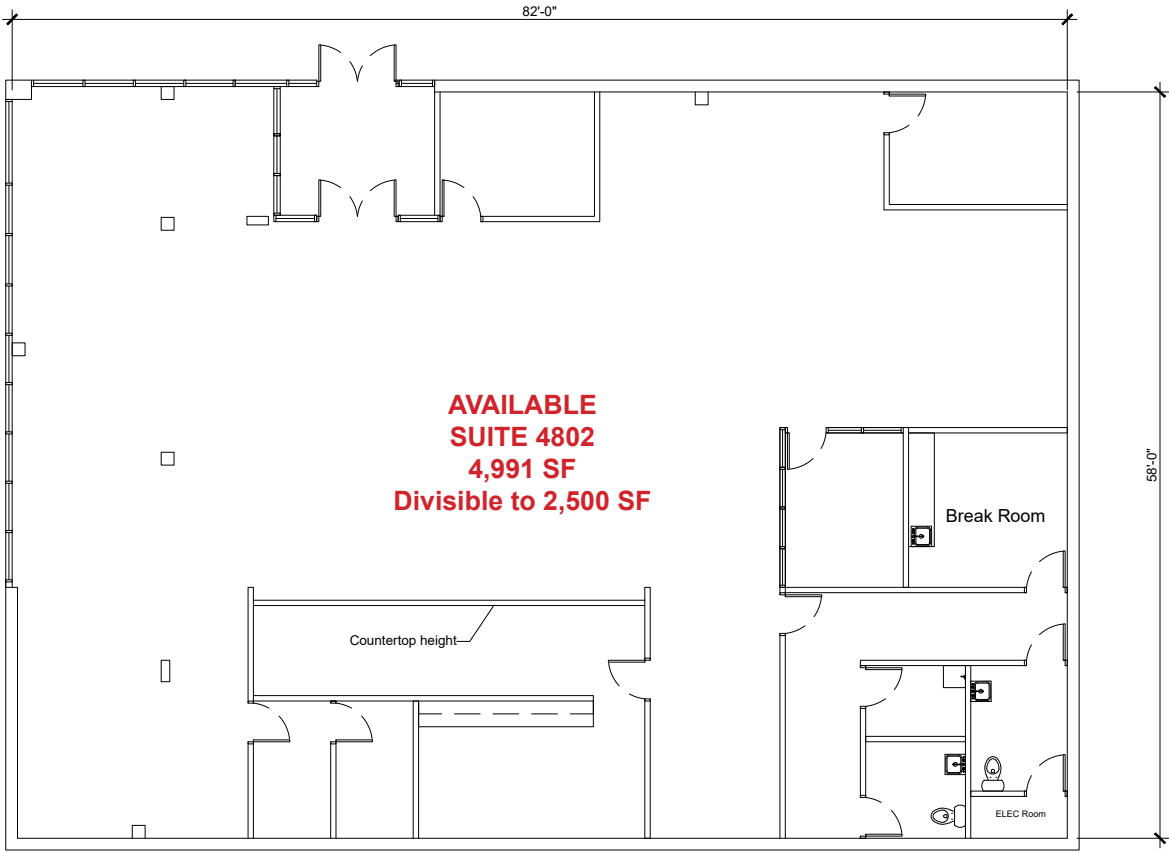
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	14,884	135,644	362,848
2023 Average HH Income:	\$101,693	\$91,955	\$90,115
Traffic Count @ San Juan Ave:	20,660		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.			

[VIEW VIRTUAL TOUR](#)

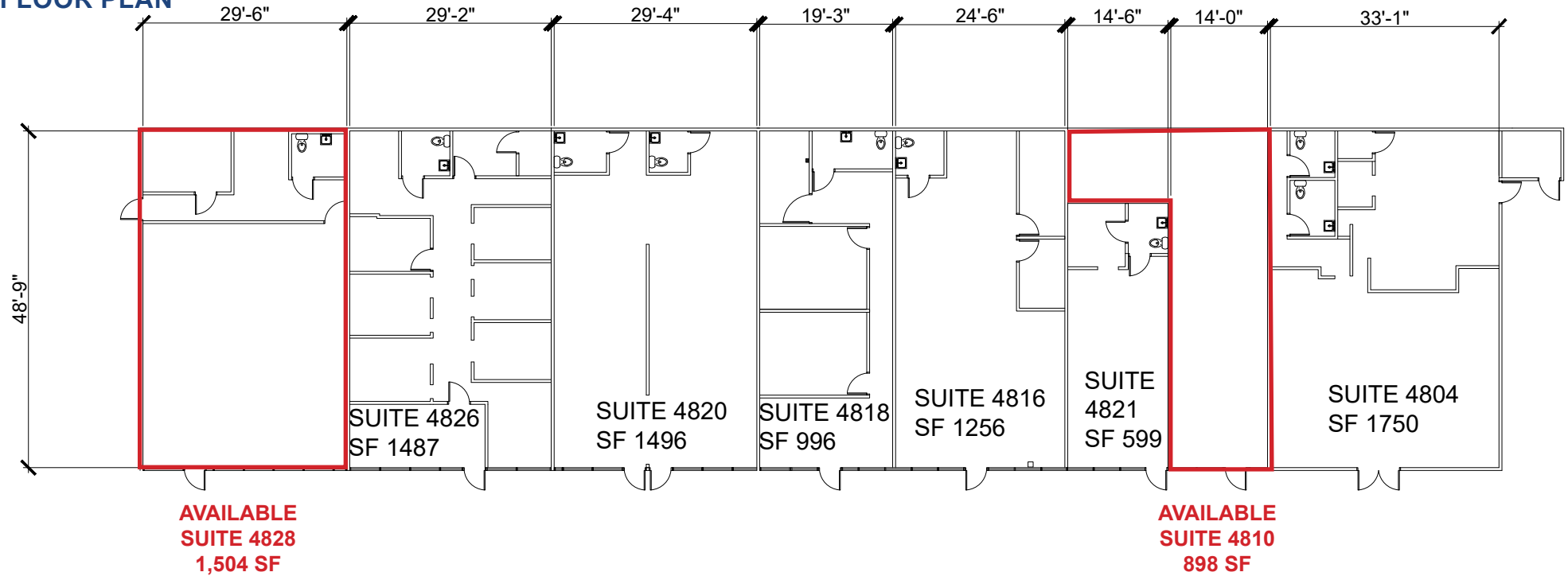
ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

FOR LEASE

NORTHRIDGE PLAZA
4802 - 4894 SAN JUAN AVE
FAIR OAKS, CA

FLOOR PLAN



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
NNN costs are approximately \$0.39 PSF.			

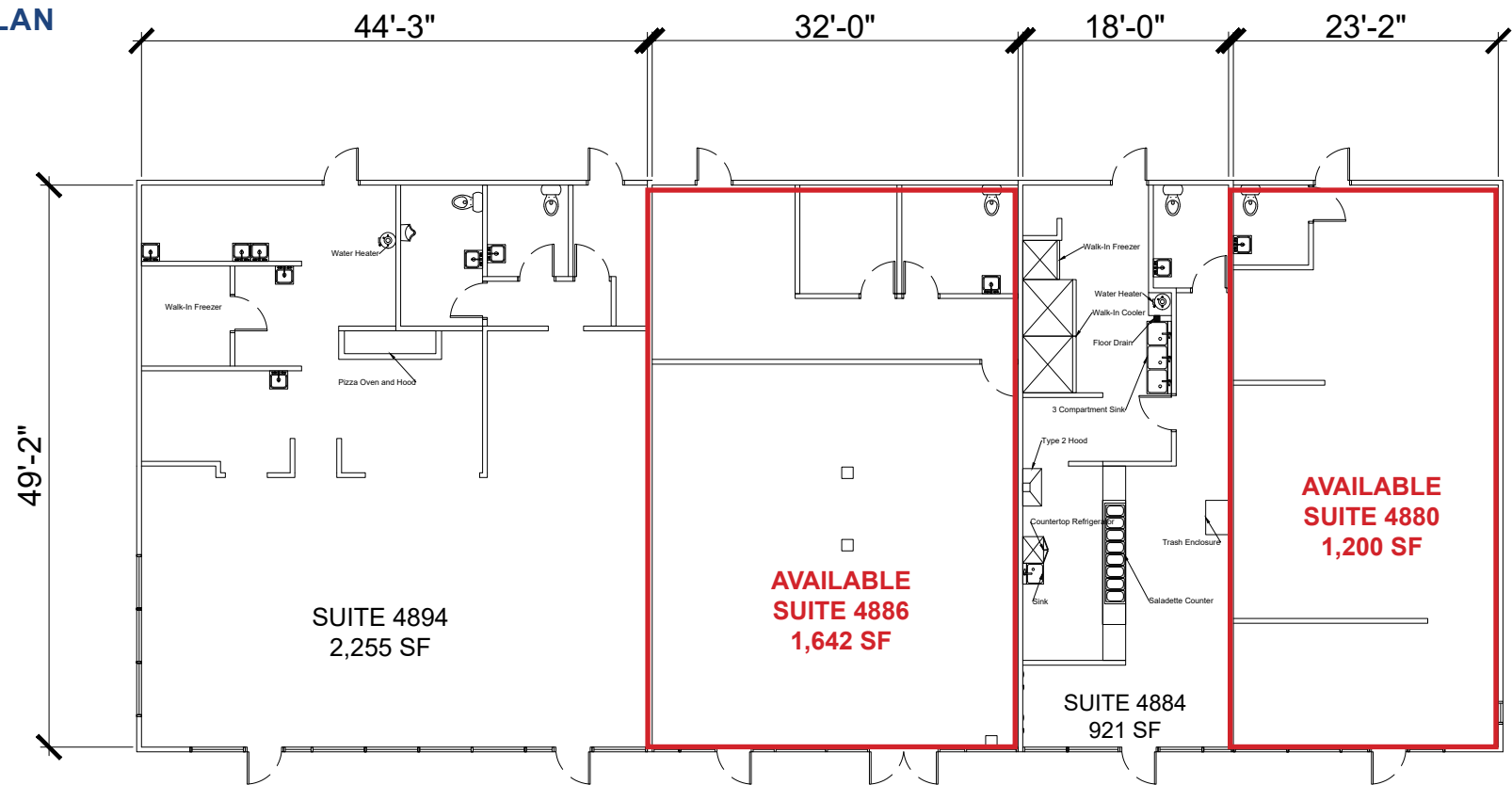
[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

ETHAN CONRAD PROPERTIES, INC.
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.

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4880	1,200	\$2.05 PSF, NNN	\$2,460.00
4886	1,642	\$2.15 PSF, NNN	\$3,530.00
NNN costs are approximately \$0.39 PSF.			

[VIEW VIRTUAL TOUR](#)

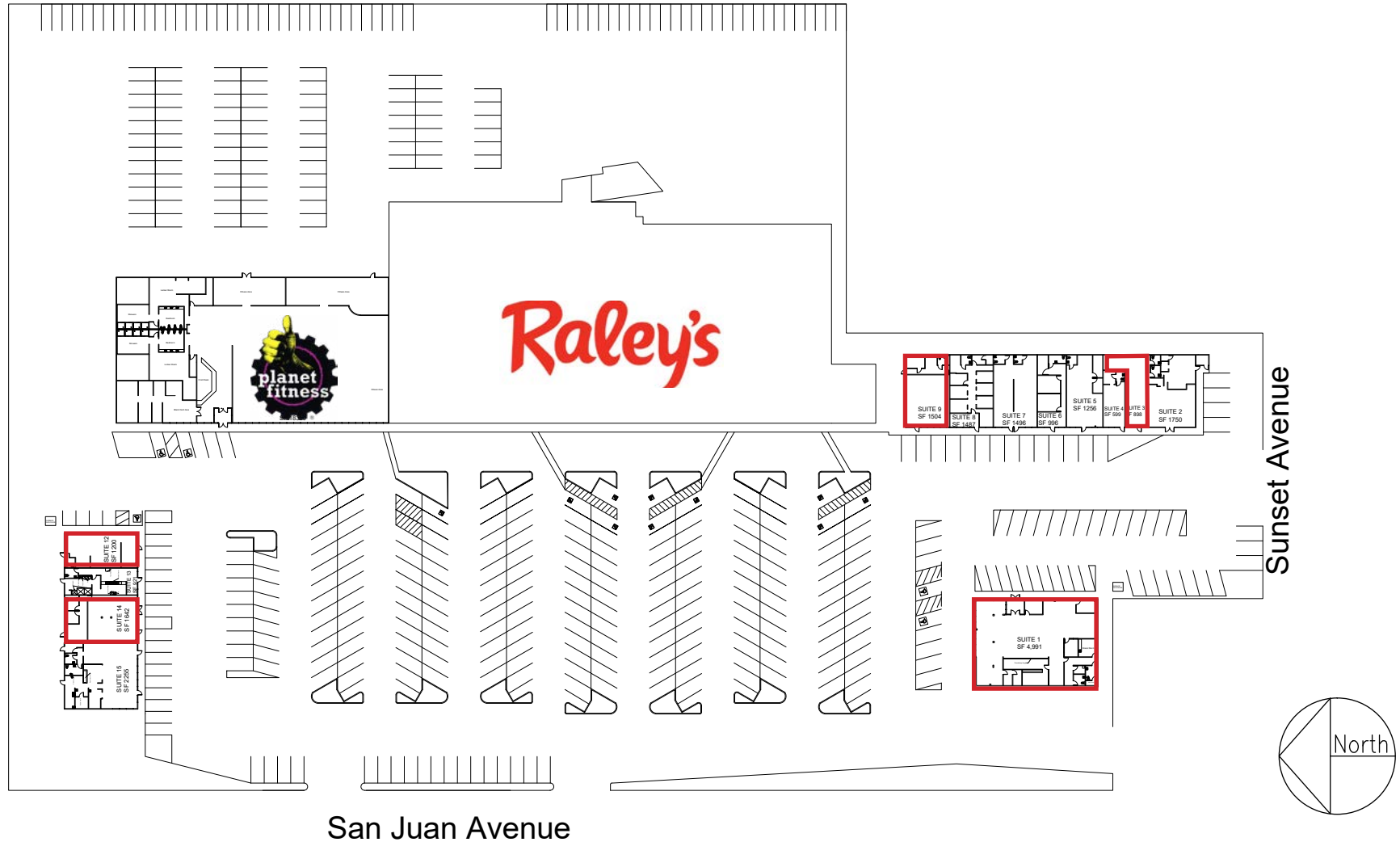
ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

FOR LEASE

NORTHRIDGE PLAZA
4802 - 4894 SAN JUAN AVE
FAIR OAKS, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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.

FOR LEASE

NORTHRIDGE PLAZA
4802 - 4894 SAN JUAN AVE
FAIR OAKS, CA



ETHAN CONRAD PROPERTIES, INC.
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.

FOR LEASE

NORTHRIDGE PLAZA
4802 - 4894 SAN JUAN AVE
FAIR OAKS, CA



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.

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com