

6717 FAIR OAKS BLVD
CARMICHAEL, CA
FOR SALE OR LEASE
38,998 SF (0.90 ACRES) PAD

ETHAN CONRAD
PROPERTIES INC.

SITE

FAIR OAKS BLVD
IMPROVEMENTS HAVE
BEEN COMPLETED

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

FEATURES:

- Prime development parcel in the heart of Carmichael
- Existing on-site improvements including curb, gutter, sidewalk, storm drainage, lighting, fire hydrant, and paving
- Zoning: SPA - Fair Oaks main
- Excellent visibility on Fair Oaks Blvd
- Significant day and evening traffic
- Excellent demographics and surrounded by dense residential



PROPERTY DETAILS:

The subject property is a 0.90 acre parcel that is ideally located at the NE corner of Fair Oaks Blvd and Stanley Avenue, 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 any prospective tenant.

An excellent development site for a variety of uses and drive-thru uses such as fast food, car wash, coffee, dental, etc.

PARCEL RATE:

38,998 SF (0.90 acres)

GROUND LEASE:

\$7,500.00 per month

SALE PRICE:

\$1,150,000.00 (\$29.50 PSF)

Existing site work is worth at least \$10.00 PSF and therefore with this consideration, our asking price is really only \$15.50 PSF for the land.

DEMOGRAPHICS:

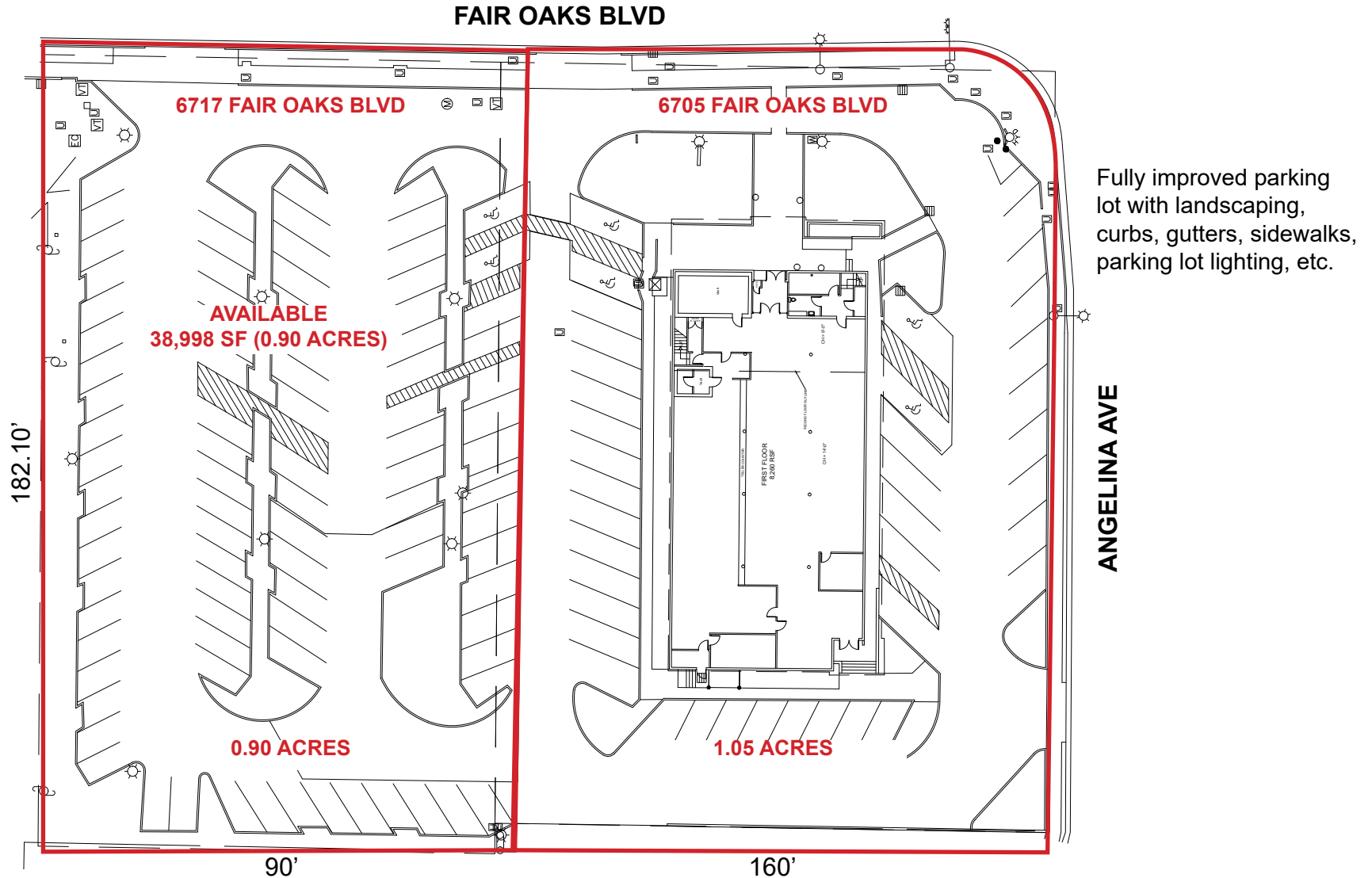
	1 Mile	3 Mile	5 Mile
2022 Total Population (est):	16,162	133,684	359,417
2022 Average HH Income:	\$64,254	\$70,147	\$64,098
Traffic Count @ Fair Oaks Blvd:	36,000		

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SITE PLAN



Fully improved parking lot with landscaping, curbs, gutters, sidewalks, parking lot lighting, etc.

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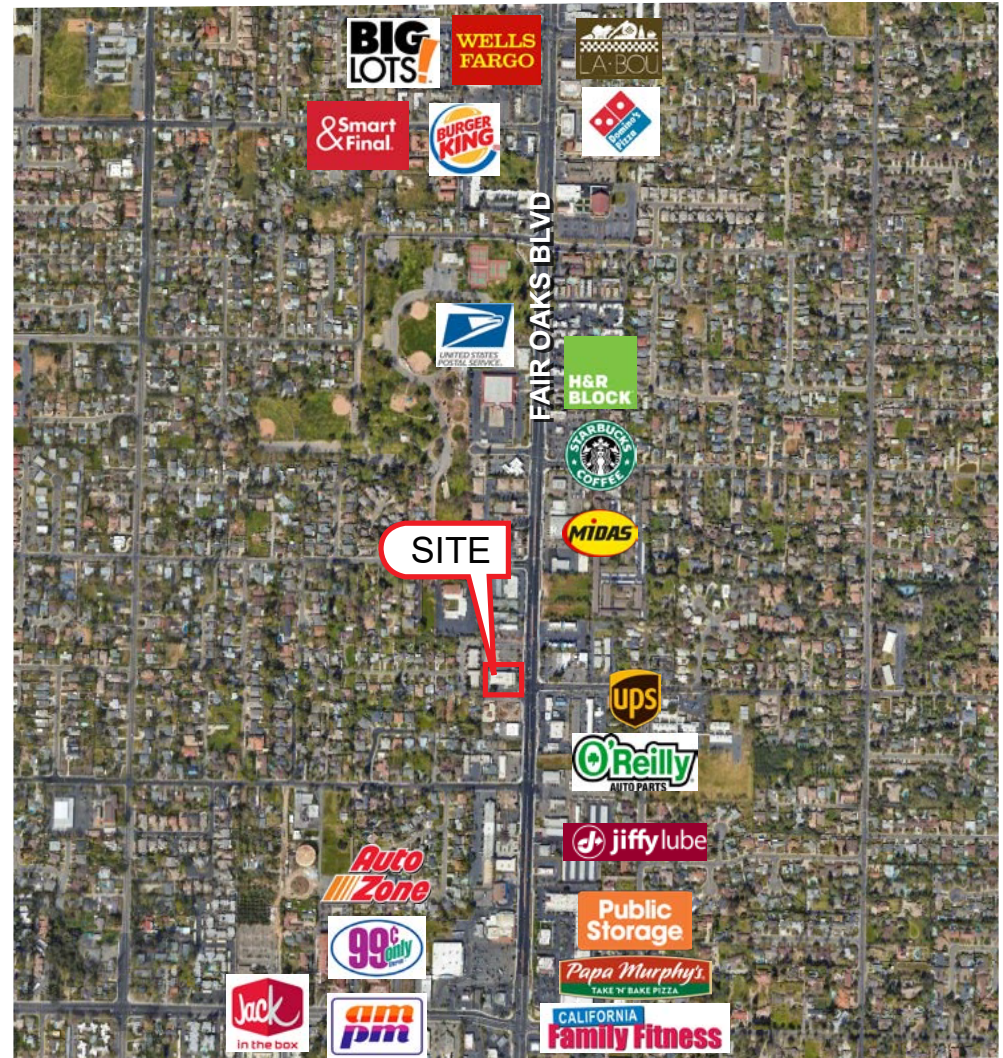
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

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