

FOR SALE

**SINGLE STORY OFFICE
BUILDING AVAILABLE**



Single story office building located within a five-building complex, situated along the street frontage.



**9722 Fair Oaks Blvd,
Fair Oaks, CA 95628**



PROPERTY HIGHLIGHTS

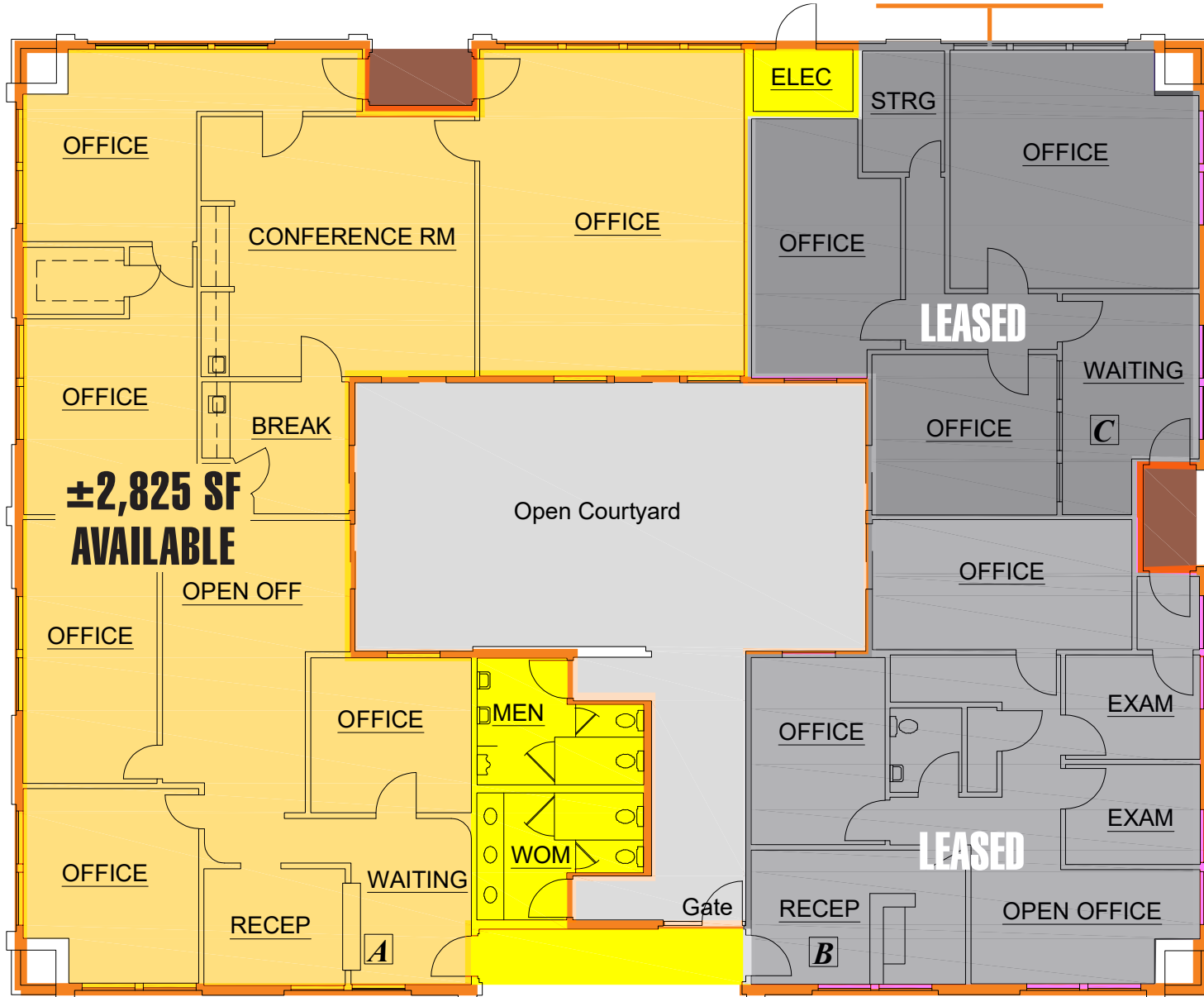
Single story office building located within a five-building complex, situated along the street frontage with excellent visibility along Fair Oaks Boulevard.

- \pm 5,300 building square footage with \pm 934 shared courtyard square footage.
- Great owner user opportunity with income potential
- The building consists of four, fully improved office suites, surrounded by drive up parking slots
- The building has a nicely landscaped private courtyard accessible to all tenants
- The building has ample parking spaces with 5/1000 square feet
- Located near high-traffic intersection of Fair Oaks Blvd and Sunrise Blvd (33,460 cars/day - 2022)
- Building signage opportunities for increased visibility
- Close proximity to multiple restaurant and retail amenities for convenience
- Zoning: LC per Sacramento County

Purchase Price: \$995,000

FLOOR PLAN

± 5,300 building square footage with ± 934 shared courtyard square footage.



**±2,825 SF
AVAILABLE**

Available

Common Area

Leased

DEMOGRAPHICS

MARKET OVERVIEW

9722 Fair Oaks Blvd, Fair Oaks, CA 95628

3 Mile Radius

KEY FACTS

POPULATION	110,655	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	41	MEDIAN HOUSEHOLD INCOME	\$81,757

EDUCATION

18.77%	26.91%	32.53%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$404,757	43,385	39.65%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

44,029
TOTAL EMPLOYEES

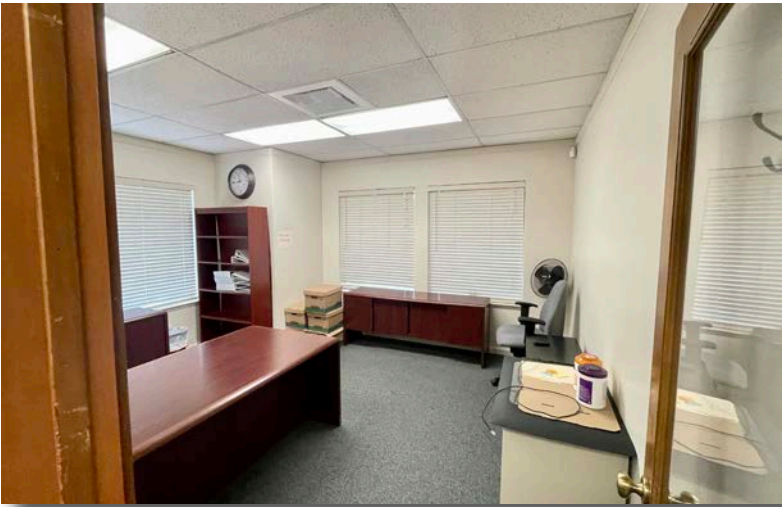
COMMUTERS

0.74%	86.44%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

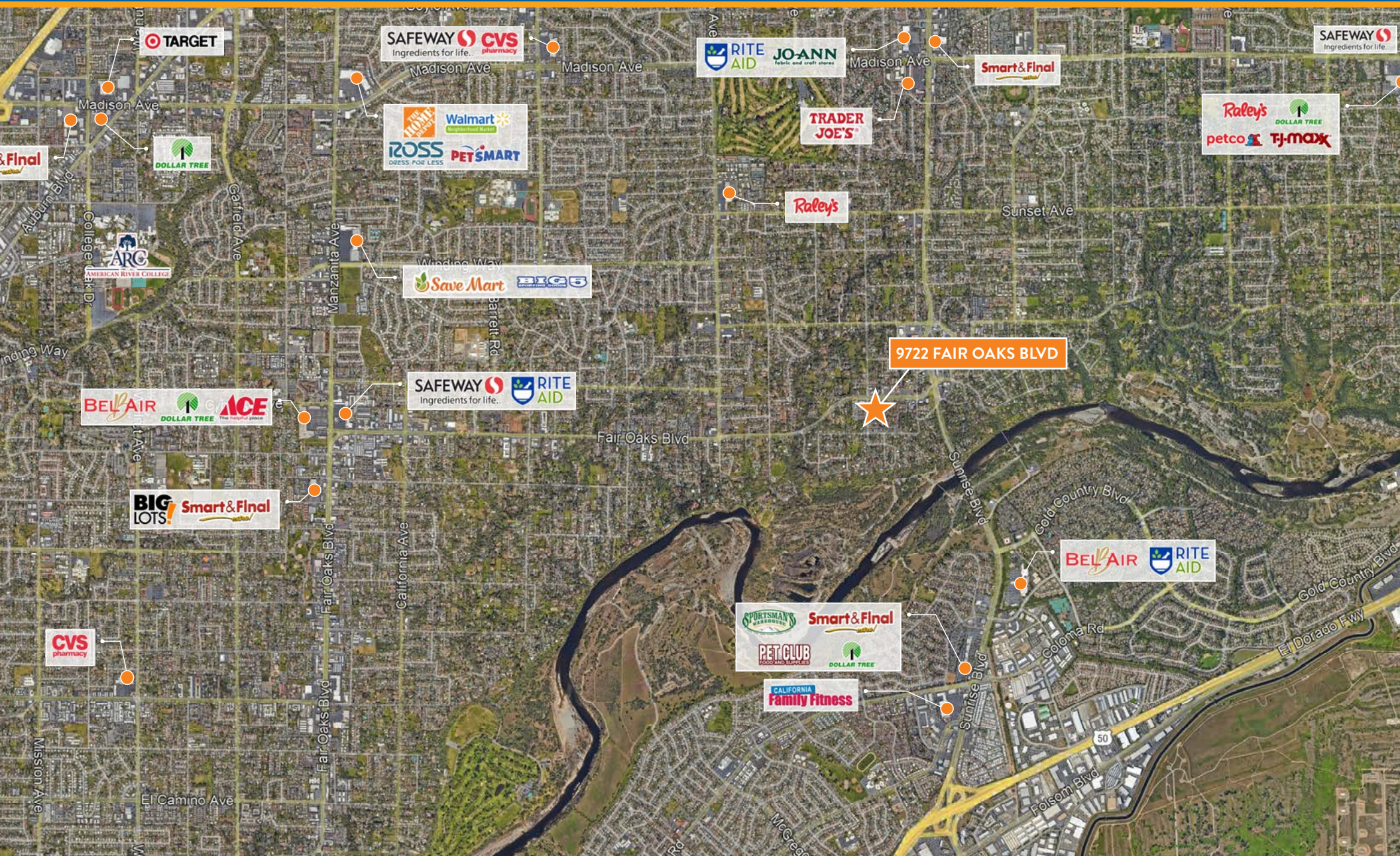
EMPLOYMENT

65.91%	34.09%
WHITE COLLAR	BLUE COLLAR

PROPERTY IMAGES



RETAIL AERIAL





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