AVAILABLE

FOR LEASE

2326 FAIR OAKS BLVD.

SACRAMENTO, CA 95825

+/-1,061 SF

RETAIL 365

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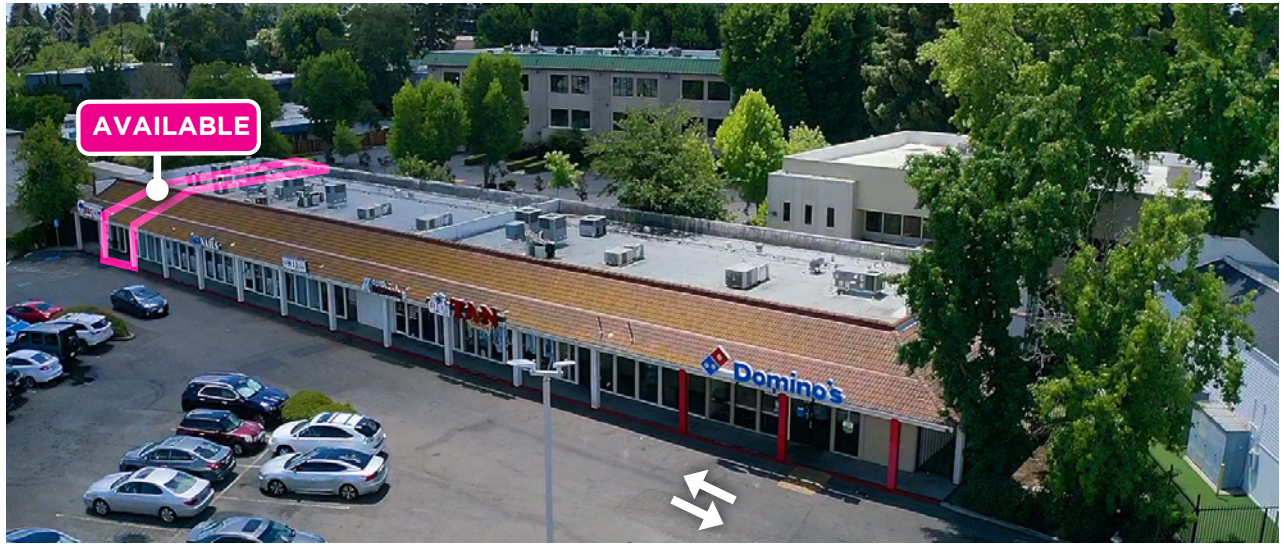
CENTURY 21
Select Real Estate, Inc
MUELLER COMMERCIAL TEAM

Last Turn-Key Retail Suite Available for Lease

THE PROPERTY

2326 FAIR OAKS BLVD. SACRAMENTO, CA 95825

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
SACRAMENTO SACRAMENTO COUNTY APN: 294-0140-032	+/-1,061 SF	LC- LIGHT COMMERCIAL	RETAIL SUITE	$1.75 PSF + NNN *1st Year Promotional Rate



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FOR LEASE

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TENANTS

Domino's Pizza

KB Nails

Cheveux Artistry Salon

R U Tan

Elegan Designs

The Wax Room

Family BBQ & Pies

TRADER JOE'S
target
SACRAMENTO STATE
CORTI BROTHERS
RAYLEYS CENTER
CVS
orangetheory
THE BOULEVARD SHOPPING CENTER
the MELT
COLD STONE
sg
ZÓCALO
76
POKE NOKE
PEARLS
UV SHOPPING CENTER
SAFEWAY
BUCKHORN BBQ + GRILL
Great Clips
Quest
HOWE AVE
FAIR OAKS BLVD
+/-34,000 VPD
INSTAPHYSIQUE
SUBWAY
Domino's Pizza
KB NAILS
2326 Fair Oaks
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
Pavilion

THE BUILDING

This multi-tenant retail building consists of 7 tenants that occupy +/-10,500 SF that sits on +/-1.26 Acres of light commercial zoned land. On the left flank of the building is a restaurant with a patio and on the opposite end is Domino's Pizza. In between the restaurants are 5 retail tenants that consist of nail, hair, aesthetics, tanning, and seamstress. These complimenting business support each other well and offer a more cost effective option than the Pavilions shopping center located on the opposite side of the street. This stabilized asset's largest tenant is KB nails while its most famous is Domino's Pizza. This building offers monument signage on Fair Oaks Blvd. to the left of McDonalds which is positioned next to the cross walk connecting the Pavilions to this center.

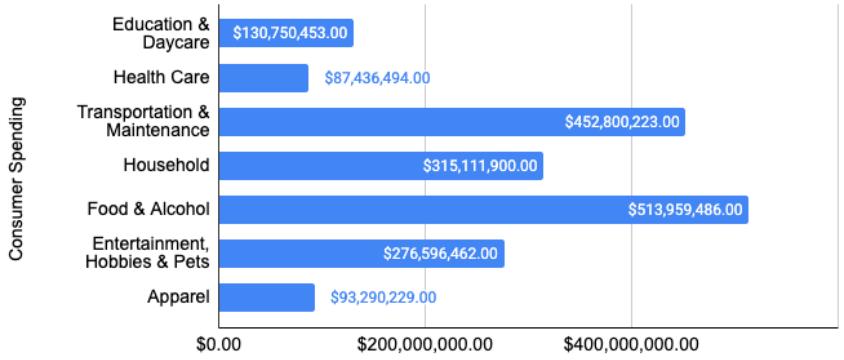
THE AREA

This retail strip center sits facing Fair Oaks Blvd and is located within a diverse mixed-use environment of medical/office, retail, and restaurant. This parcel is situated in a larger center with national retailers such as McDonalds, Subway, and Dominos. The intersection of Howe Ave. & Fair Oaks Blvd. accumulates +/-50,000 vehicles per day. Take advantage of the nearby college campus with dorms and apartment/condo complexes. This property is conveniently located between HWY 80 & 50 increases accessibility for all current and future customers. Medical facilities, Raley's & Safeway, Starbucks, Peet's Coffee & Temple Coffee, the Pavilions Shopping Center &Loehmann's Plaza, and numerous other national banks and franchises immediately surround this building.

DEMOGRAPHICS

CONSUMER SPENDING

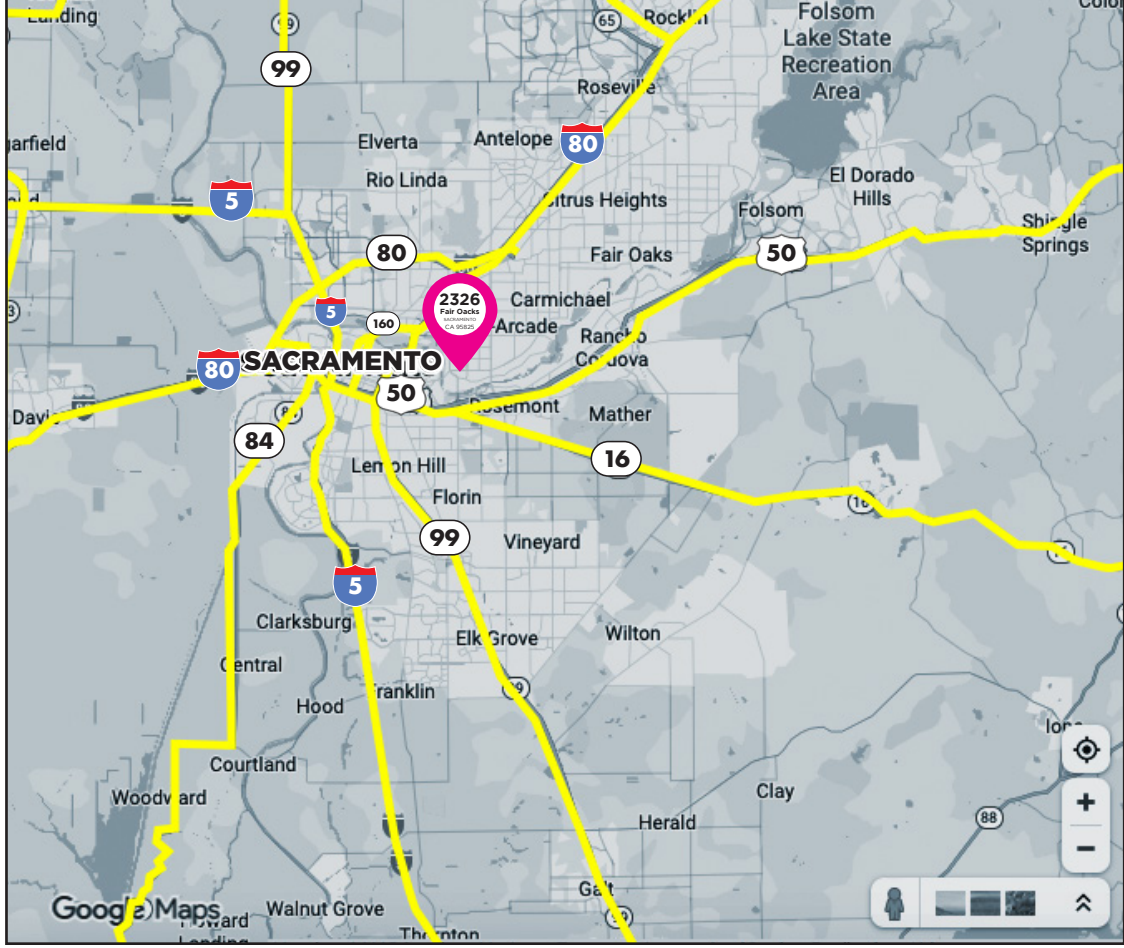
3 miles Households



Population by Race

3 Mile Radius

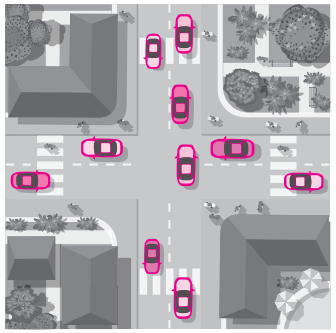
74,691	White
10,922	Black or African American
1,555	American Indian & Alaskan
13,398	Asian
1,012	Native Hawaiian & Pacific Islander
35,357	Two or More Races



RESIDENT POPULATION

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

TRAFFIC COUNT



-/+ 23,742 vehicles per day

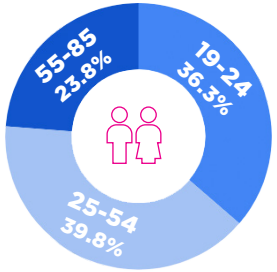
HOUSEHOLD INCOME

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

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