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CENTURY 21

Select Real Estate, Inc



SUBJECT

AVAILABLE
FOR LEASE

4112 CRESTLINE AVENUE

FAIR OAKS, CA 95628

-/+ 4,634 Square Feet

Iconic Office Building Located on Main and Main in Fair Oaks CA

THE PROPERTY

4112 CRESTLINE AVENUE FAIR OAKS, CA 95628

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FAIR OAKS



+/- 4,634 SQ FT



SPA - Special
Planning Area

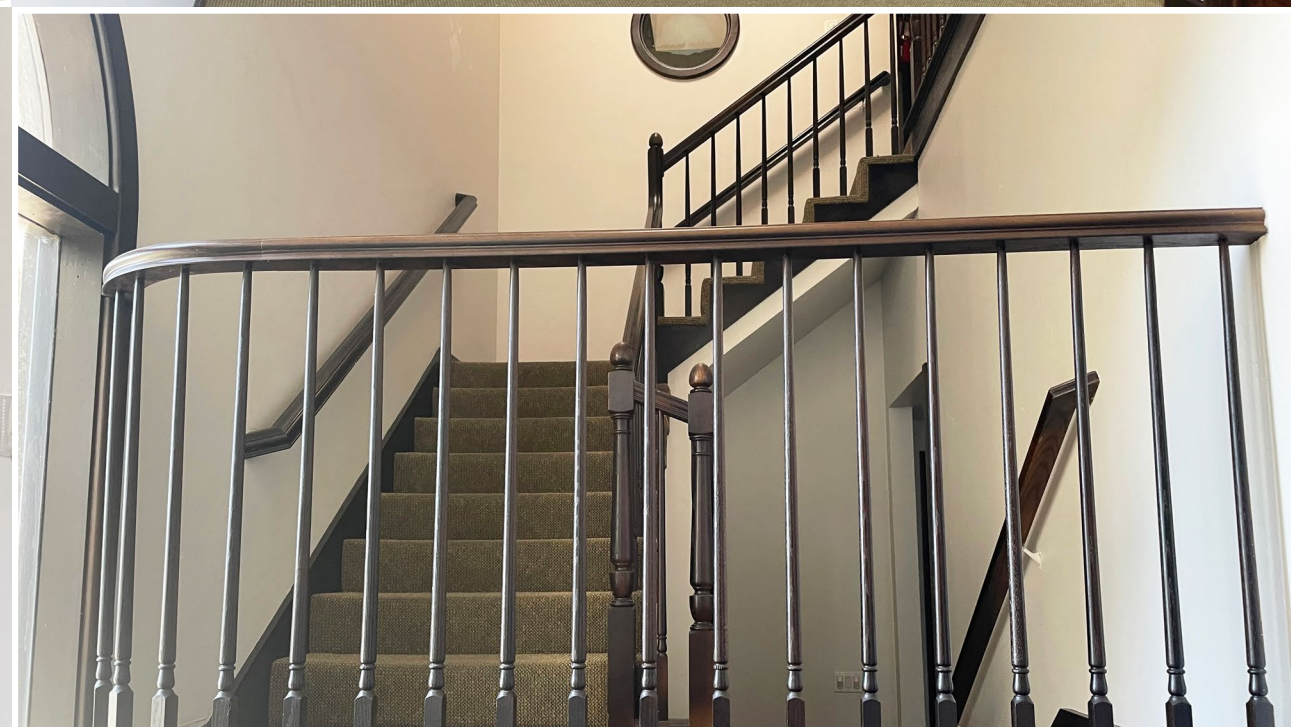


OFFICE

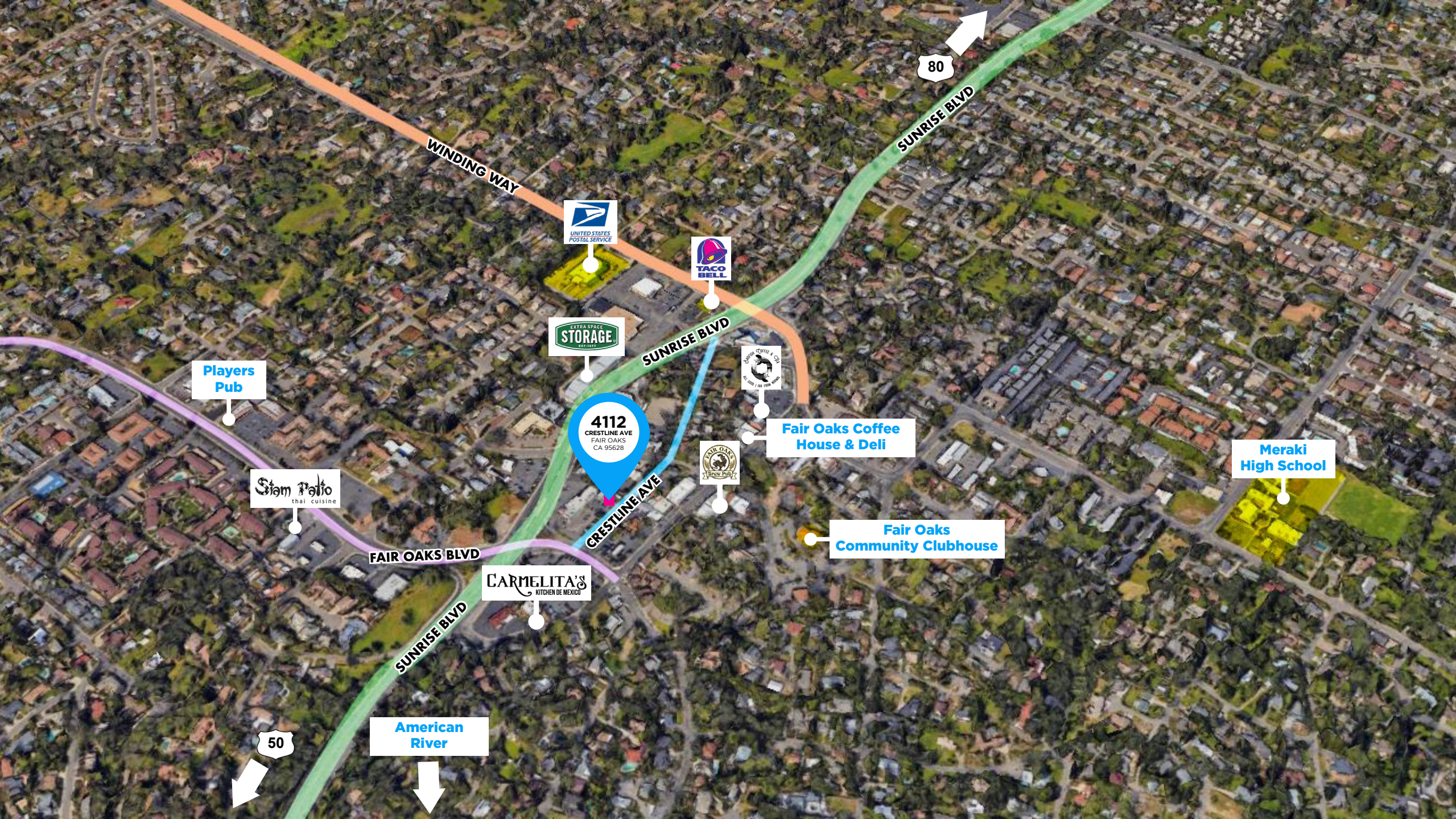


\$1.60 MG









Players Pub

Siam Palto
thai cuisine

FAIR OAKS BLVD

SUNRISE BLVD

CARMELITA'S
KITCHEN DE MEXICO

EXTRA SPACE
STORAGE

UNITED STATES
POSTAL SERVICE

SUNRISE BLVD

TACO BELL

4112
CRESTLINE AVE
FAIR OAKS
CA 95628

FAIR OAKS
COFFEE HOUSE & DELI

Fair Oaks Coffee House & Deli

FAIR OAKS
BREW PUB

Fair Oaks Community Clubhouse

Meraki High School

American River

50

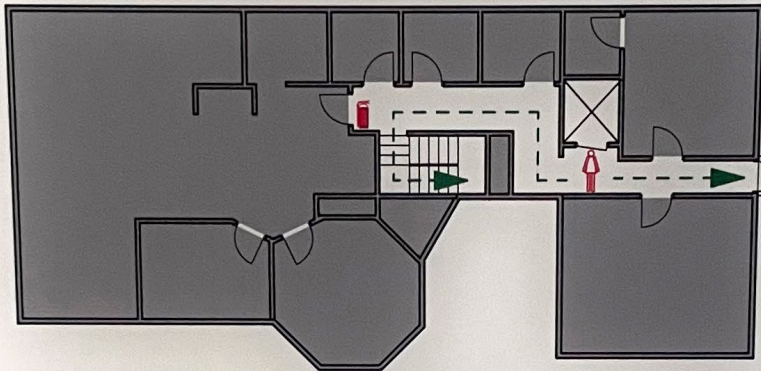
80

SUNRISE BLVD

WINDING WAY

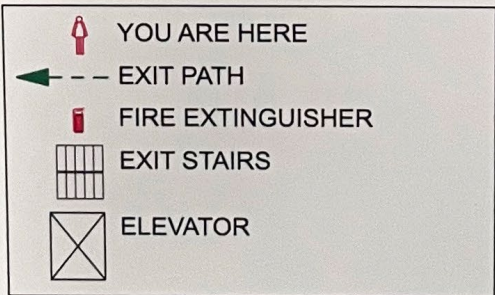
CRESTLINE AVE

EVACUATION PLAN FLOOR 2
4112 CRESTLINE AVENUE
FAIR OAKS, CA



CRESTLINE AVENUE

- IN THE EVENT OF AN EMERGENCY, PROCEED TO THE NEAREST EXIT,
- USE STAIRWAY
- DO NOT USE ELEVATOR
- CALL 911 FIRE/POLICE/MEDICAL
- PERSONS WITH DISABILITIES SHALL CALL CALL 911, REPORT THEIR LOCATION, PROCEED TO THE NEAREST STAIRWELL AND AWAIT ASSISTANCE.



4112
CRESTLINE AVE.



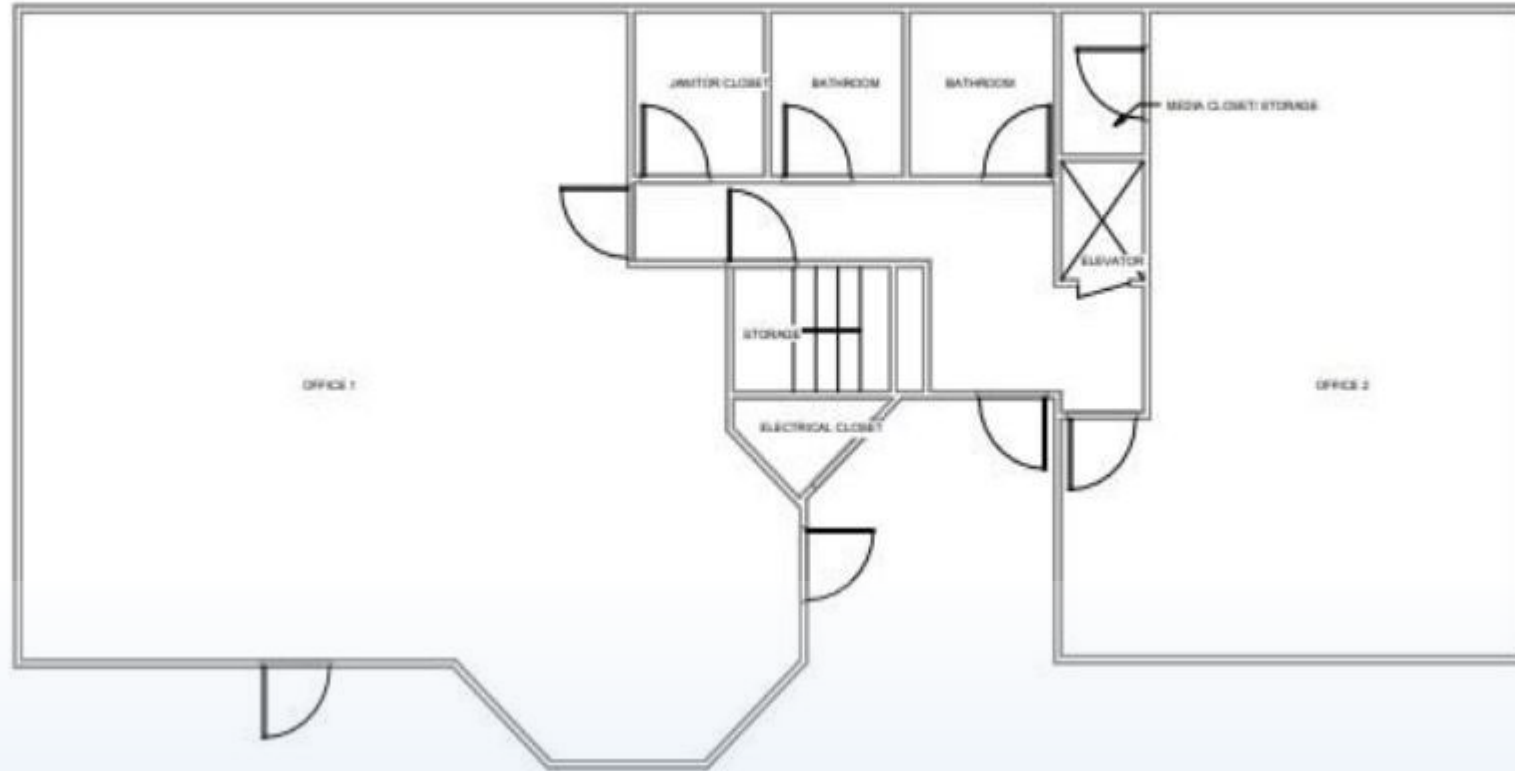
THE BUILDING

The building is strategically located near the intersection of Sunrise Blvd and Fair Oaks Blvd (+/- 53,000 Vehicles Per Day) in the iconic Fair Oaks Village Neighborhood in Fair Oaks, CA. The building offers convenient ingress and egress on to both Sunrise Blvd and Fair Oaks Blvd by way of Crestline Ave. This offers a user the ability to access Hwy 50 with ease. The building is highly visible from both Sunrise Blvd and Fair Oaks Blvd, offering maximum visibility and signage. The space offers ample parking, which was also recently repainted. The building offers multiple access points which allows for either one or multiple tenants. The space offers amazing natural

light and nice finishes throughout the building. The building is located near lots of amenities including, shopping, dining, exercise (The American River) is moments from the location. This highly visible space has 10' finished ceilings, multiple bathrooms (both upstairs and downstairs), as well as the potential of an assisted elevator if one so needed to access both levels. The subject property also offers access to I-80 to the North. Gold River Shopping Center is to the South which provides even more shopping and dining opportunities. The space is ideal for a multitude of office users including but not limited to Physical Therapy, Educational, General Office and much more!

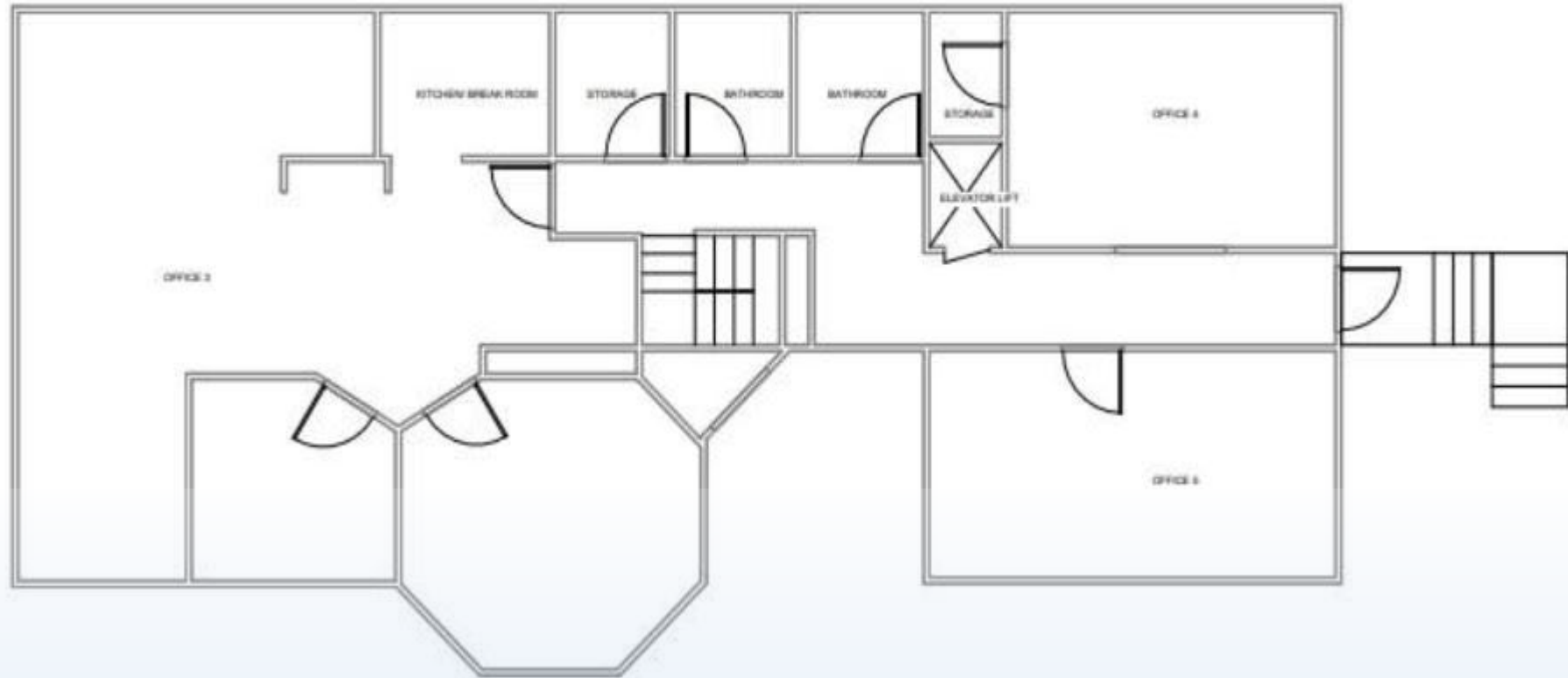


FIRST FLOOR: NOT TO SCALE 2,317 Sq.Feet +-



All images, renderings, labels, dimensions, and measurements are used for illustrative purposes only and are only intended to convey the concept and vision for the asset. They are for guidance only. Floor plans are intended to give a general indication of the layout only as the measurements are not exact.

SECOND FLOOR: NOT TO SCALE 2,317 Sq. Feet +_



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THE AREA

Nestled along the scenic American River, Old Fair Oaks Village in Sacramento, California, stands as a testament to the enduring charm of a bygone era. This quaint, historic district has managed to preserve its unique character, offering visitors a delightful blend of rich history, vibrant culture, and natural beauty.

A Stroll Through History
Established in the late 1800s, Old Fair Oaks Village exudes a timeless ambiance. Cobblestone streets, rustic storefronts, and historic buildings transport visitors back to an era when life moved at a more leisurely pace. The village has managed to maintain its authentic charm, making it a must-visit destination for those seeking a taste of Sacramento's past.

Architectural Marvels
One of the most striking aspects of Old Fair Oaks Village is its architecture. The village boasts a collection of beautifully preserved historic buildings, each with its own story to tell. From the Fair Oaks Library, which dates back to 1907, to the iconic Fair Oaks Theatre Festival Playhouse, every structure contributes to the area's unique character.

Local Art and Culture
The artistic spirit thrives in Old Fair Oaks Village. The community is home to numerous galleries, studios, and artisan shops, showcasing the talents of local artists. Visitors can explore a diverse range of artwork, from paintings and sculptures to handmade crafts, all while gaining insight into the vibrant arts scene that defines the area.

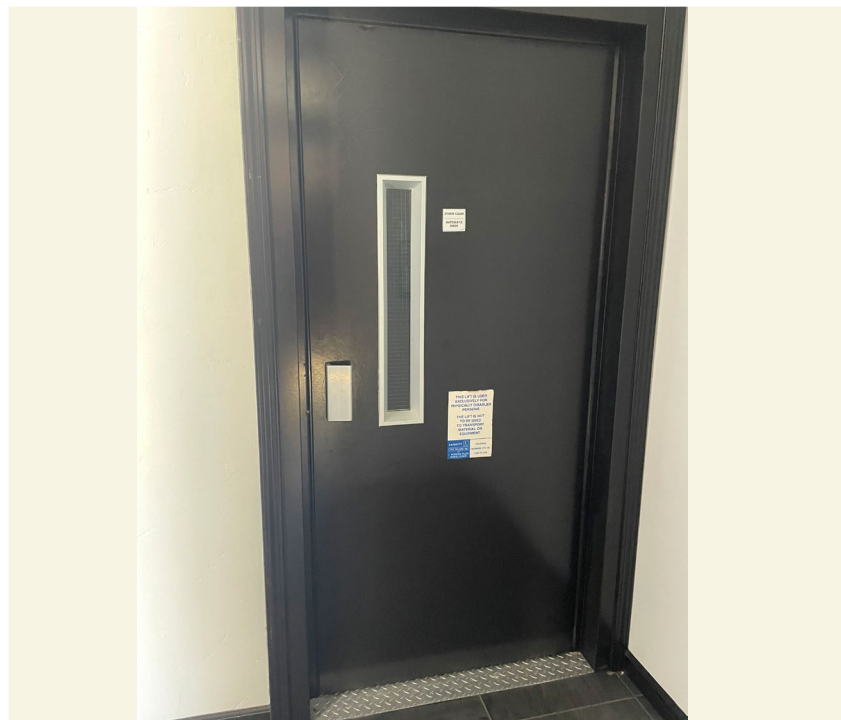
Outdoor Beauty
Beyond its cultural treasures, Old Fair Oaks Village also boasts natural beauty that is second to none. The American River Parkway, a sprawling greenbelt that lines the riverbanks, offers a serene escape for nature enthusiasts. Walking and biking trails wind through ancient oaks, providing the perfect setting for picnics, birdwatching, or simply soaking in the tranquil atmosphere.

Events and Festivals
Throughout the year, Old Fair Oaks Village comes alive with a variety of events and festivals. From the Fair Oaks Chicken Festival, a beloved local tradition, to art fairs and live music performances, there's always something exciting happening in the village. These events offer visitors an opportunity to immerse themselves in the vibrant community spirit and celebrate the rich tapestry of Fair Oaks.

Local Cuisine and Shopping
Old Fair Oaks Village is home to a diverse array of eateries, ranging from charming cafes to upscale restaurants, all of which reflect the area's culinary diversity. Visitors can savor everything from gourmet fare to casual comfort food, all within the backdrop of this historic village. Additionally, an eclectic mix of boutiques and specialty shops offers a unique shopping experience, where visitors can discover one-of-a-kind treasures and gifts.

Conclusion
Old Fair Oaks Village stands as a shining example of how a community can embrace its history while embracing the present. With its well-preserved architecture, thriving arts scene, and natural beauty, the village offers a truly unique experience for visitors. Whether you're strolling along the cobblestone streets or relaxing by the American River, a visit to Old Fair Oaks Village is an opportunity to step back in time and create lasting memories in one of Sacramento's most cherished destinations.

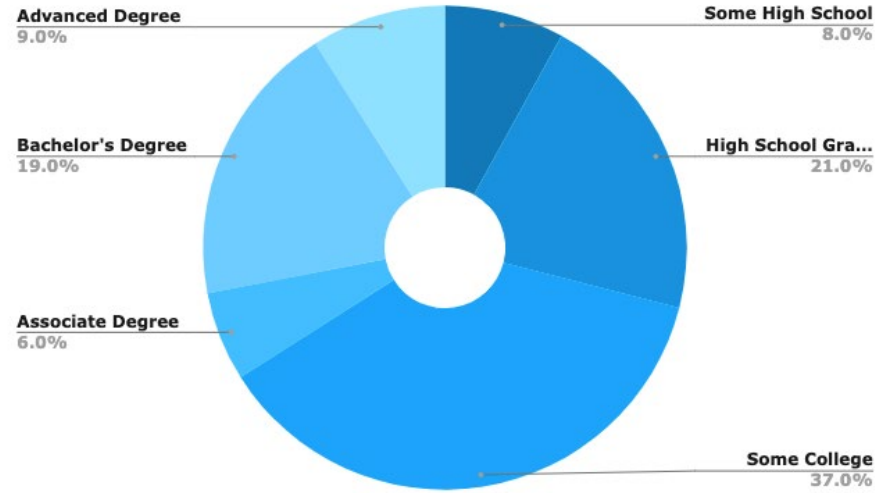




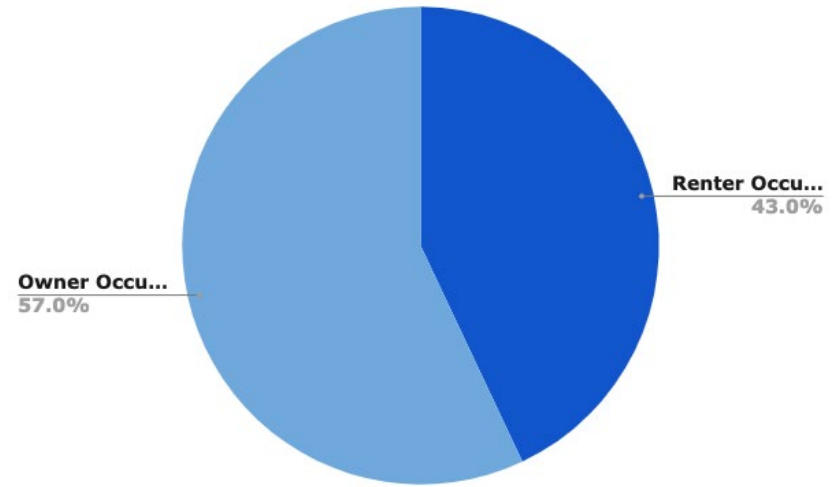
DEMOGRAPHICS

EDUCATION
HOUSING

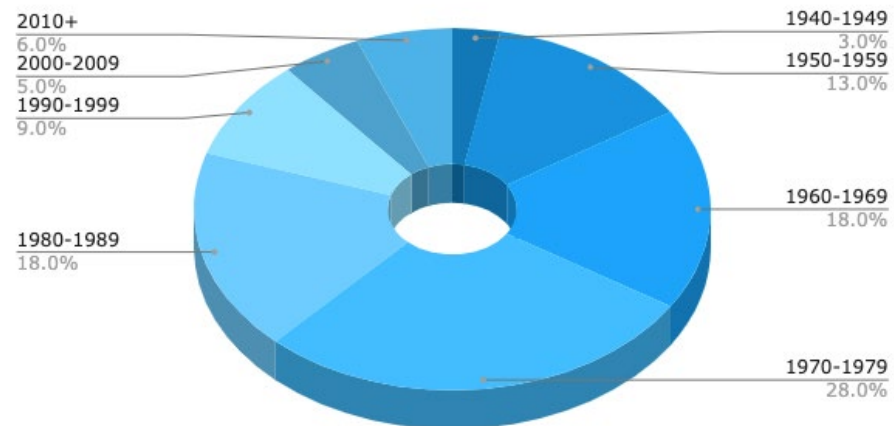
EDUCATIONAL ATTAINMENT



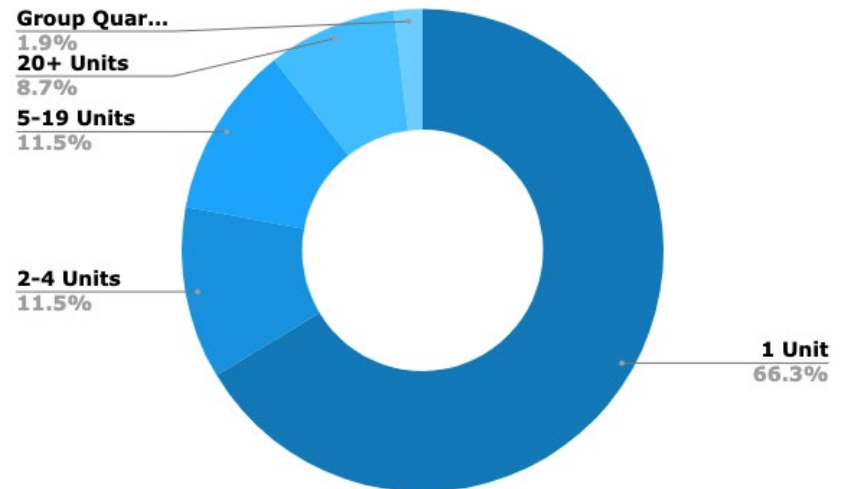
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



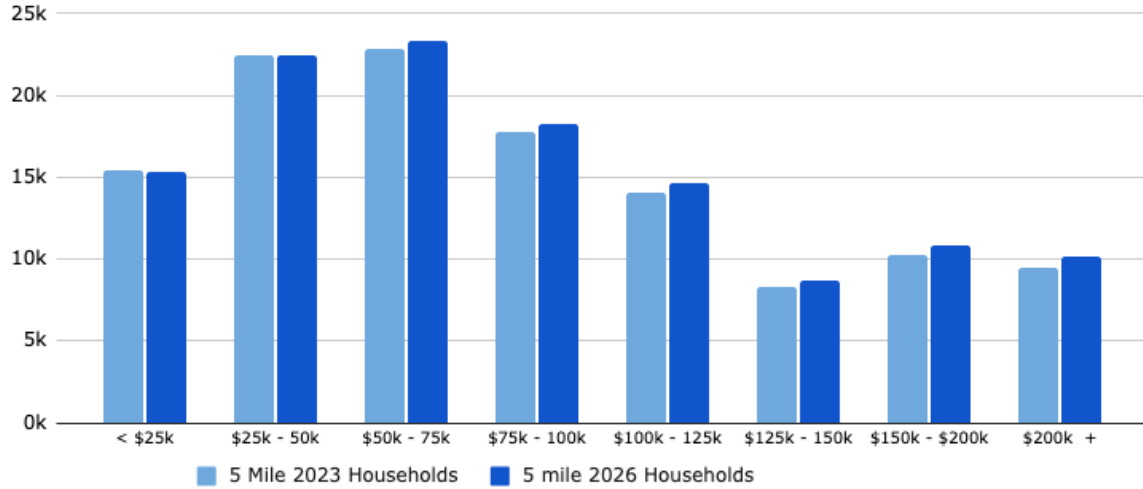
HOUSING TYPE



DEMOGRAPHICS

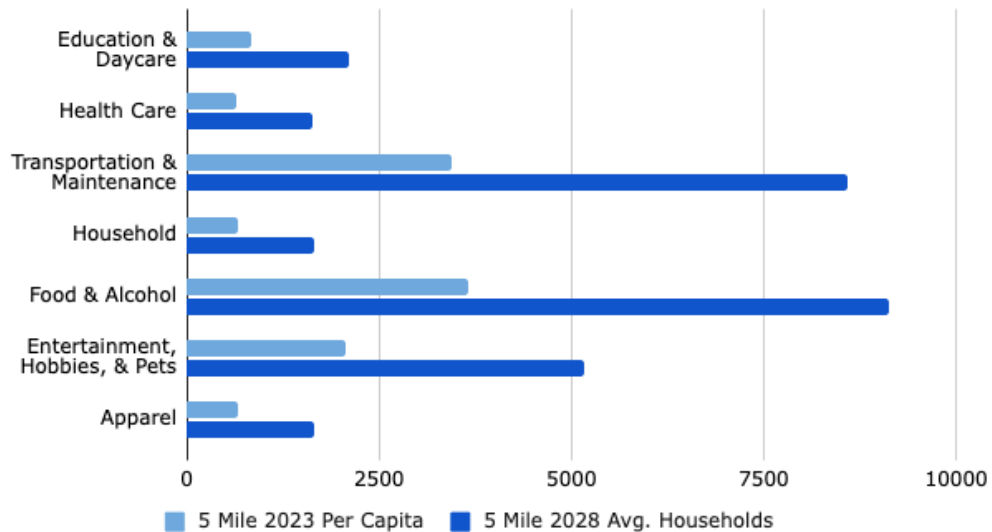
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

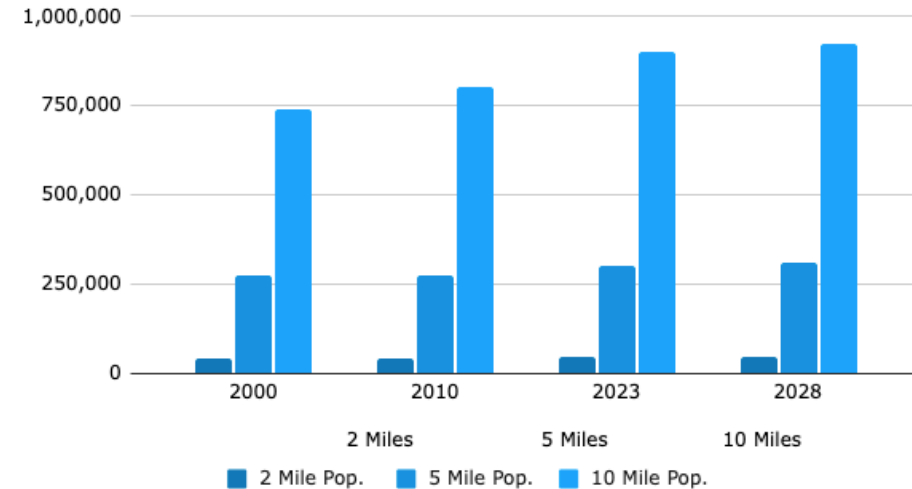


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	42,834	273,169	738,404
2010	42,338	272,943	800,868
2022	46,185	301,136	899,194
2027	47,235	308,530	924,984

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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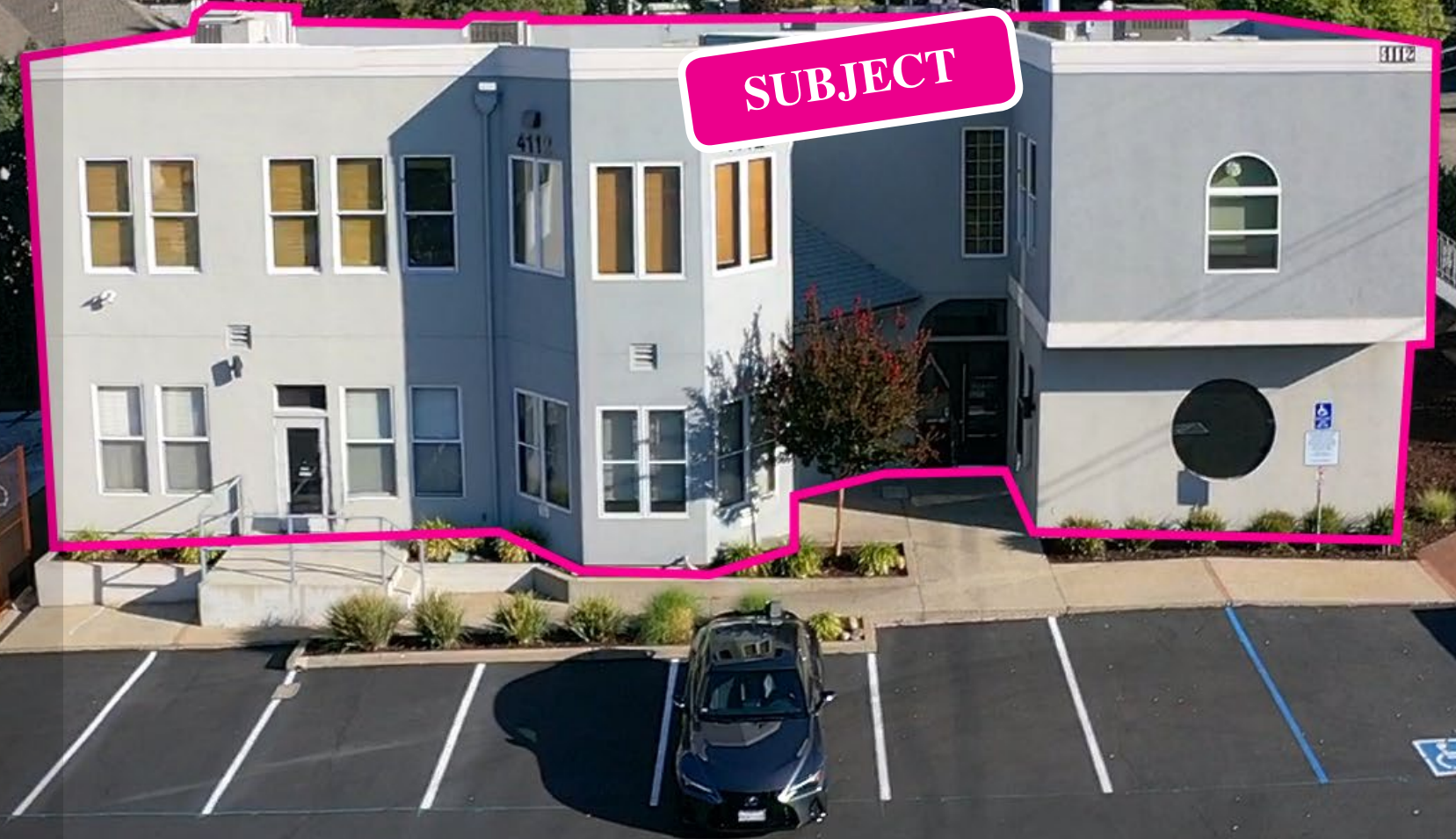
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CENTURY 21

Select Real Estate, Inc



LEASE

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