

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
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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
- Parking - 39 stalls total
- 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)

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		

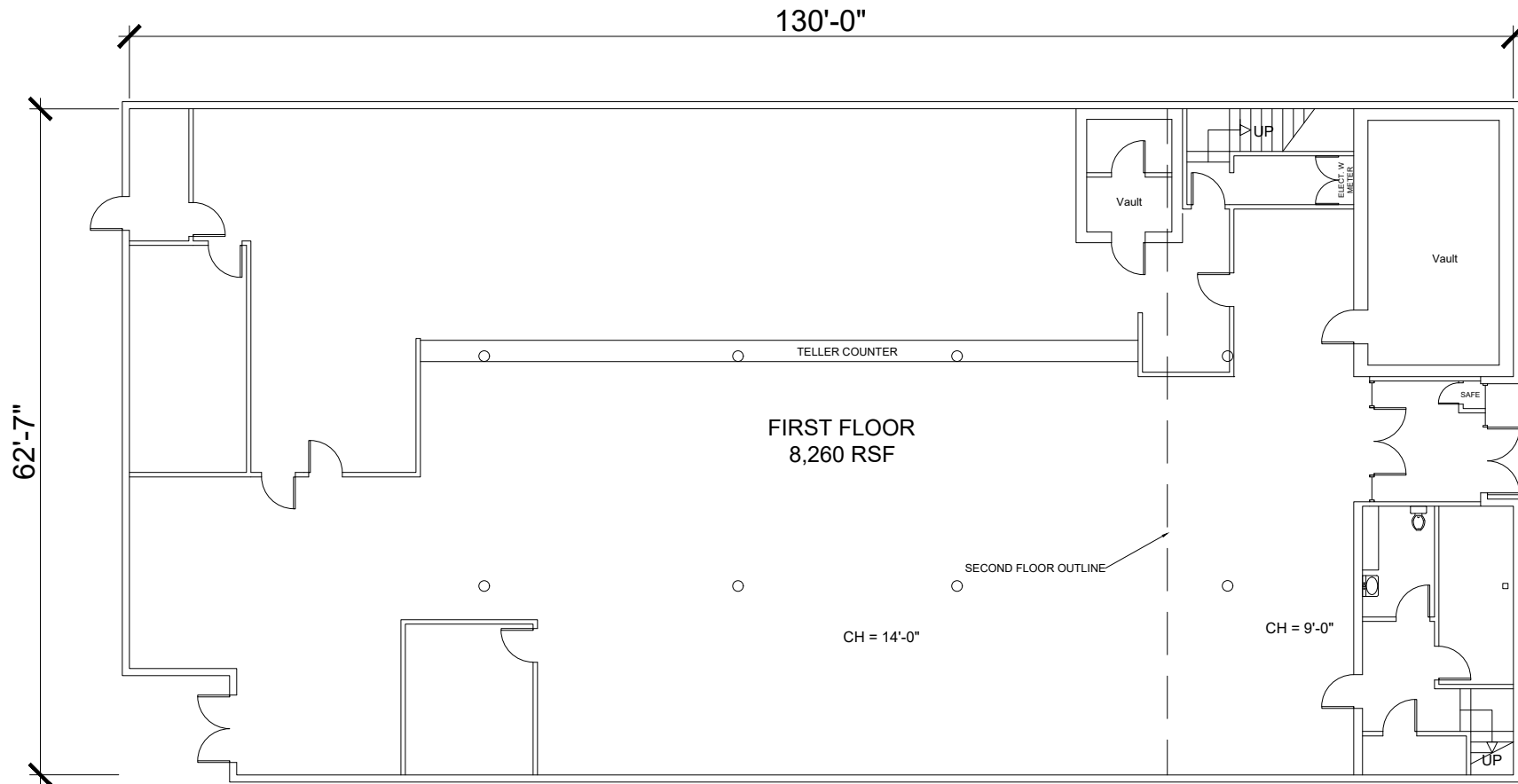
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN
1ST FLOOR



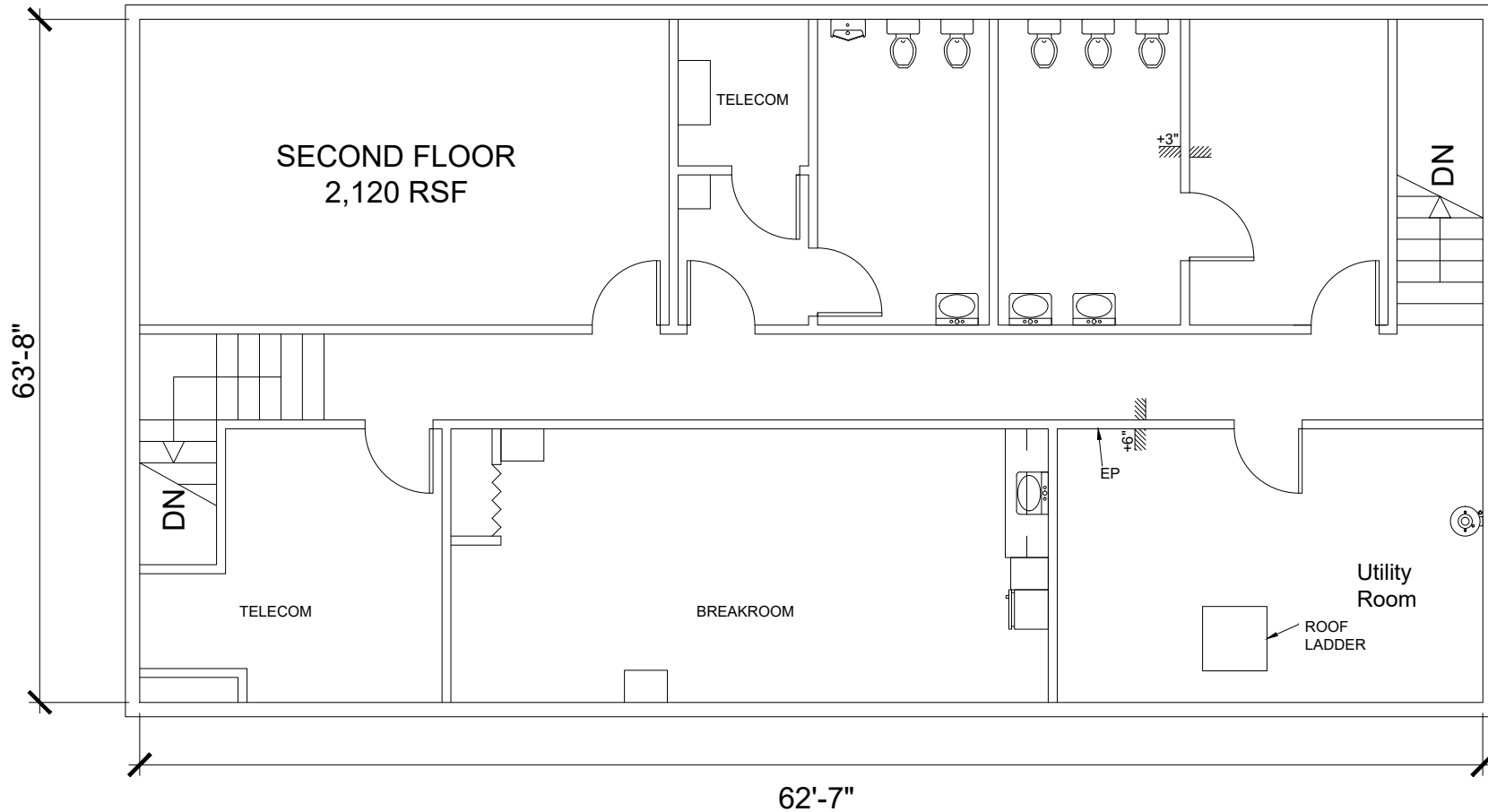
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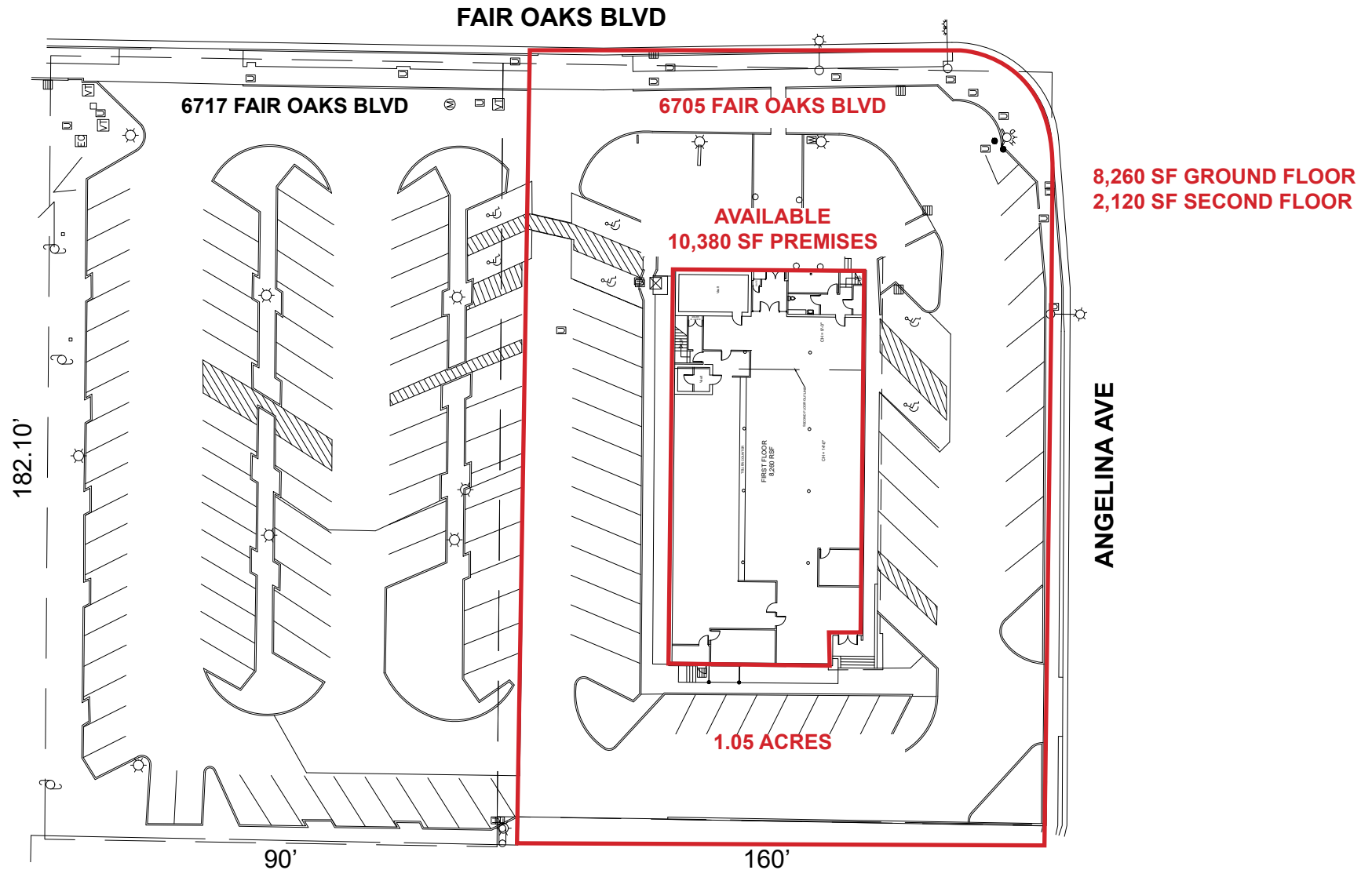
FLOOR PLAN
2ND FLOOR



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SITE PLAN

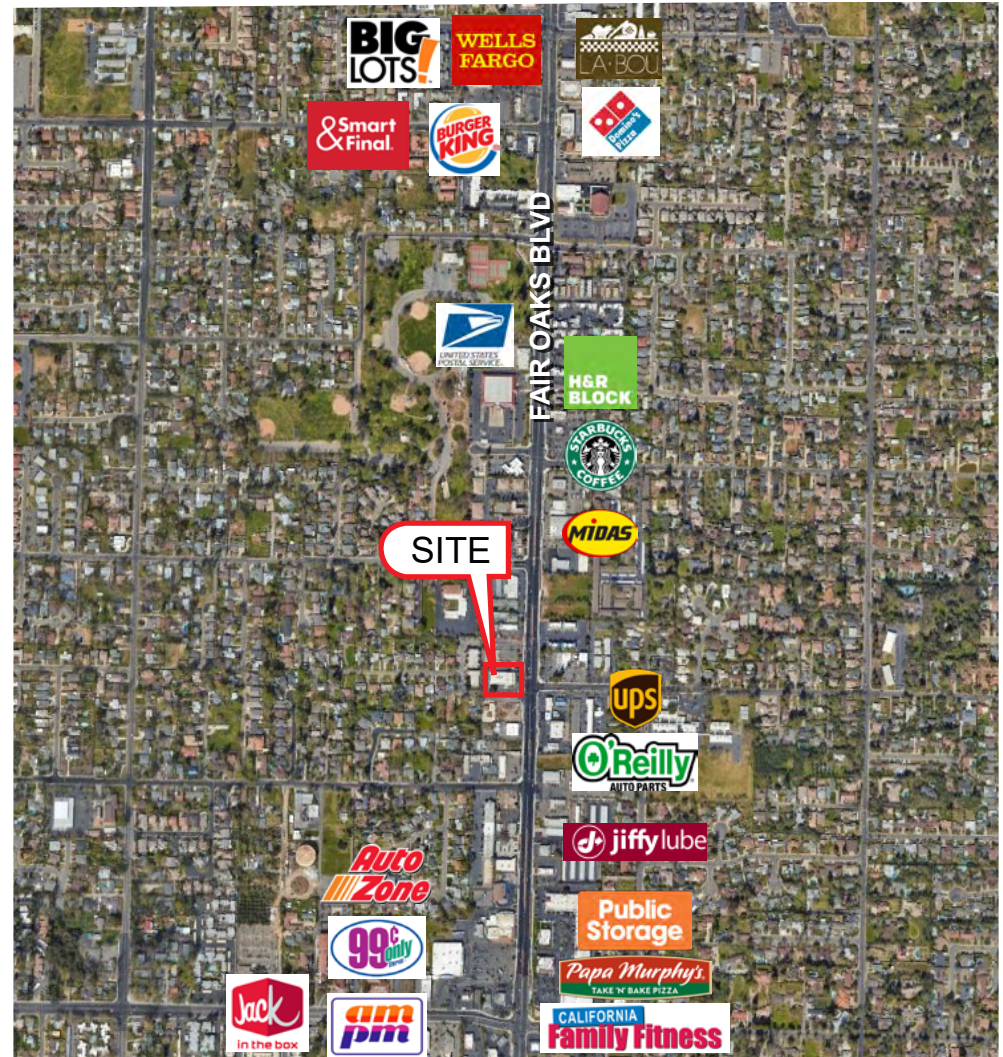


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