FOR LEASE

6825 FAIR OAKS BLVD, CARMICHAEL, CA

±452 SF OFFICE SPACE AVAILABLE



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ROME
REAL ESTATE GROUP

6825 FAIR OAKS BLVD

Carmichael, CA 95608

FOR LEASE



SUITE	SIZE	LEASE RATE
101	±452 SF	$1,000.00 per month, FSG

SPACE NOTES

- Property is gated with automatic gate openers.
- Minimum term of 2 years.
- Ground floor access.
- Monument signage slot available facing Fair Oaks Boulevard.

PROPERTY OVERVIEW

452 SF Office in Suite 101: A right-sized space for a solo practice or small team, inside a ±4,375 SF professional building on Fair Oaks Boulevard.

46,206 Vehicles Per Day Nearby: Steady traffic along Fair Oaks Boulevard keeps your business on a well-traveled route that clients already use.

16,385 Residents Within 1 Mile: With a median household income of $82,070, the surrounding neighborhood offers a ready client base for local-serving businesses.

Transit Access via SacRT Route 23: Nearby stops at Fair Oaks Boulevard and Landis Avenue connect to Arden/Del Paso light rail, giving staff and clients another way to get to work.

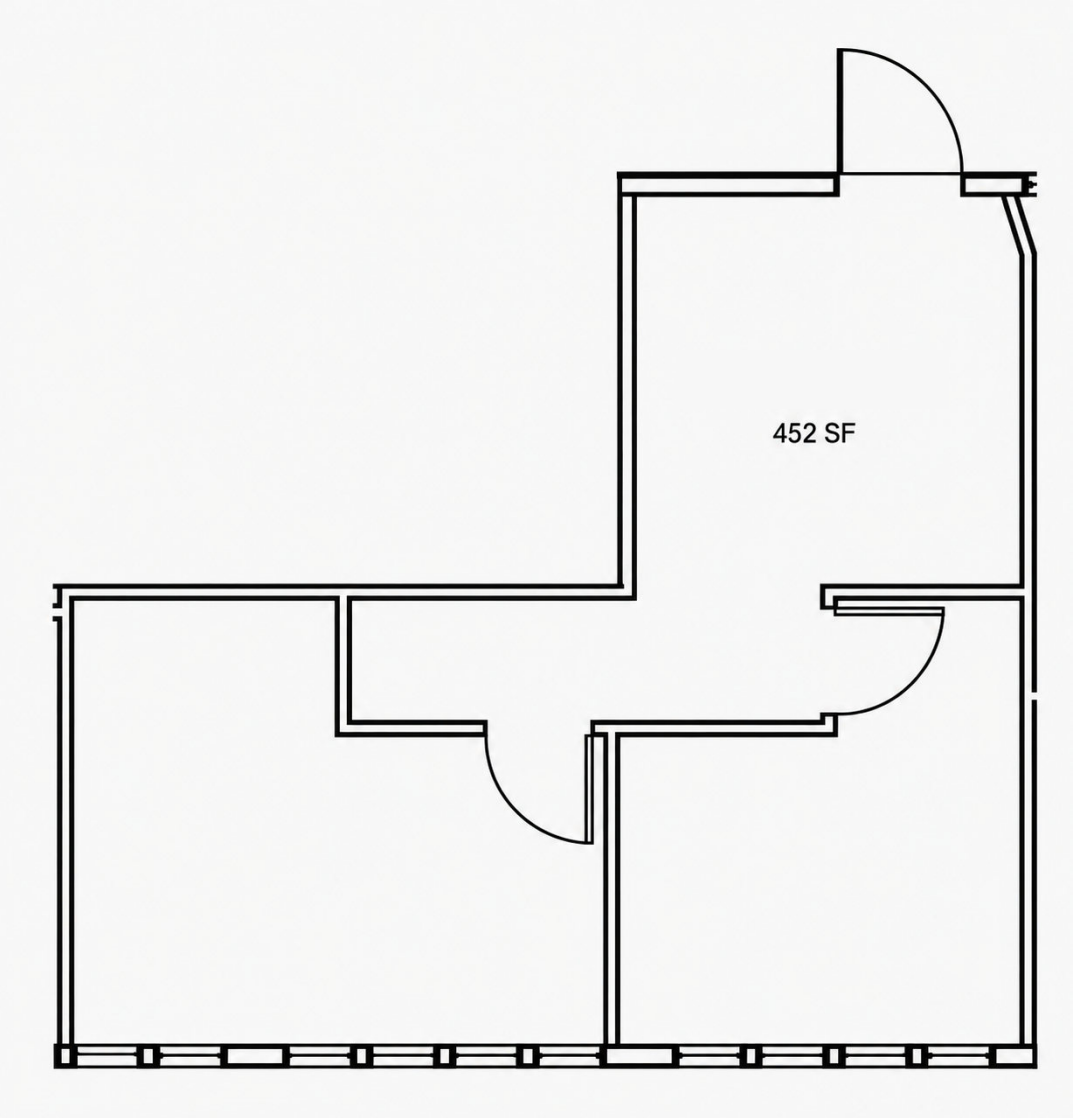
Starbucks and La Bou Nearby: Coffee and café options along Fair Oaks Boulevard make quick breaks and casual client meetings easy.

ZONING SACRAMENTO COUNTY	SPA
MEDIAN HOUSEHOLD INCOME WITHIN 1 MILE	$82,070
STRONG TRAFFIC COUNT FAIR OAKS BOULEVARD	46,206 ADT

FLOOR PLAN

6825 FAIR OAKS BLVD, CARMICHAEL, CA 95608

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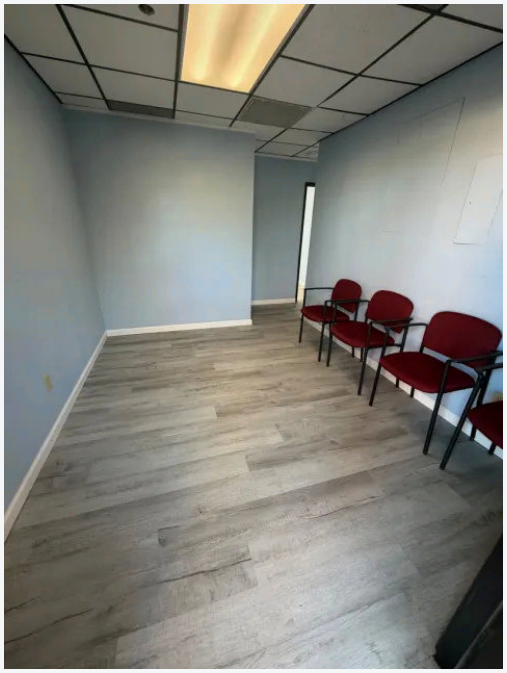


SUITE
101

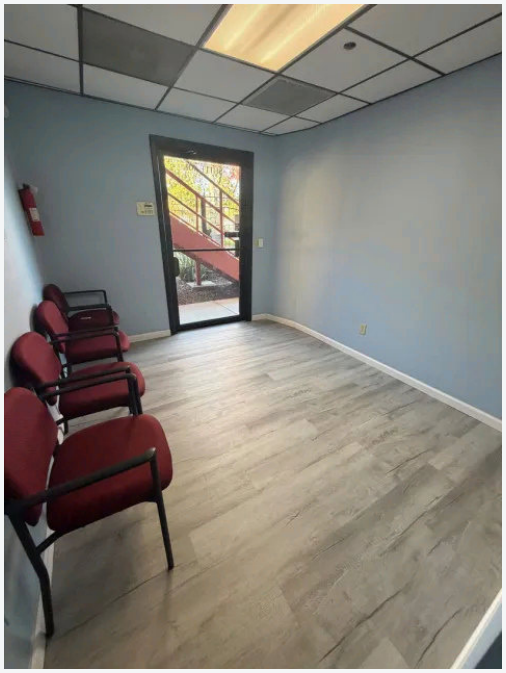
SIZE
±452 SF

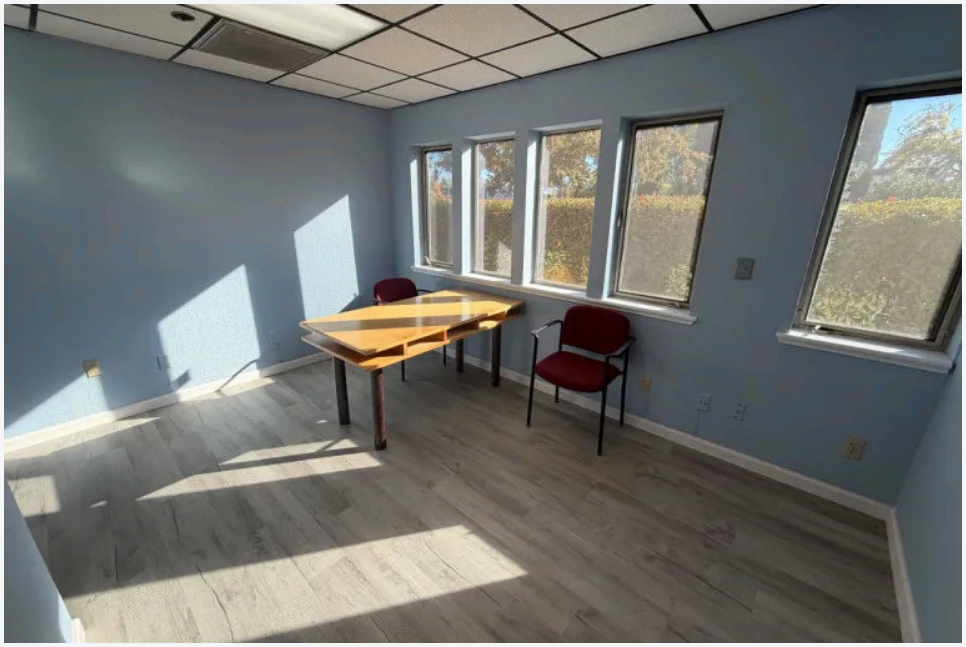
LEASE RATE
$1,000.00
per month, FSG

INTERIOR PHOTOS












NEARBY RETAIL
BEL AIR
SAFEWAY
Fair Oaks Blvd
Chick-fil-A
Smart&Final
Carmichael Park
±0.2 Mi.
Subject Property
6825 Fair Oaks Blvd
CVS pharmacy
GROCERY OUTLET
bargain market
Arcadia Antiques
SHOP HEROIC WHOLESALE OUTLET
PAPA MURPHY'S
URBAN
The Laundry Co.
SUBWAY
flipfastic!
Ancil Hoffman Park
±1.3 Mi.
Downtown Sacramento
±13.7 Miles (drive)
Sacramento State
±8.0 Miles (drive)
Fair Oaks Blvd
Garfield Ave
Walnut Ave
Cypress Ave
California Ave
Whitney Ave
Mission Ave

DEMOGRAPHIC SUMMARY REPORT

6825 FAIR OAKS BLVD, CARMICHAEL, CA 95608



POPULATION
2025 ESTIMATE

1 MILE	16,385
3 MILES	138,882
5 MILES	370,136

POPULATION
2030 PROJECTION

1 MILE	16,538
3 MILES	140,004
5 MILES	373,797

HOUSEHOLD INCOME
2025 AVERAGE

1 MILE	$103,118
3 MILES	$109,379
5 MILES	$103,579

HOUSEHOLD INCOME
2025 MEDIAN

1 MILE	$82,070
3 MILES	$86,521
5 MILES	$82,083

2025 POPULATION BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,343	86,104	208,515
BLACK	968	8,820	28,366
HISPANIC ORIGIN	2,574	24,697	77,098
AM. INDIAN & ALASKAN	140	1,315	3,998
ASIAN	1,594	10,707	33,729
HAWAIIAN & PACIFIC ISLAND	63	887	2,871
OTHER	3,277	31,049	92,657

ROME
REAL ESTATE GROUP

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CONTACT US

For more information about this office space



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SCAN FOR MORE INFORMATION

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.