

**SAN JUAN CENTER**  
**9045 FAIR OAKS BLVD**  
**CARMICHAEL, CA**

.35 ACRE OF HIGH VISIBILITY RETAIL PAD  
IDEAL FOR DRIVE-THRU COFFEE KIOSK

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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**916.779.1000**



# RETAIL PAD FOR LEASE

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## FEATURES:

- Formerly entitled for ±600 SF drive-thru kiosk
- Drive aisle ±180 ft
- 9 vehicle stacking plan
- Hard corner site at signalized intersection with excellent visibility
- Traffic counts of over 48,000 cars per day @ the intersection
- Located on a major commuter route
- Surrounded by dense residential neighborhoods



## PROPERTY DETAILS:

This property is located in the established City of Carmichael, CA and is surrounded by dense residential subdivisions with strong demographics.

The pad is situated on the corner of the signalized intersection of Fair Oaks Blvd and San Juan Ave, which are two of the busiest streets in the area.

## GROUND LEASE RATE:

\$4,950.00 NNN, per month.

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	10,426	122,110	339,213
2023 Average HH Income:	\$107,541	\$95,067	\$91,971
Traffic Count:			
	Fair Oaks Blvd - 32,008		
	San Juan Ave - 16,693		

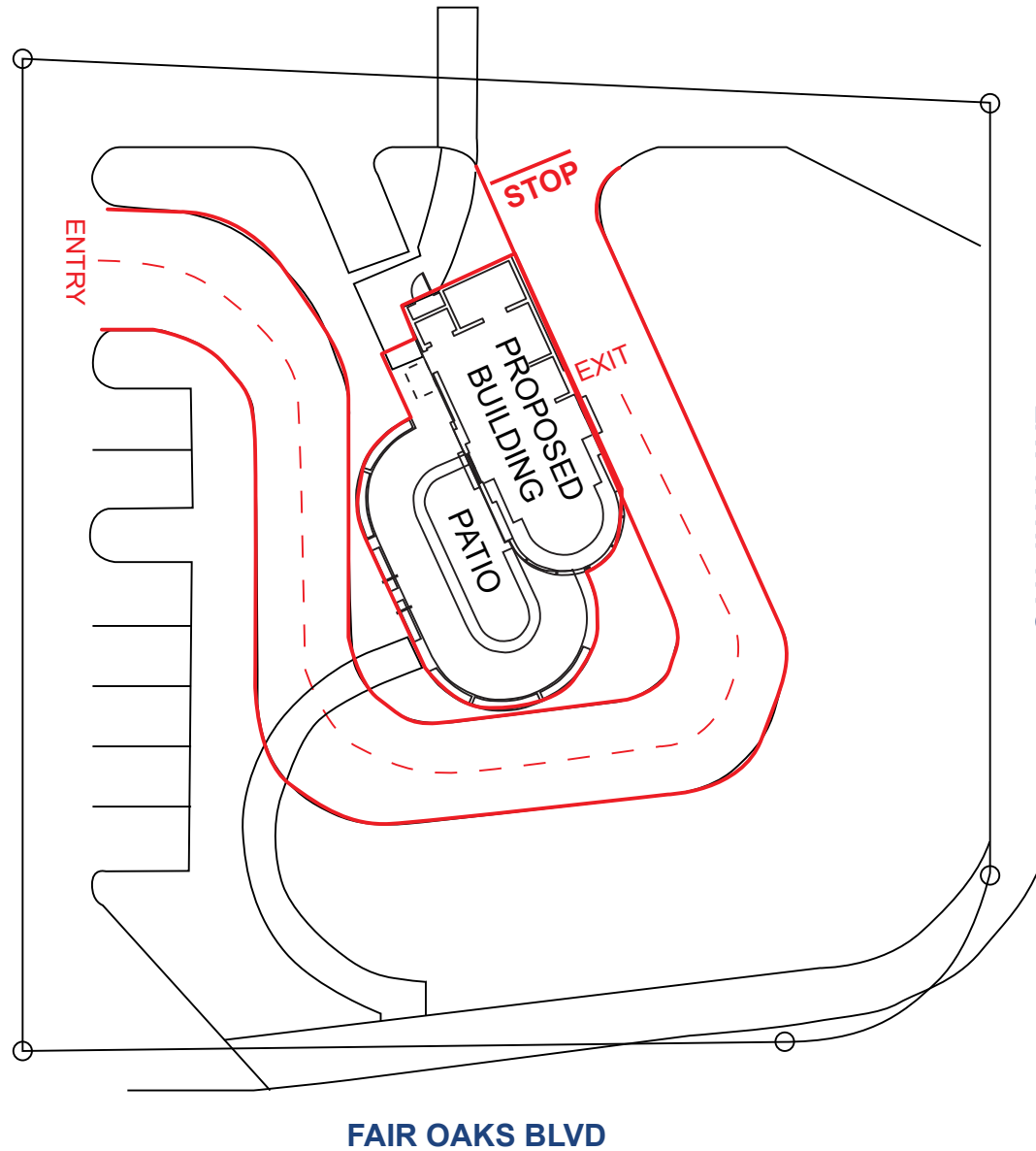
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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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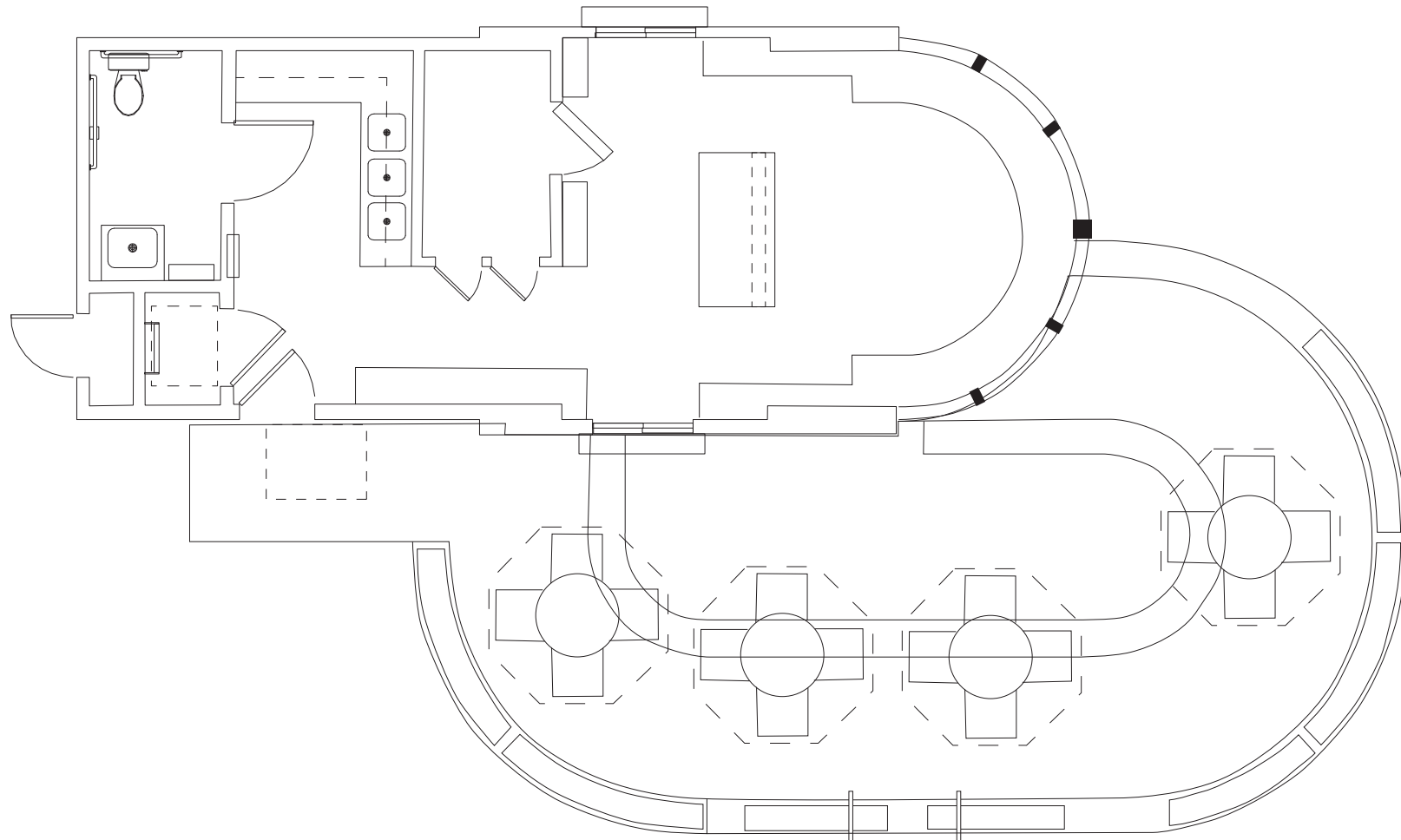
**PARCEL PLAN**



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**PROPOSED KIOSK AND PATIO PLAN**



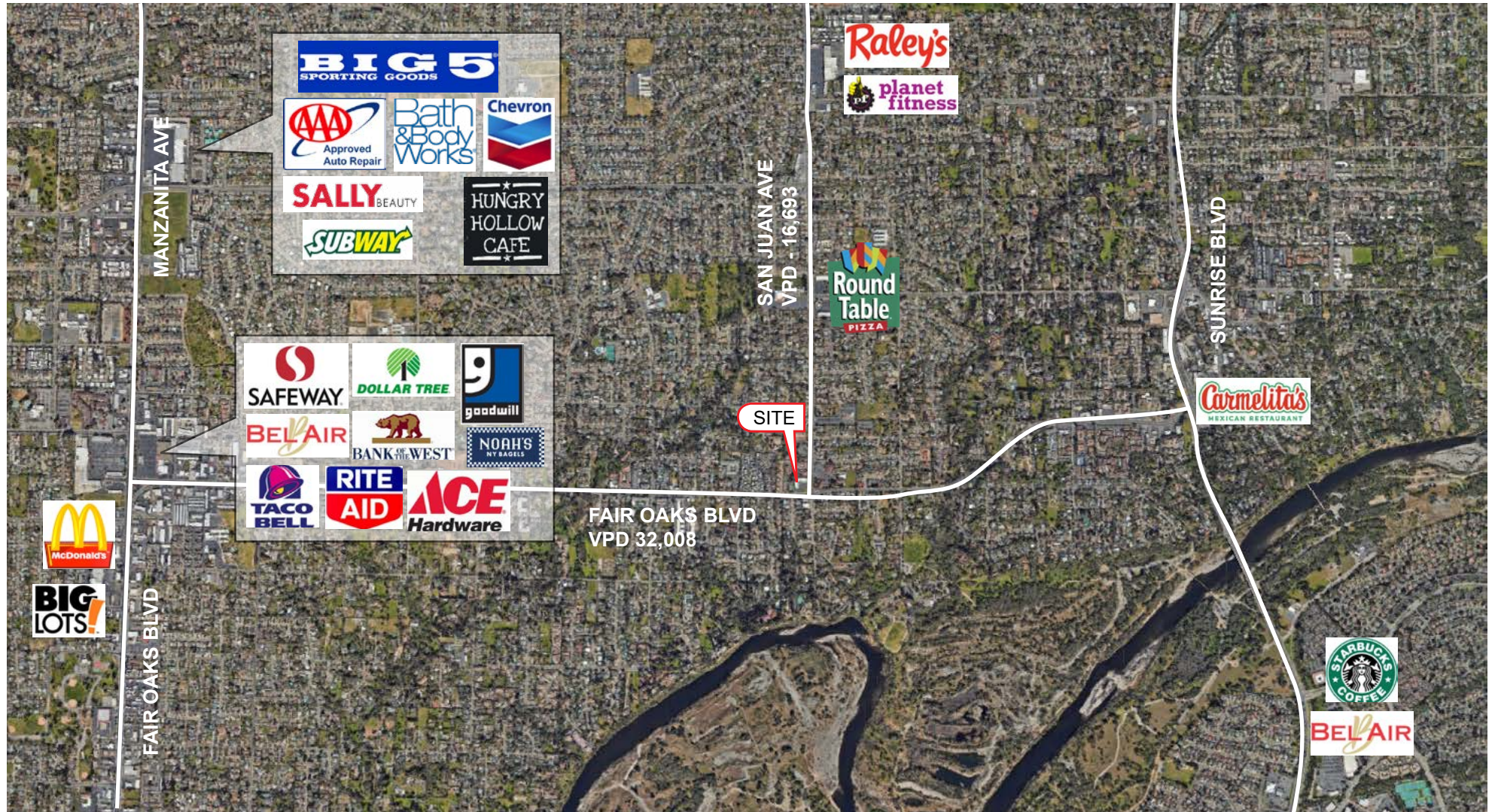
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