

6705 FAIR OAKS BLVD
CARMICHAEL, CA
10,380 SF FOR SALE OR LEASE
1.05 ACRE PARCEL

ETHAN CONRAD
PROPERTIES INC

**FAIR OAKS BLVD
IMPROVEMENTS HAVE
BEEN COMPLETED**

NOW BEING REMODELED!

FOR MORE INFORMATION CONTACT:

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

FEATURES:

- Former Bank of America branch
- Excellent visibility on Fair Oaks Blvd
- Significant day and evening traffic
- Monument signage available
- Excellent demographics and surrounded by dense residential
- Abundant parking (127 stalls total; 6705 Fair Oaks Blvd, 40 stalls)
- Situated on Fair Oaks Blvd Improvement Corridor that further enhances the site



PROPERTY DETAILS:

The subject property is a freestanding building ideally located at the NE corner of Fair Oaks Blvd and Stanley Ave, offering excellent visibility and access at a signalized intersection. With its strategic location on the major arterial through Carmichael, this property ensures high-traffic exposure for prospective retail or office tenants.

The offering includes nice architecture, ample parking space, and a vibrant community making it an attractive location for a variety of uses. Don't miss out on this outstanding opportunity to establish your business in the heart of Carmichael.

LEASE RATES:

6705 Fair Oaks Blvd 10,380 SF: \$15,466.00 (\$1.49 PSF, NNN)
NNN costs \$0.29 PSF.

PURCHASE PRICE:

\$1,962,000.00 (\$189.00 PSF)

ADJACENT PARCEL FOR SALE OF GROUND LEASE:

(Separate brochure)

6717 Fair Oaks Blvd. 38,998 SF (0.90 acres)
Ground Lease Rent: \$ 7,500.00 per month
Asking Price: \$1,150,000.00 (\$29.50 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2022 Total Population (est):	16,162	133,684	359,417
2022 Average HH Income:	\$64,254	\$70,147	\$64,098
Traffic Count @ Fair Oaks Blvd:	36,000		

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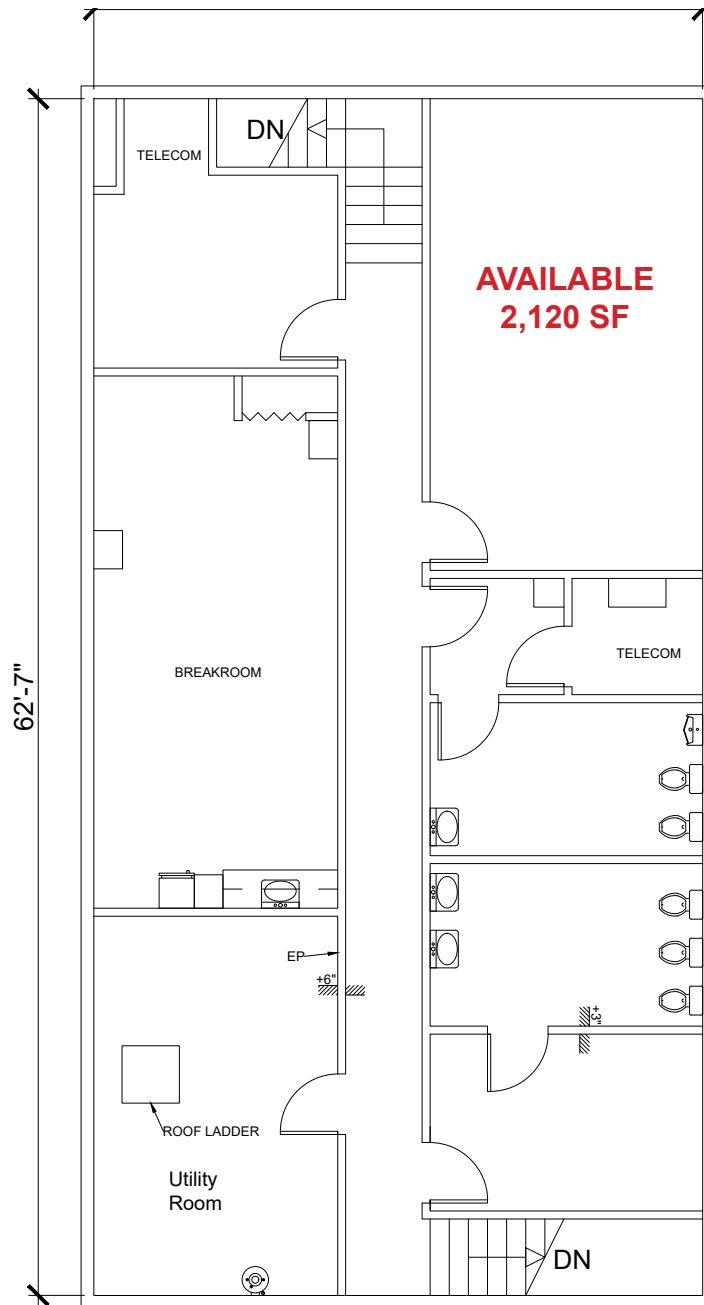
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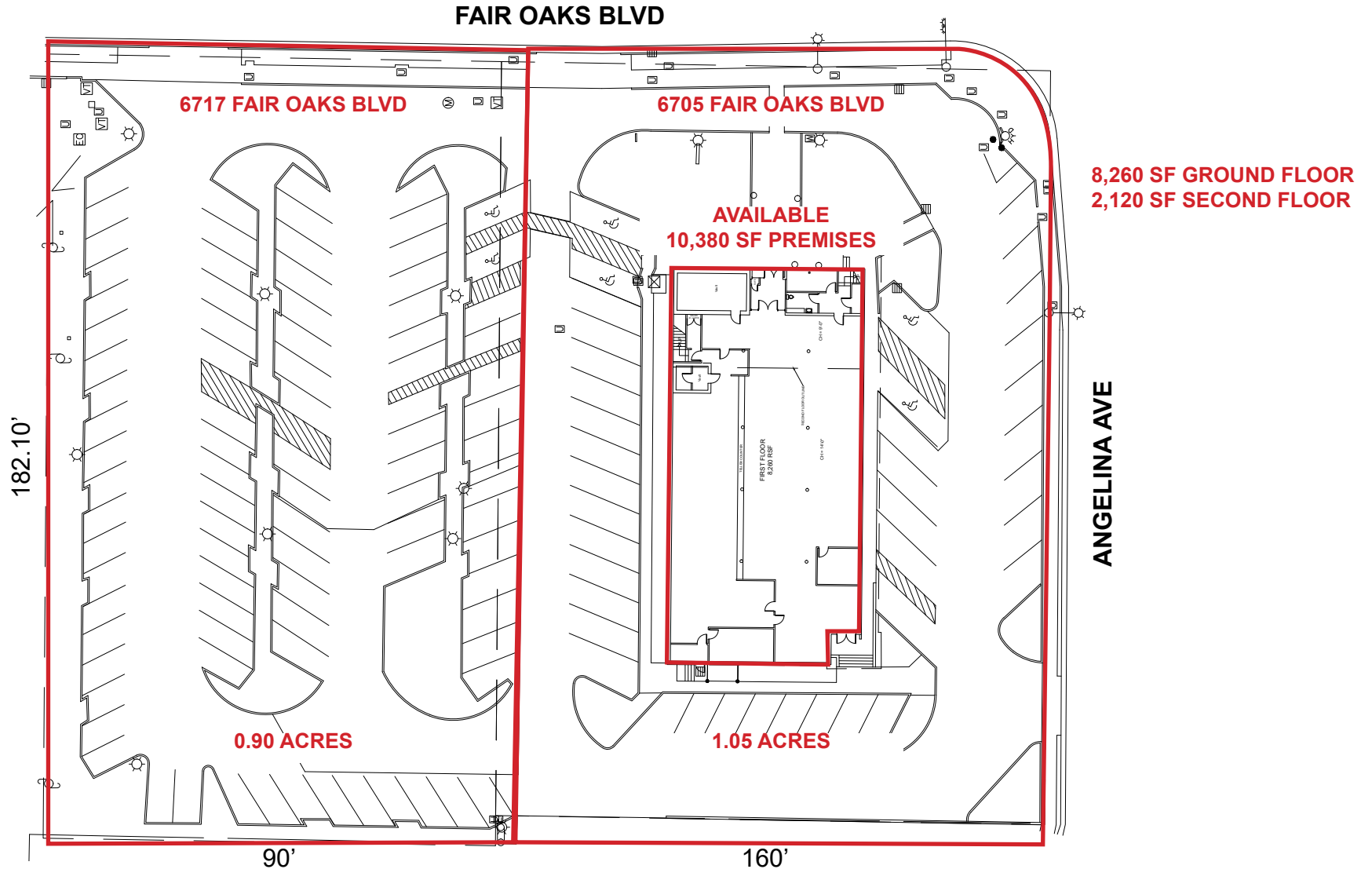
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**FLOOR PLAN
SECOND FLOOR**



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SITE PLAN



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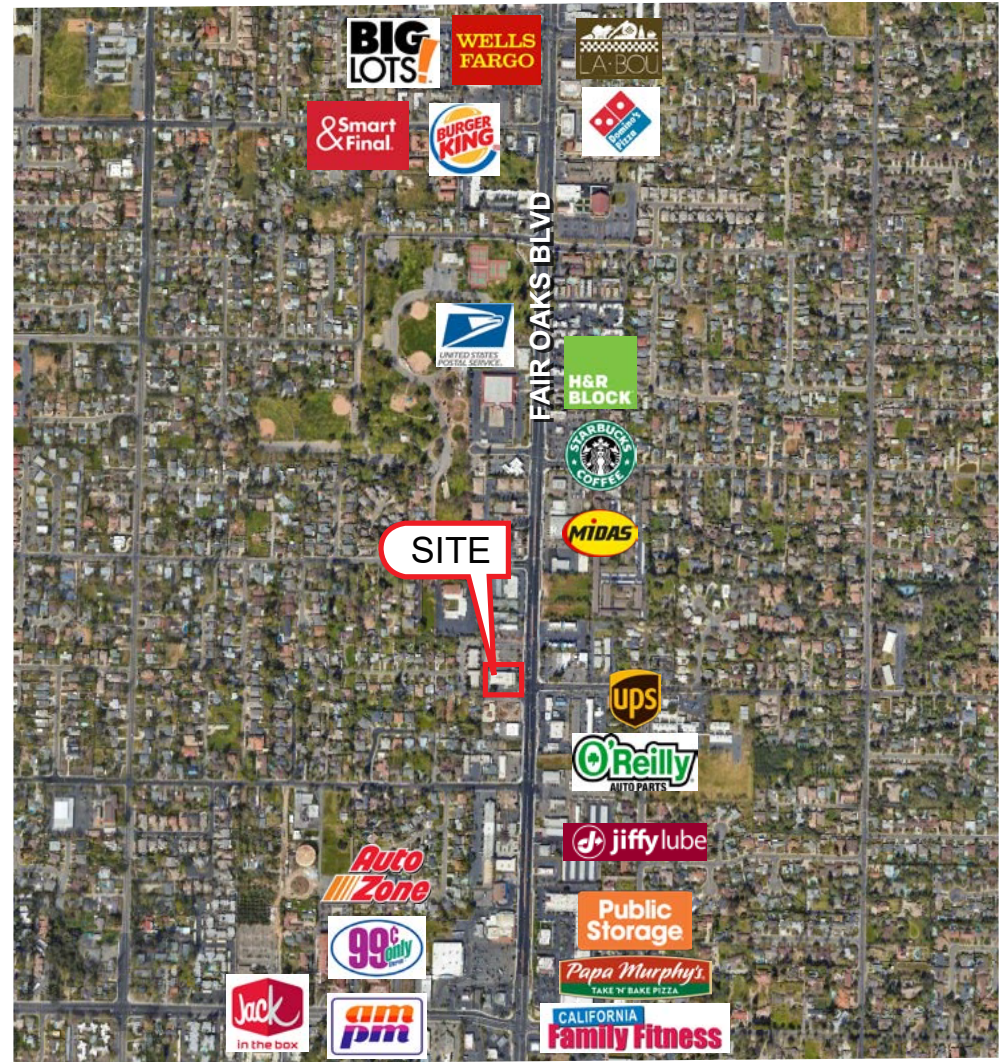
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