FOR LEASE

8300 FAIR OAKS BLVD, CARMICHAEL, CA

±1,170 SF OFFICE SUITE AVAILABLE

$1.25 PSF

PROMO RATE

1ST YEAR | 3-YR MIN. TERM

SIGN BY 10/31/2026



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECRE.COM
DRE: 02167493

ROME
REAL ESTATE GROUP

FOR LEASE

CANTERBURY OFFICE SQUARE

SUITE
402

SIZE
±1,170 SF

LEASE RATE
$1.25 PSF, MG
PROMO RATE – 1ST YEAR

MIN. TERM
3-YEAR
MINIMUM LEASE TERM

SPACE NOTES

Fully built-out suite with 4 private offices and reception area, recently remodeled and ideal for teams of 3 to 10 people. Space can be split to accommodate smaller requirements.

PROPERTY DETAILS:

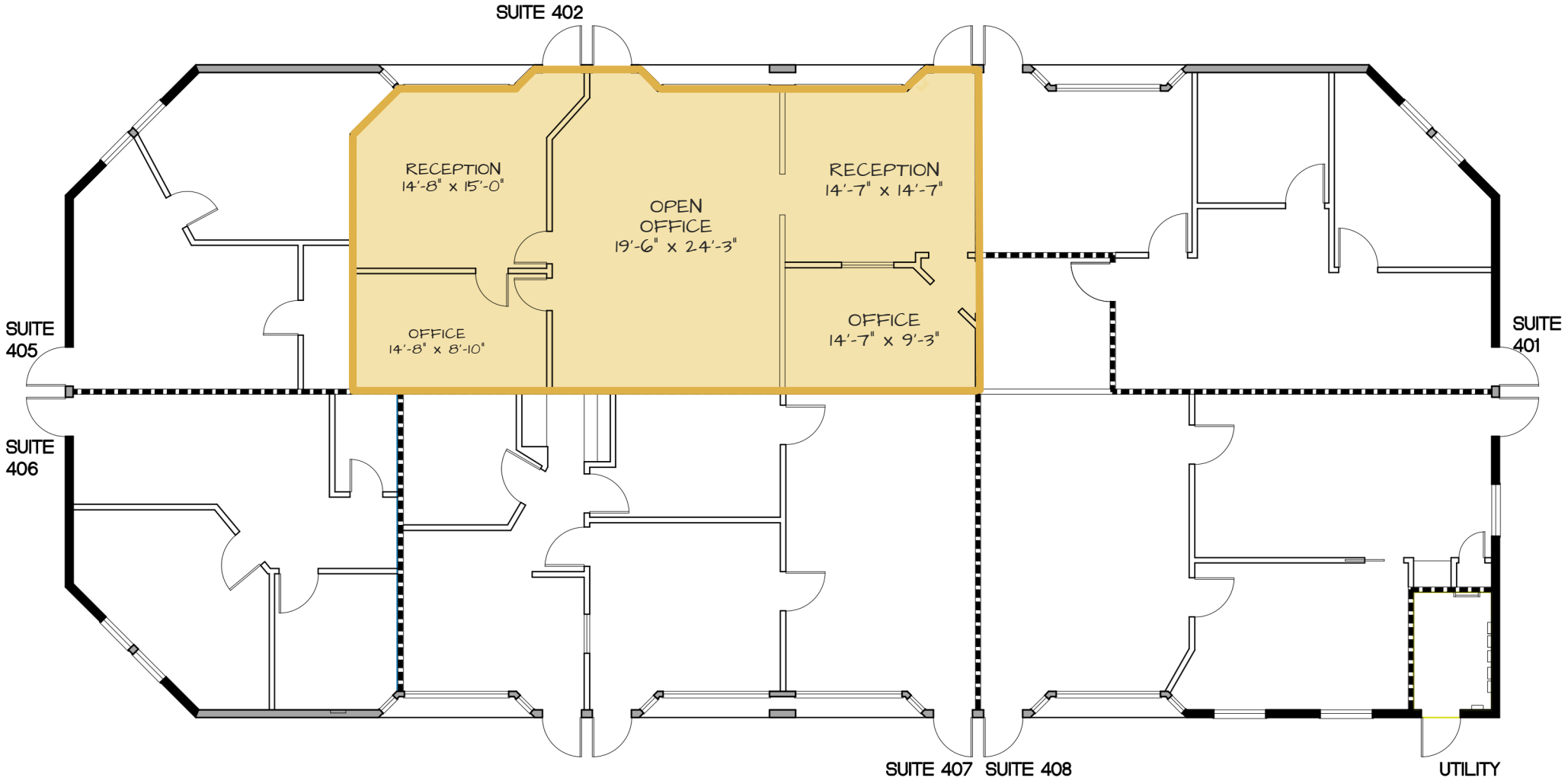
- Well-maintained property with great visibility on Fair Oaks Blvd, featuring mature landscaping, a garden/river rock area, and a gazebo centered between four professional office buildings
- Monument signage fronting Fair Oaks Blvd is available to provide additional exposure for your business
- Shaded parking lot that wraps around the building, offering access points on Fair Oaks Blvd and Marshall Ave
- Move-in ready suites
- Convenient location for businesses serving the suburban Carmichael community and/or business owners living nearby.
- Conveniently located near a wide variety of housing and numerous restaurants and services
- Long-term tenants in property (20+ years)

LEASE MUST BE SIGNED BY 10/31/2026

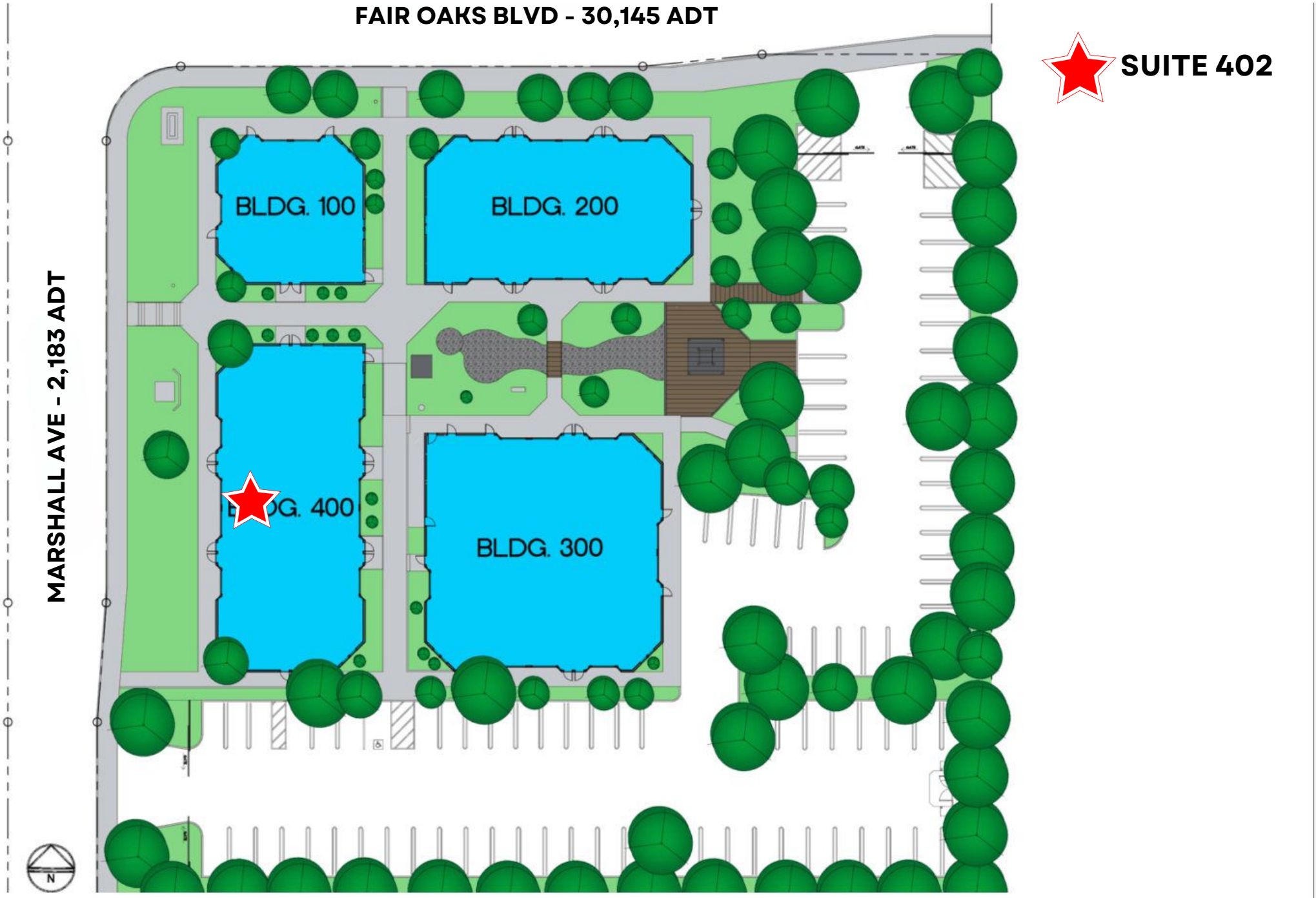
CANTERBURY OFFICE SQUARE - BUILDING 400

FLOOR PLAN

SUITE	SIZE	LEASE RATE
402	±1,170	$1.25 PSF, MG



CANTERBURY OFFICE SQUARE



EXTERIOR PHOTOS











VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

8300 FAIR OAKS BLVD, CARMICHAEL, CA 95608



POPULATION
2023 ESTIMATE

1-MILE RADIUS	**12,457**
3-MILE RADIUS	**139,825**
5-MILE RADIUS	**364,949**

POPULATION
2028 PROJECTION

1-MILE RADIUS	**12,707**
3-MILE RADIUS	**143,124**
5-MILE RADIUS	**374,120**



HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	**$103,081.00**
3-MILE RADIUS	**$93,861.00**
5-MILE RADIUS	**$92,093.00**

HOUSEHOLD INCOME
2023 MEDIAN

1-MILE RADIUS	**$80,747.00**
3-MILE RADIUS	**$73,717.00**
5-MILE RADIUS	**$70,674.00**



POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	**10,266**	**109,317**	**276,051**
BLACK	**640**	**9,229**	**27,400**
HISPANIC ORIGIN	**1,507**	**21,727**	**67,093**
AM. INDIAN & ALASKAN	**112**	**1,926**	**5,161**
ASIAN	**628**	**9,091**	**28,374**
HAWAIIAN & PACIFIC ISLAND	**73**	**998**	**3,118**
OTHER	**739**	**9,265**	**28,844**

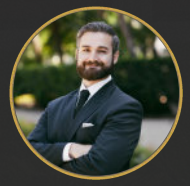
FOR LEASE

8300 FAIR OAKS BLVD

CARMICHAEL, CA 95608

CONTACT US

For more information about this office suite



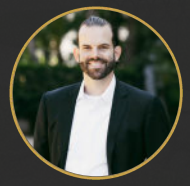
CHASE BURKE

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker 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.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

stan@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

SCAN FOR MORE INFORMATION