

RETAIL 365

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919



AVAILABLE
FORLEASE

6324 FAIR OAKS BLVD.
CARMICHAEL CA 95608

+/- 2,100 SF FORMER CHIROPRACTOR | 1,100 SF RETAIL



6324 Fair Oaks Blvd.
Carmichael CA 95608



+/- 2,100 SF
Former Chiropractor
+/- 1,100 SF Retail

 LEASE PRICE

\$1.25/SF NNN

 HIGHLIGHTS

- 2 Spaces Available
- Prominent Signage

THE PROPERTY

Located on major thoroughfare Fair Oaks Blvd (32,605 ADT) next to the major retail intersection of Fair Oaks Blvd and Marconi Avenue. Nearby retail tenants include Walgreens, 99 Cents only, Jack in the Box, Subway, River City Brewing Company and many more



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MORE HIGHLIGHTS

- 2 Spaces Available
- +/- 2,100 SF Former Chiropractor
- +/- 1,100 SF Retail
- Prominent Signage



Carmichael

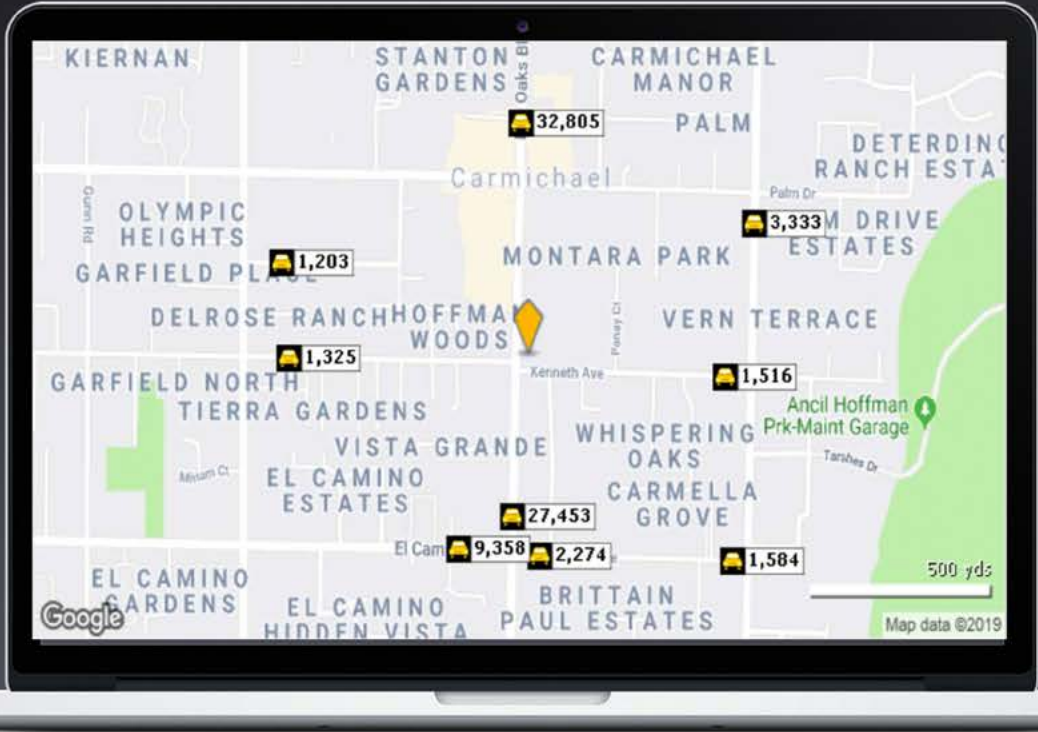
Arden-Arcade

Rancho
Cordova

Sacramento

Century 21
COMMERCIAL
M&M AND ASSOCIATES

MUELLER
COMMERCIAL
TEAM



POPULATION DEMOGRAPHICS

TOTAL POPULATION	122,588
MEDIAN AGE	40.9
MEDIAN AGE (FEMALE)	43.2
MEDIAN AGE (MALE)	38.3

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS	49,371
PERSONS PER HOUSEHOLD	2.5
AVERAGE HOUSEHOLD INCOME	\$ 75,308
AVERAGE HOUSE VALUE	\$352,120
OWNER OCCUPIED UNITS	56.0%
MEDIAN YEAR STRUCTURE BUILT	1971
HOUSES WITH MORTGAGES	71.8%

ECONOMIC/EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$81,277
WHITE COLLAR	86.6%
BLUE COLLAR	13.4%

TRAFFIC

COLLECTION STREET	CROSS STREET	TRA C VOL	YEAR	DISTANCE
Fair Oaks Blvd	Lloyd Way	32,623	2017	0.20 mi
Lloyd Way	Fair Oaks Blvd	32,805	2012	0.20 mi
California Ave	Palm Dr, N	3,009	2017	0.27 mi
Kenneth Ave	California Ave, E	1,870	2017	0.28 mi
California Ave	Mauer Ave, N	4,877	2017	0.31 mi

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