

# FAIR OAKS BLVD & MCCLAIN WAY CARMICHAEL, CA

LAND AVAILABLE FOR SALE



APN: 245-0210-030  
0.99 Acre Parcel



FAIR OAKS BOULEVARD

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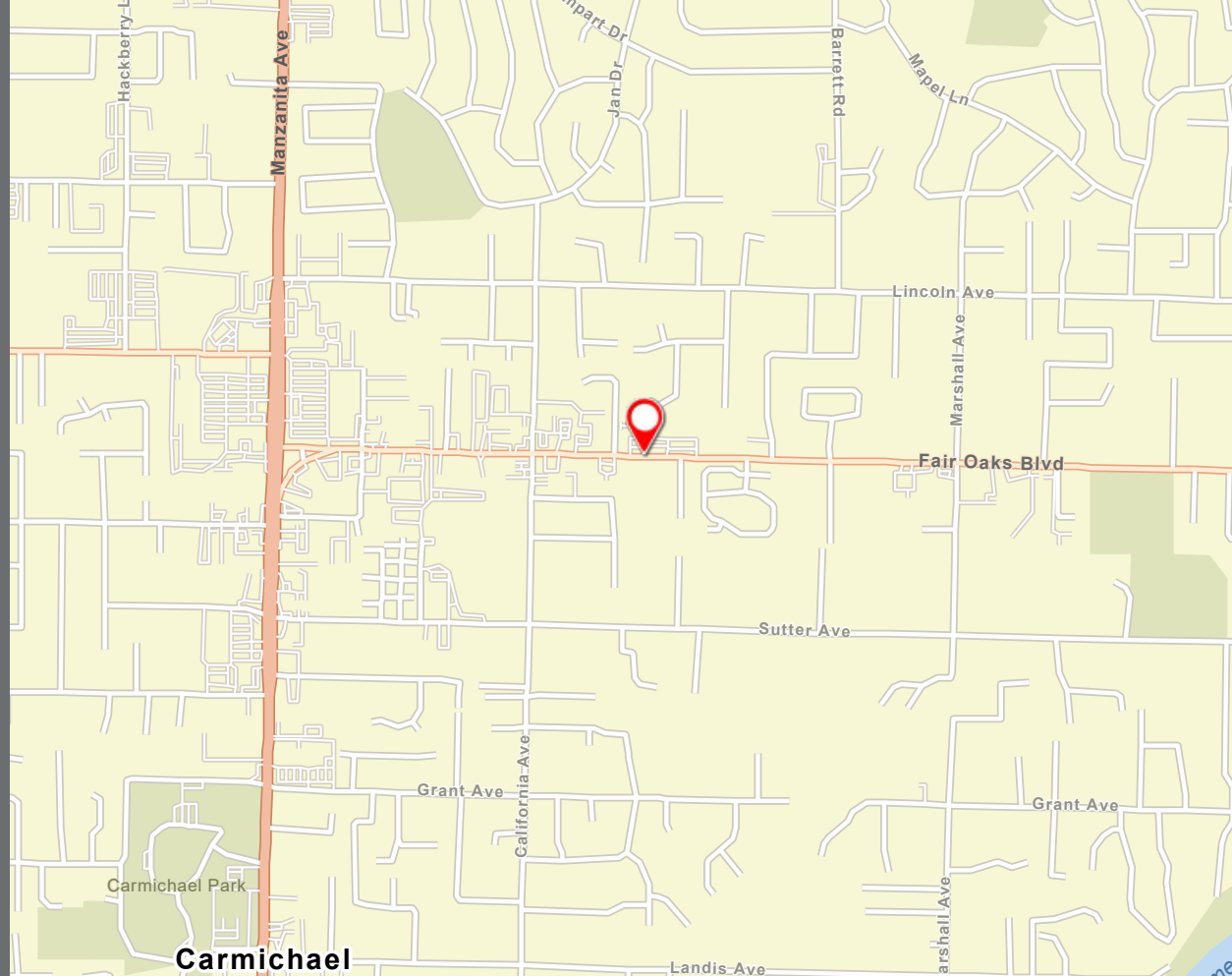
## PROPERTY HIGHLIGHTS

### LAND FOR SALE

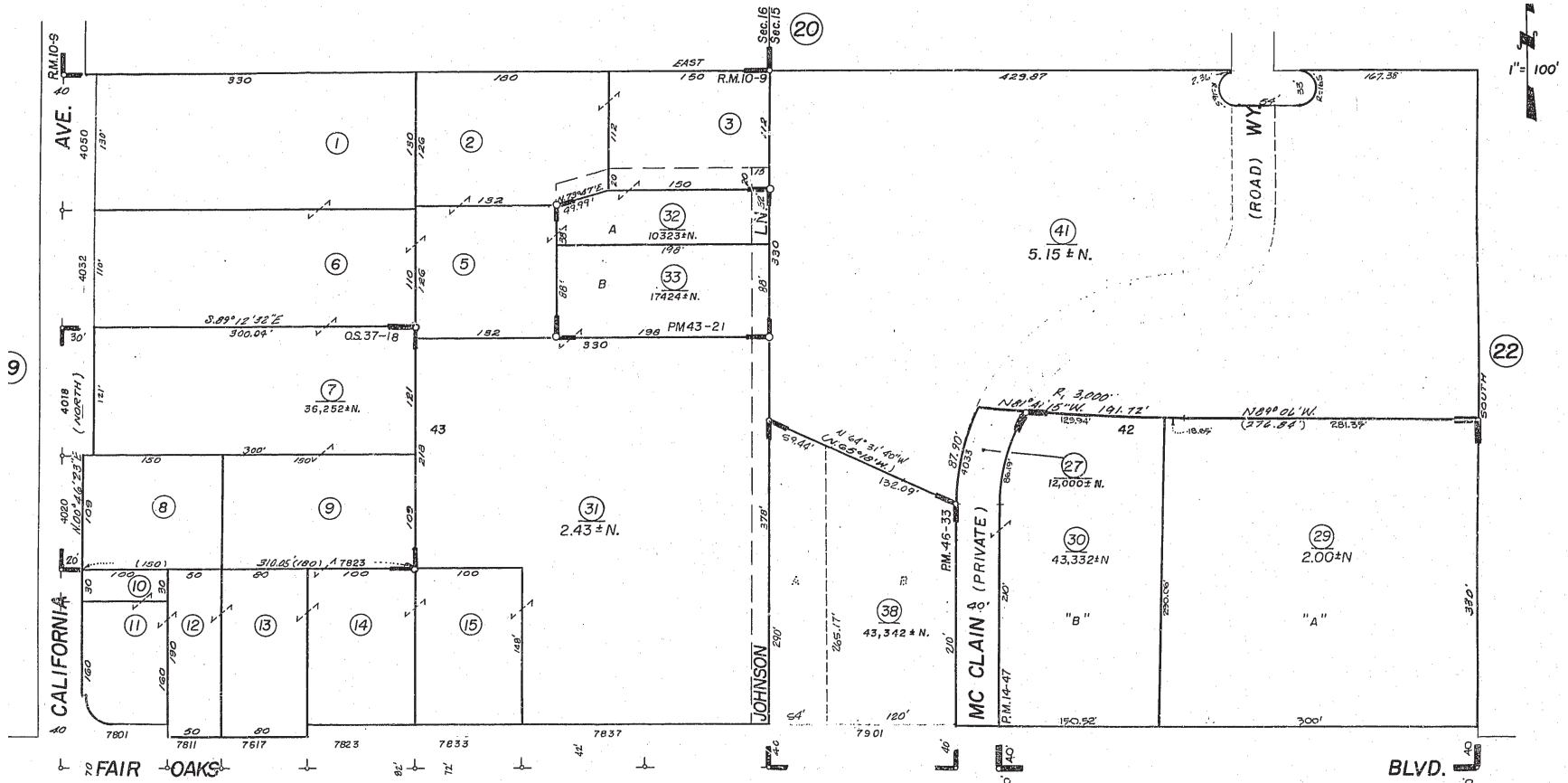
Fair Oaks Blvd & McClain Way,  
Carmichael, CA 95608

- APN:245-0210-030
- Zoned: LC, Proposed Use: Commercial
- Site Enjoys High Daily Traffic Counts 30,029/Day (Source: Costar)
- Adjacent to top-of-the line health club, California Family Fitness

**Purchase Price: \$450,000**



# PARCEL MAP



# DEMOGRAPHICS

## Market Overview

Fair Oaks Blvd & McClain Way, Carmichael, California, 95608

3 MILE RADIUS

### KEY FACTS

- 134,481** Population
- 2.4** Average Household Size
- 41.8** Median Age
- \$66,402** Median Household Income

### HOUSING STATS

- \$369,022** Median Home Value
- \$10,173** Average Spent on Mortgage & Basics
- \$955** Median Contract Rent

### COMMUTERS

- 17%** Spend 7+ hours commuting to and from work per week
- 81.9%** Drove Alone to Work

### EDUCATION

- 7%** No High School Diploma
- 22%** High School Graduate
- 39%** Some College
- 32%** Bachelor's/Grad/Prof Degree

### BUSINESS

- 4,526** Total Businesses
- 34,038** Total Employees

### EMPLOYMENT

- 69%** White Collar
- 16%** Blue Collar
- 15%** Services
- 16.2%** Unemployment Rate

