FOR SALE OR LEASE

6920 FAIR OAKS BLVD, CARMICHAEL, CA

±7,300 SF TWO-STORY OFFICE PROPERTY ON A 0.37 AC PARCEL



3D Tour Click Here

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ROME REAL ESTATE GROUP

CARMICHAEL, CA 95608 · SACRAMENTO COUNTY

6920 FAIR OAKS BLVD

FOR SALE FOR LEASE



PROPERTY OVERVIEW

BUILDING SIZE	±7,300 SF
PARCEL SIZE	0.37 AC
YEAR BUILT	1968
PARKING	18 Spaces Ratio 2.46 / 1,000 SF
STORIES	Two
ZONING	SPA
APN	260-0370-004-0000

SALE PRICE	$700,000.00 ($96.00 PSF)
LEASE RATE	CONTACT BROKER

PROPERTY HIGHLIGHTS

1. **7,300 SF Multi-Tenant Office**
   Two-story professional building with an approximately **3,650 SF** typical floor plate and flexible multi-suite configuration.

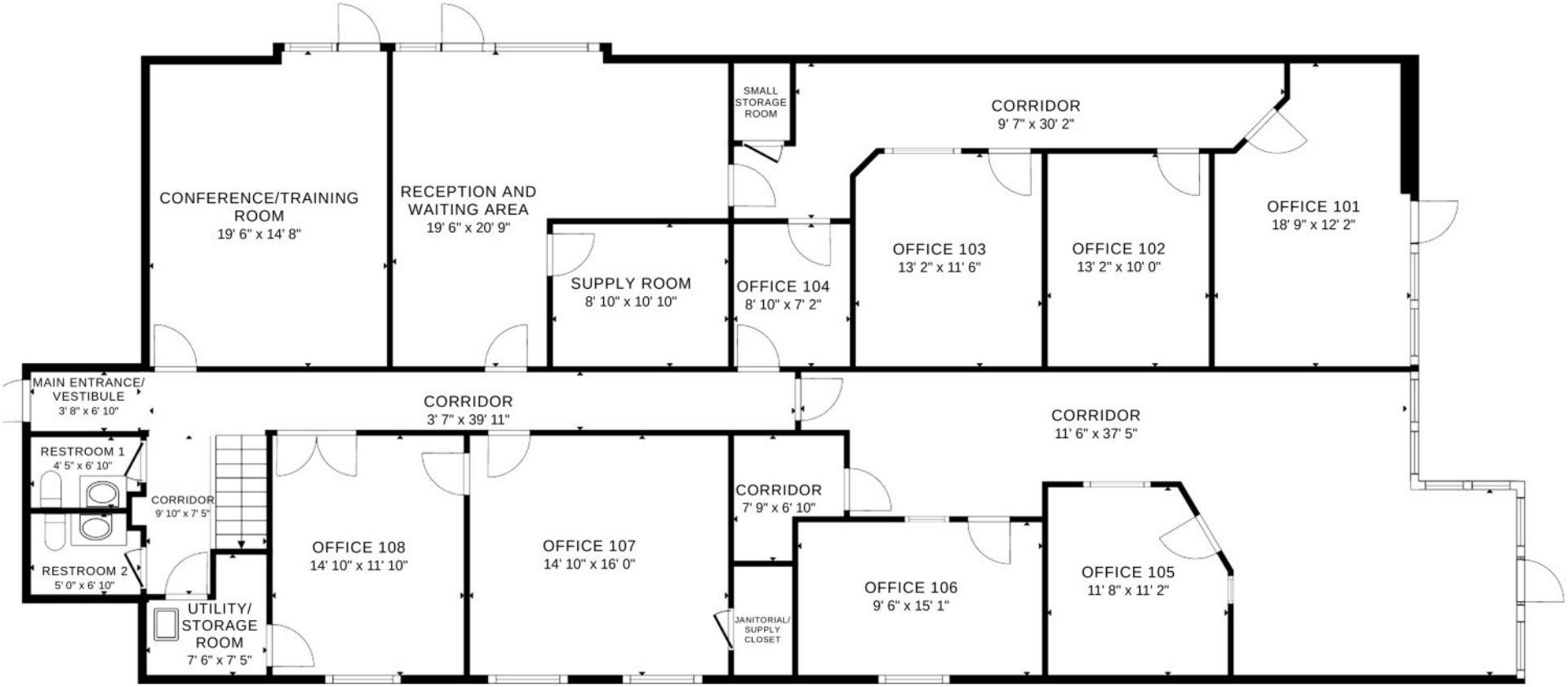
2. **High-Visibility Frontage**
   Prominent Fair Oaks Blvd corridor location near Landis Avenue with approximately **46,206 vehicles per day.**

3. **Strong Trade-Area Demographics**
   Approximately **140,778 residents** and **$108,782** average household income within a three-mile radius.

4. **Convenient Carmichael Location**
   Near restaurants, Starbucks, professional services, and everyday amenities along Fair Oaks Boulevard.

FLOOR PLAN

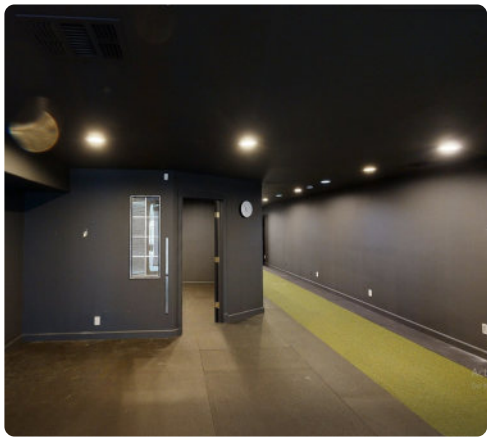
3D Tour Click Here



FLOOR 1 · INTERIOR PHOTOS

6920 FAIR OAKS BLVD · CARMICHAEL, CA 95608

3D VIRTUAL TOUR →

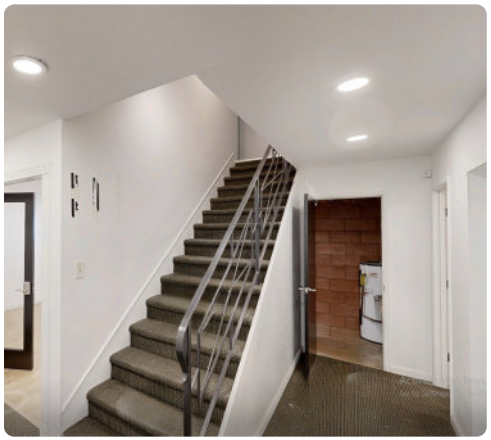






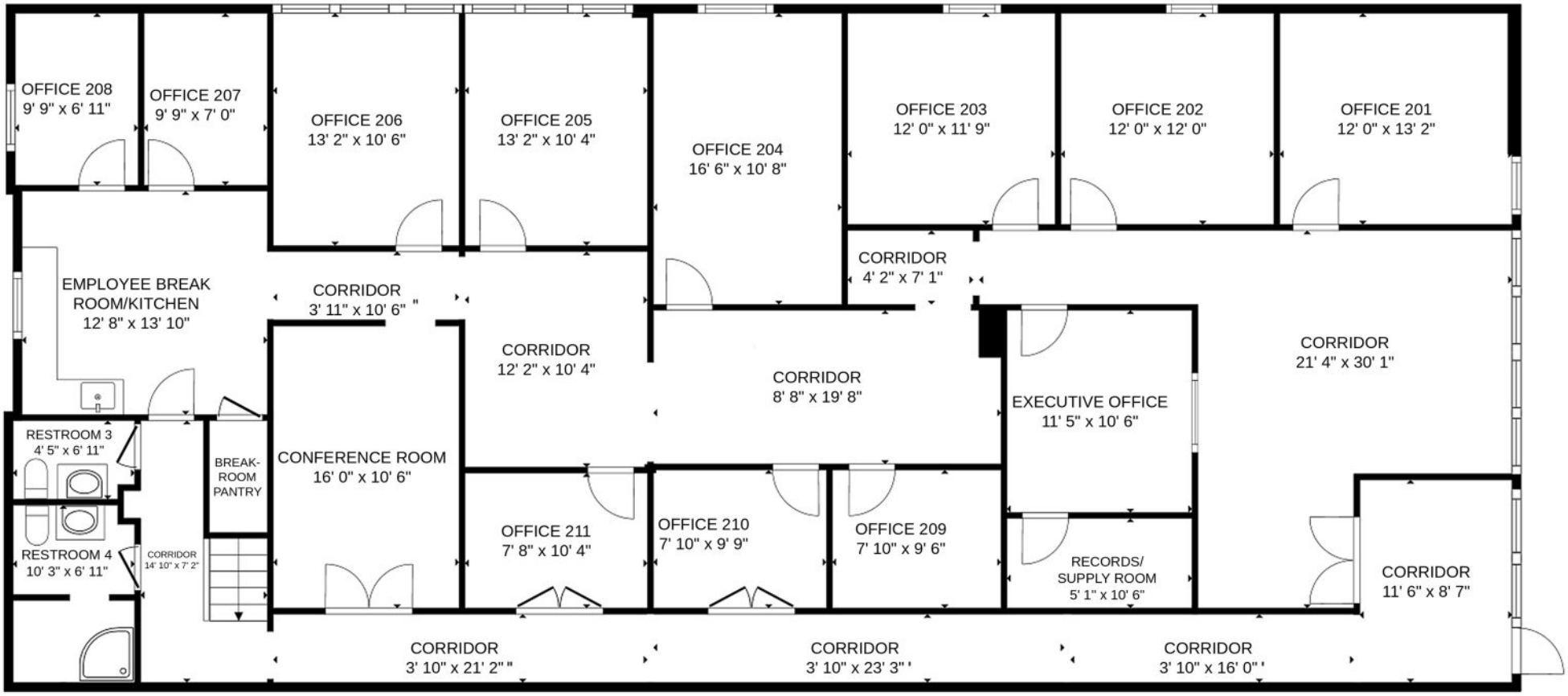







FLOOR PLAN

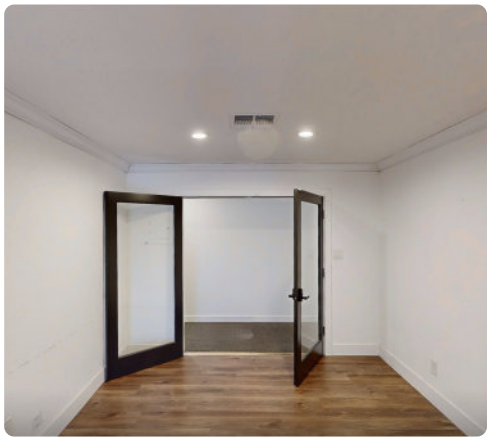
3D Tour Click Here



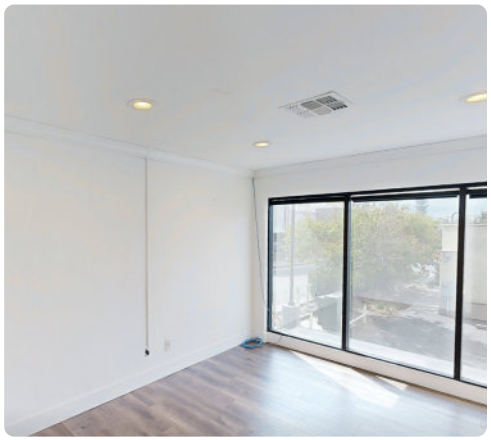
FLOOR 2 · INTERIOR PHOTOS

6920 FAIR OAKS BLVD · CARMICHAEL, CA 95608

3D VIRTUAL TOUR →









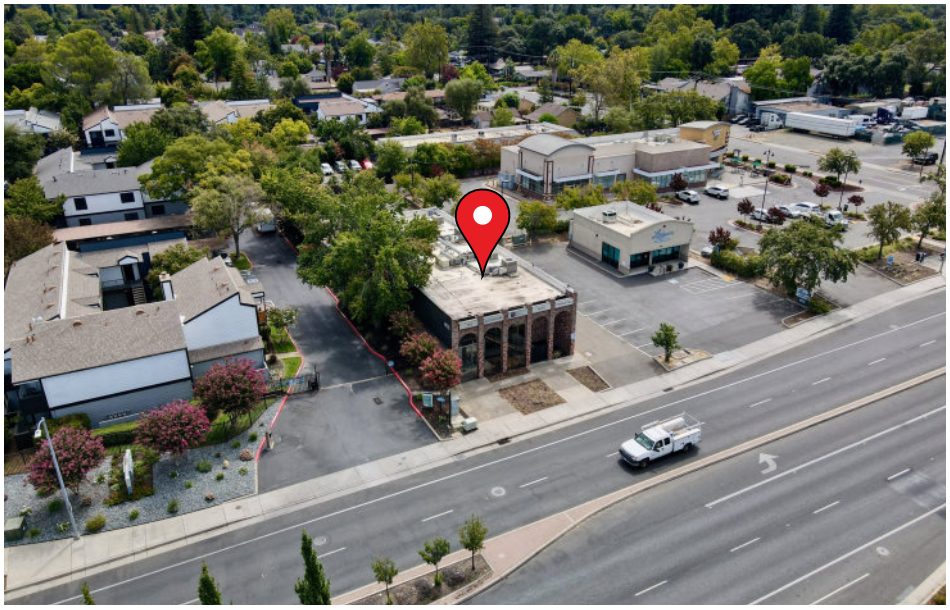


EXTERIOR PHOTOS

6920 FAIR OAKS BLVD
CARMICHAEL, CA 95608









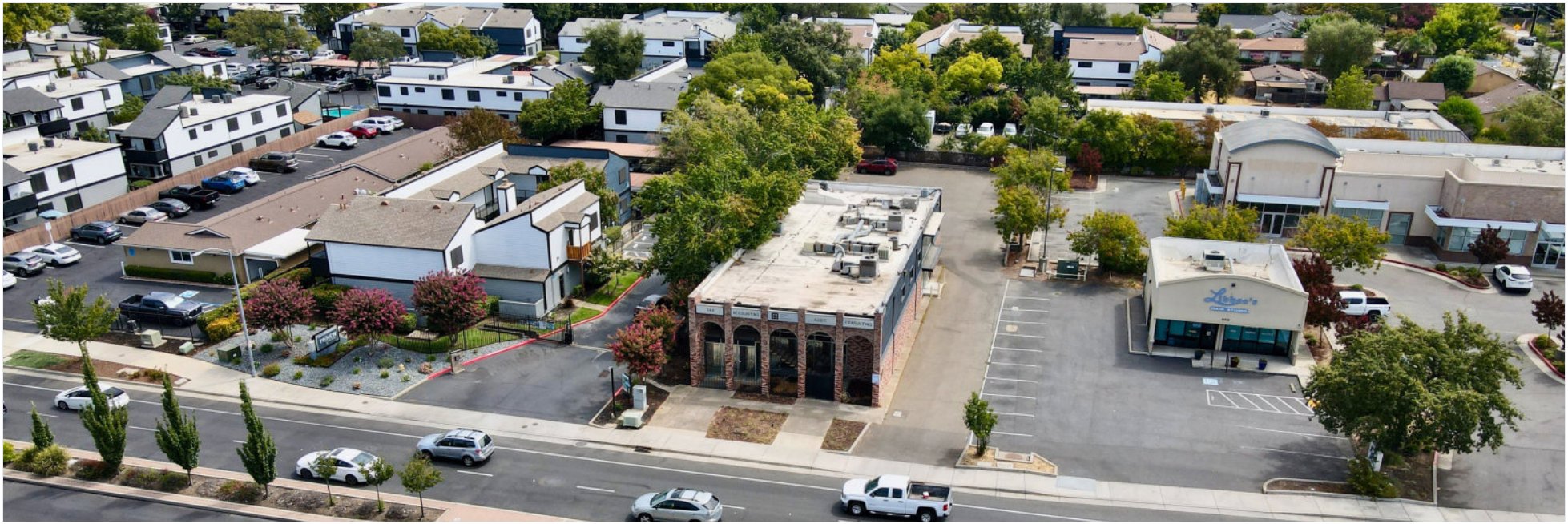
VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

6920 Fair Oaks Blvd

CARMICHAEL, CA 95608



POPULATION
2025 Estimate

3 MILES	140,778
5 MILES	370,410
10 MILES	1,044,829

POPULATION
2030 Projection

3 MILES	141,938
5 MILES	374,049
10 MILES	1,062,359

HOUSEHOLD INCOME
2025 Average

3 MILES	$108,782
5 MILES	$103,780
10 MILES	$110,092

HOUSEHOLD INCOME
2025 Median

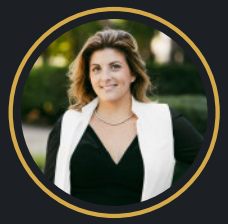
3 MILES	$86,312
5 MILES	$82,314
10 MILES	$87,060

ROME
REAL ESTATE GROUP

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CONTACT US

For more information about this opportunity



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SCAN FOR MORE INFORMATION

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