AVAILABLE

FOR LEASE

2310 FAIR OAKS BLVD.
Sacramento, CA 95825

+/- 1,200 SF - +/- 7,572 SF

$2.00 PSF to $2.25 PSF plus NNN

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CENTURY 21
Select Real Estate, Inc

MUELLER COMMERCIAL TEAM

High Visibility Turn-Key Retail Suites Adjacent to The Pavilions Shopping Center

THE PROPERTY

2310 Fair Oaks Blvd, Sacramento CA 95825

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
Arden Arcade **Sacramento County**	**Former Subway:** **+/-1,200 SF** **Suite C-2: +/-2,840 SF** **Suite D: +/-3,172 SF**	**Light Commercial**	**Retail** **Gym** **Salon** **Cafe**	**$2.00 PSF to $2.25 PSF plus NNN**

- Suite C is a former beauty salon with +/-1,560 SF, one restroom, multiple sinks, a break room, and an open floor plan. Water and drain line connections are also available for multiple hair washing stations.
- Suite C-2 is a former digital media station with +/-2,840 SF, one restroom, multiple sinks, a breakroom, with multiple private offices.
- Suite D is a fitness center with +/-3,172 SF with one restroom, one shower, locker room / changing area, outdoor fitness area, and an open floor plan.
- This multi-tenant retail building prominently located directly across the street from the Pavilions Shopping Center. This section of Fair Oaks Ave. receives approximately +/-34,000 vehicles per day. This property is adjacent to the Pavilions Shopping Center is one of the area's most affluent retail centers. "The Boulevard" is the newest retail project situated at the corner of Howe and Fair Oaks.

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FOR LEASE

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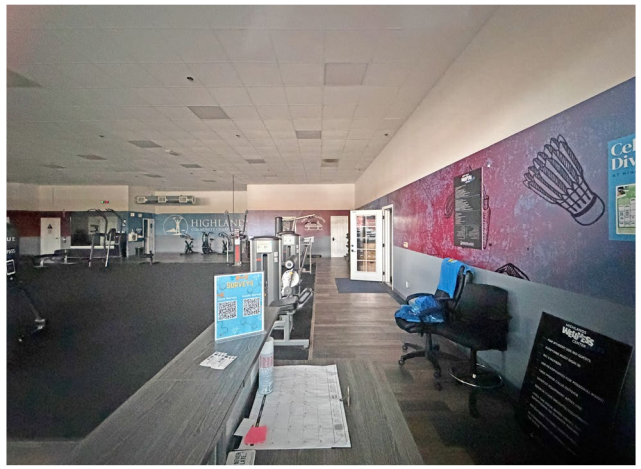
TRADER JOE'S
target
SACRAMENTO STATE
CORTI BROTHERS
RAYLEYS CENTER
CVS
orangetheory
THE BOULEVARD SHOPPING CENTER
the MELT
COLD STONE CREAMERY
sg
Tasty Dumpling
ZÓCALO
76
POKE NOKE
PEARLS
UV SHOPPING CENTER
SAFEWAY
BUCKHORN BBQ + GRILL
Great Clips
Quest
HOWE AVE
AVAILABLE
AVAILABLE
INSTAPHYSIQUE
FAIR OAKS BLVD
+/-34,000 VPD
Domino's Pizza
KB NAILS
DANTE EVENT CENTER
noodles & COMPANY
Save Mart
Jamba Juice
Smash BURGER
NOAH'S NY BAGELS
PAVILIONS SHOPPING CENTER
CAFE BERNARDO
PIATTI
RUTH'S CHRIS STEAK HOUSE
WILLIAMS SONOMA
Wildwood KITCHEN & BAR
THE SHADE STORE
SOMA
NIKUNI
BiOS wellness & aesthetics
Pavilion

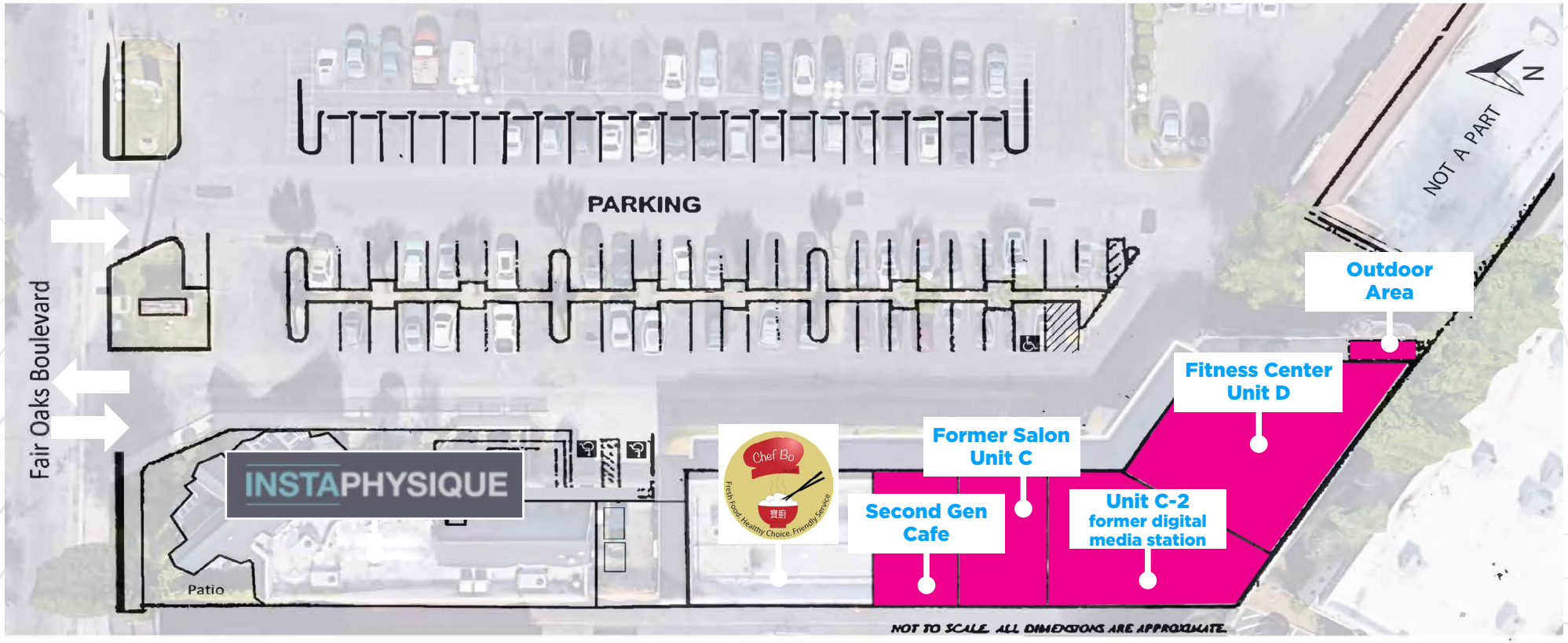


THE BUILDING

Situated at 2310 Fair Oaks Blvd. in the heart of Sacramento's Arden Arcade neighborhood, this high-visibility retail property offers a rare opportunity to secure space in one of the region's most established commercial corridors. The single-story, multi-tenant center spans 14,682 SF on a 0.9-acre parcel and is positioned near the heavily traveled intersection of Fair Oaks Blvd. and Howe Ave., which captures more than 34,000 vehicles daily.

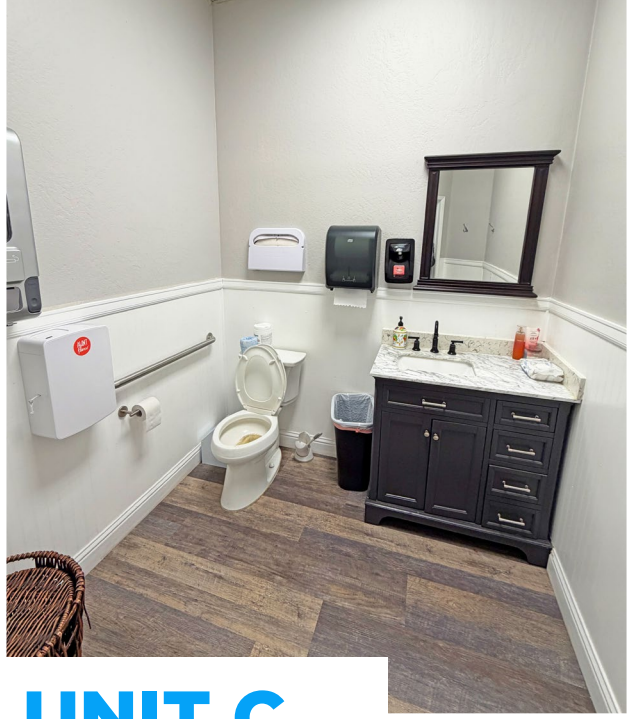
Its location places tenants adjacent to the prestigious Pavilions Shopping Center and surrounded by notable regional destinations such as Café Bernardo, Piatti's, The UV Shopping Center, and Loehman's Plaza. The result is a prime retail environment with strong customer draw, excellent daytime activity, and consistent consumer visibility.

FLOOR PLAN

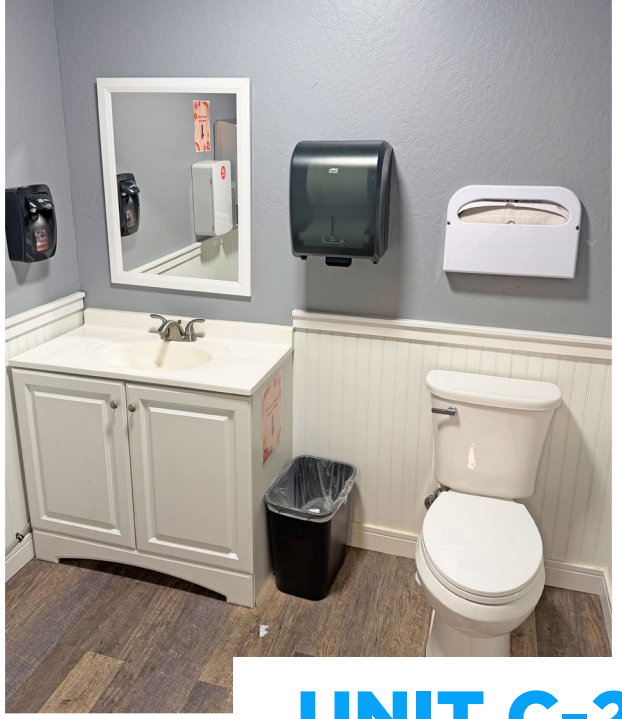


PAVILIONS SOUTH

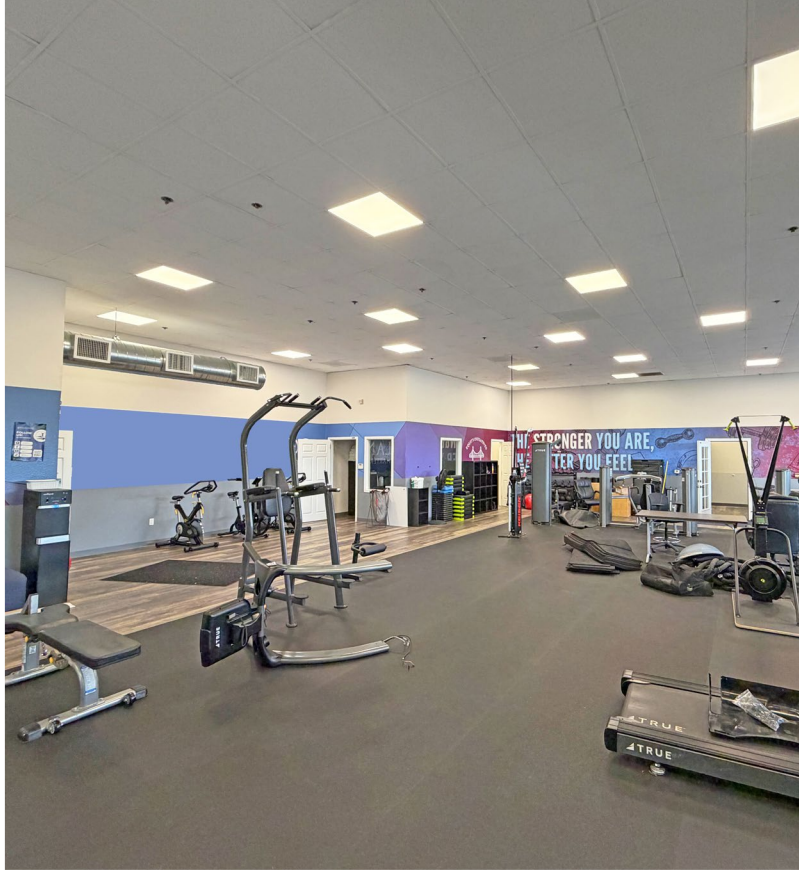
2310 Fair Oaks Blvd. | Sacramento, CA 95825



UNIT C



UNIT C-2



UNIT D

THE AREA

The property located at 2310 Fair Oaks Boulevard in Sacramento is situated within the Arden-Arcade commercial corridor, a well-established mixed-use area in the region. Historically, this portion of Sacramento evolved from predominantly agricultural land in the early 1900s into a suburban community characterized by both residential neighborhoods and commercial development following a series of annexations from the late 1940s through 1970. As the Sacramento metropolitan area continued to grow, Arden-Arcade became a highly urbanized community with a population exceeding 100,000 residents and a substantial employment base. Key industries in the area include professional services, retail, transportation, education, and healthcare. Its strategic location between Downtown Sacramento and surrounding suburban neighborhoods has made the corridor an attractive location for retail centers, office buildings, and service-oriented businesses that contribute to the region's broader economic activity.

Commercial activity along the Fair Oaks Boulevard corridor is largely supported by its strong regional accessibility and concentration of retail and service destinations. The area benefits from convenient access to major transportation routes, including Business 80 and important east-west corridors such as Arden Way and Marconi Avenue, which provide direct connections to Downtown Sacramento and neighboring communities. This connectivity has encouraged a diverse mix of land uses, including retail establishments, restaurants, offices, and hospitality services. In addition, nearby regional destinations—such as the Arden Fair shopping district and other entertainment venues—further strengthen the area's role as a major shopping and dining destination. The Arden/Point West district has historically been one of the Sacramento region's primary commercial hubs, attracting visitors from across the metropolitan area.

DEMOGRAPHICS

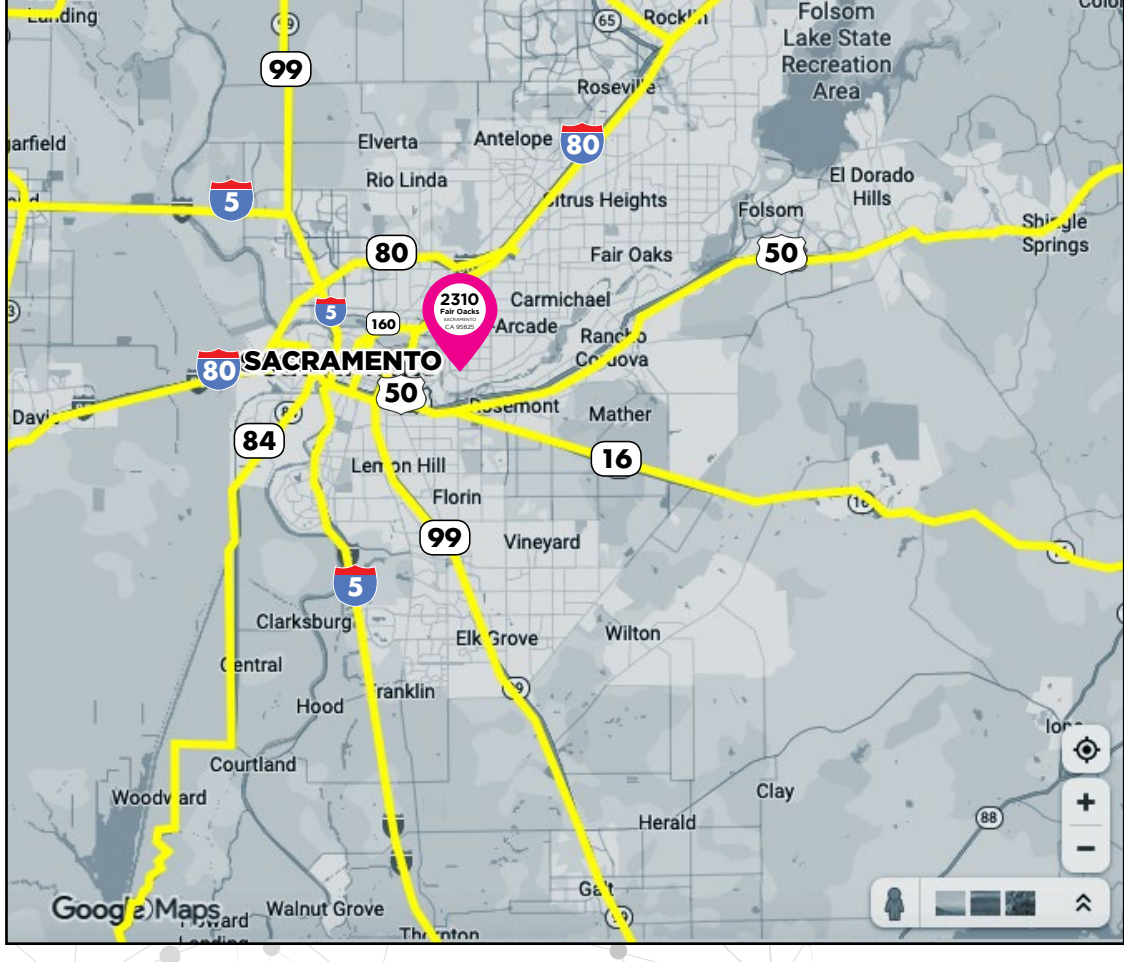
CONSUMER SPENDING

3 miles Households

Population by Race

3 Mile Radius

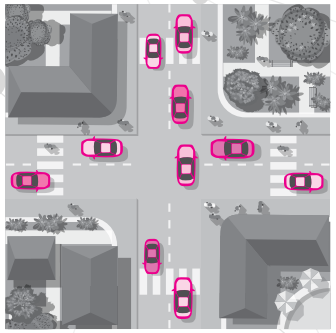
74,691	White
10,922	Black or African American
1,555	American Indian & Alaskan
13,398	Asian
1,012	Native Hawaiian & Pacific Islander
35,357	Two or More Races



RESIDENT POPULATION

1 Mile	19,321
3 Miles	136,935
5 Miles	406,934

TRAFFIC COUNT



-/+ 23,742 vehicles per day

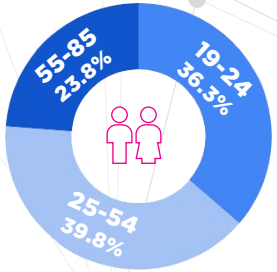
HOUSEHOLD INCOME

3 Mile Radius

Avg. Household Income	101,949
< $25K	35,003
$25K - 50K	31,300
$50K - 75K	27,505
$75K - 100K	16,493
$100K - 125K	11,493
$125K - 150K	7,950
$150K - 200K	10,072
$200K+	8,712

POPULATION BY AGE

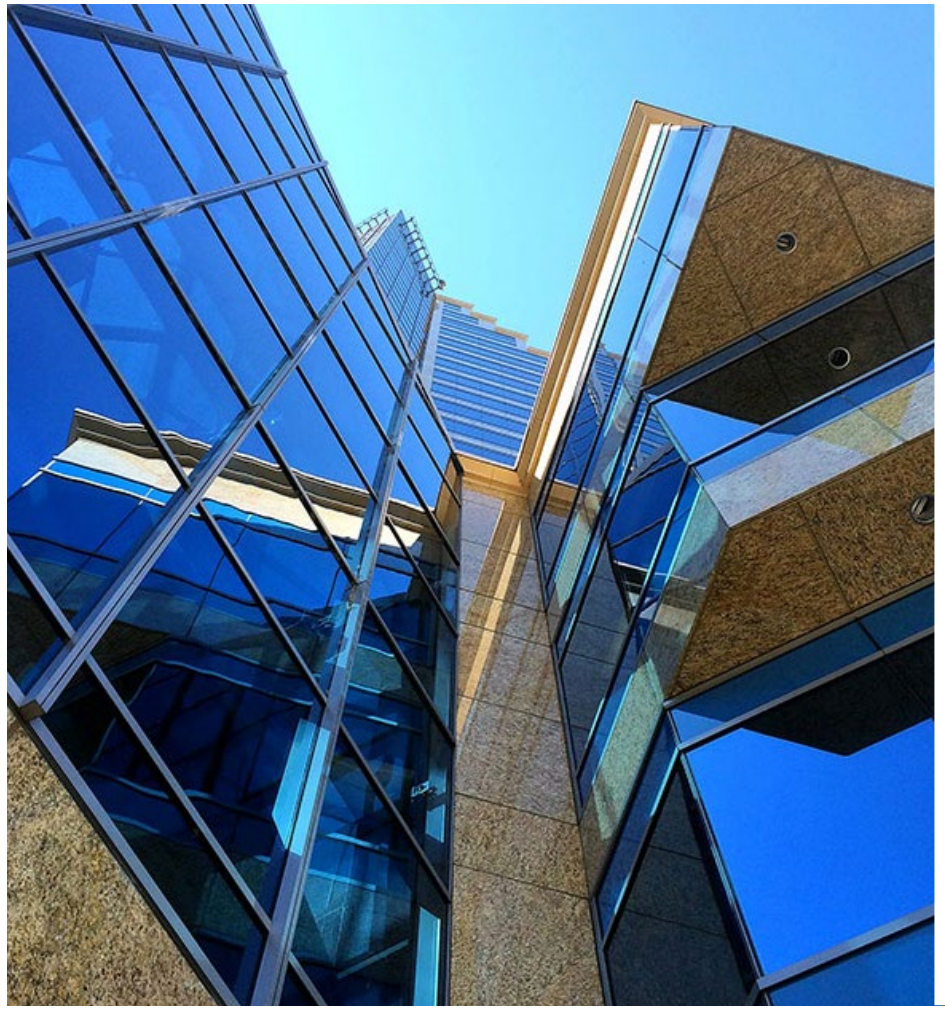
3 Mile Radius

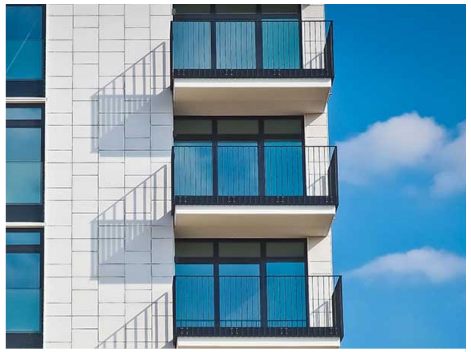


TOTAL HOUSE HOLDS - 2024

1 mile	9,876
3 miles	58,100
5 miles	159,354

TENANT REPRESENTATION





LOCATION, LOCATION, LOCATION! **This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.**

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in -line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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