

Short Term Leases 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

- Available for Lease: ± 900 SF Suite and ± 514 SF Executive Suite
- The building has a nicely landscaped private courtyard accessible to all tenants
- The building has ample parking spaces with 5/1000 square feet
- Situated along Fair Oaks Boulevard with excellent visibility
- 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
- Also for Purchase – Call Agent for Details!

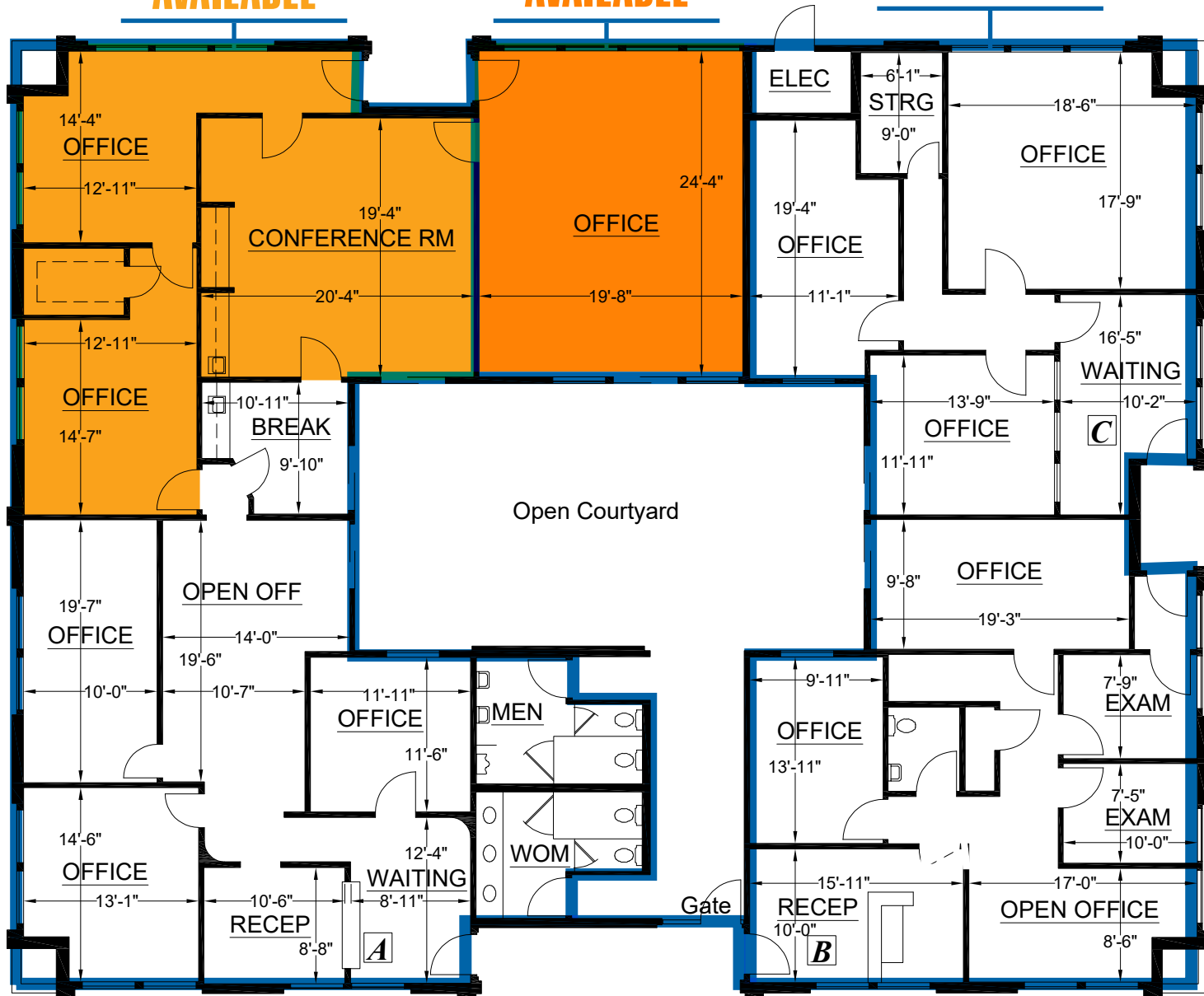
**Short Term Lease:
\$1.50 FS + Janitorial**

FLOOR PLAN

±900 SF AVAILABLE

±514 SF AVAILABLE

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



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

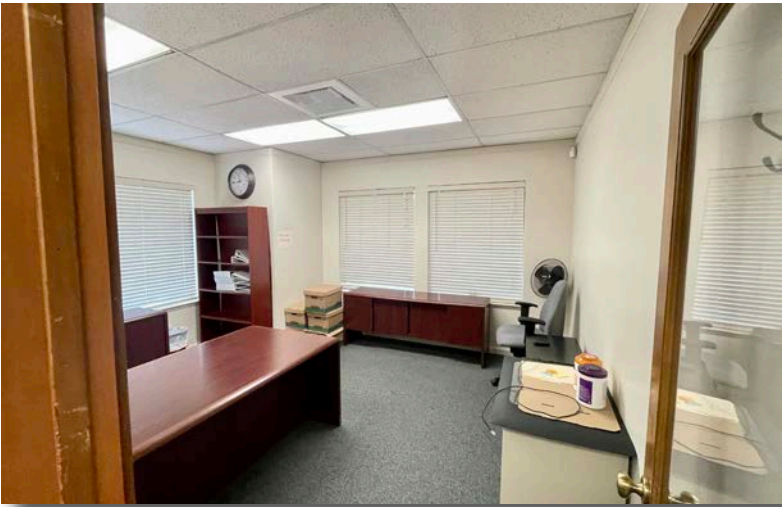
COMMUTERS

| | |
|----------------------------|---------------------|
| 0.74% | 86.44% |
| USED PUBLIC TRANSPORTATION | DROVE ALONE TO WORK |

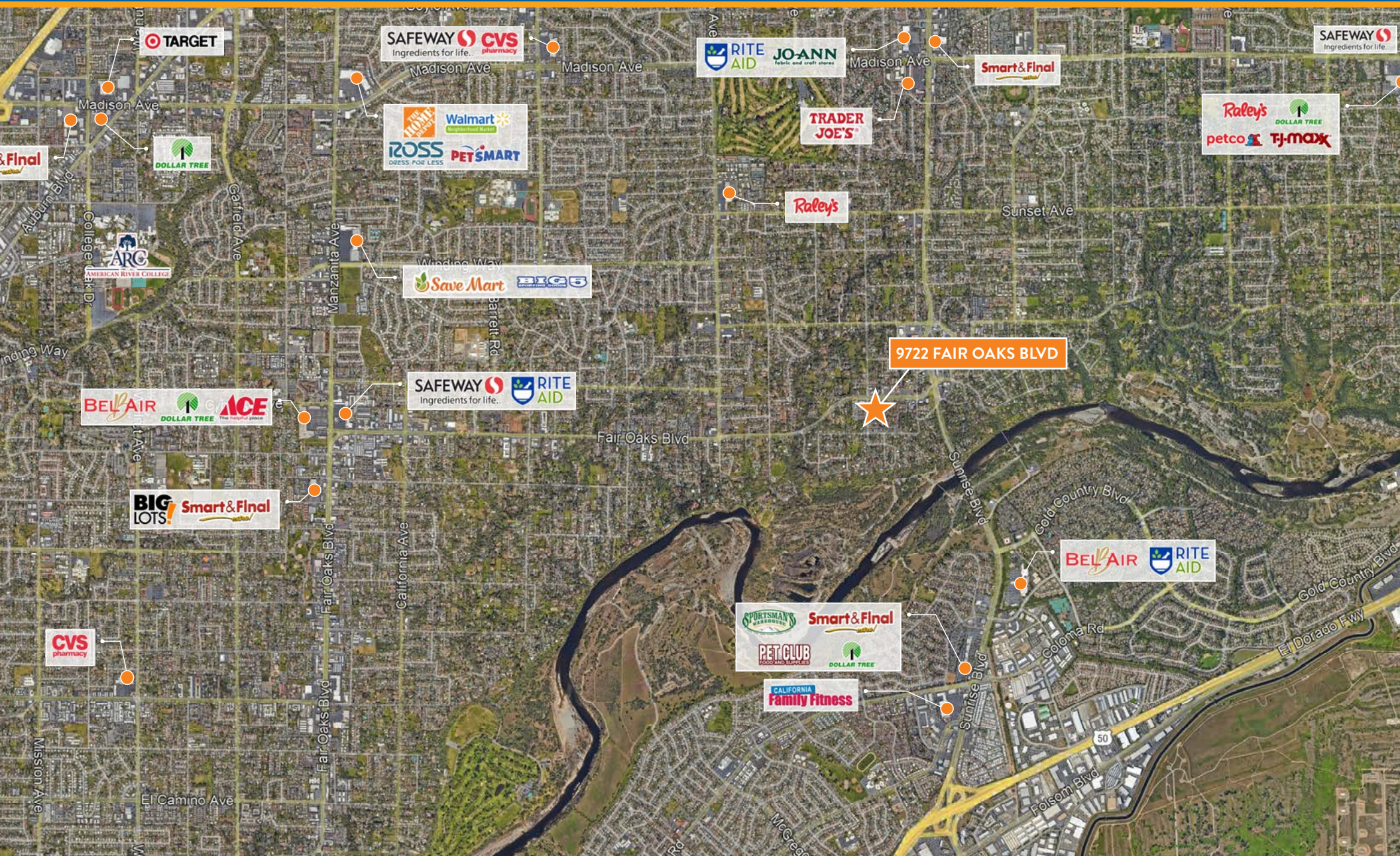
EMPLOYMENT

| | |
|---------------|---------------|
| 65.91% | 34.09% |
| WHITE COLLAR | BLUE COLLAR |

PROPERTY IMAGES



RETAIL AERIAL





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SINGLE STORY OFFICE BUILDING AVAILABLE

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