

AVAILABLE
FOR LEASE

4400 SAN JUAN AVE

FAIR OAKS, CA 95628

**-/+1,127 SF to -/+1,335 SF
(combined to -/+2,462 SF)**

\$1.00 PSF + NNN

WINDING WAY

SAN JUAN AVE +/- 21,000 VPD



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CENTURY 21
Select Real Estate, Inc



Highly Visible Center Neighborhood Center - Dense Residential



THE PROPERTY

 **4400 San Juan Ave. Fair Oaks, CA 95628**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**FAIR OAKS
SACRAMENTO
COUNTY**
APN: 242-0101-049



**-/+1,127 SF
-/+1,335 SF
(COMBINED TO
-/+2,462 SF)**



**LC -
LIGHT COMMERCIAL**



**RETAIL
RESTAURANT
OFFICE**



\$1.00 PSF + NNN



This multi tenant retail center is located within the city **Fair Oaks** and is located within **close proximity to HWY 50 & I-80** / on San Juan Avenue.



This center offers **+/- 1,335 SF** (unit 12) & **+/- 1,127 SF** (unit 14) of retail space.



The building is zoned **Light Commercial (LC)**. Please verify uses with the municipality.



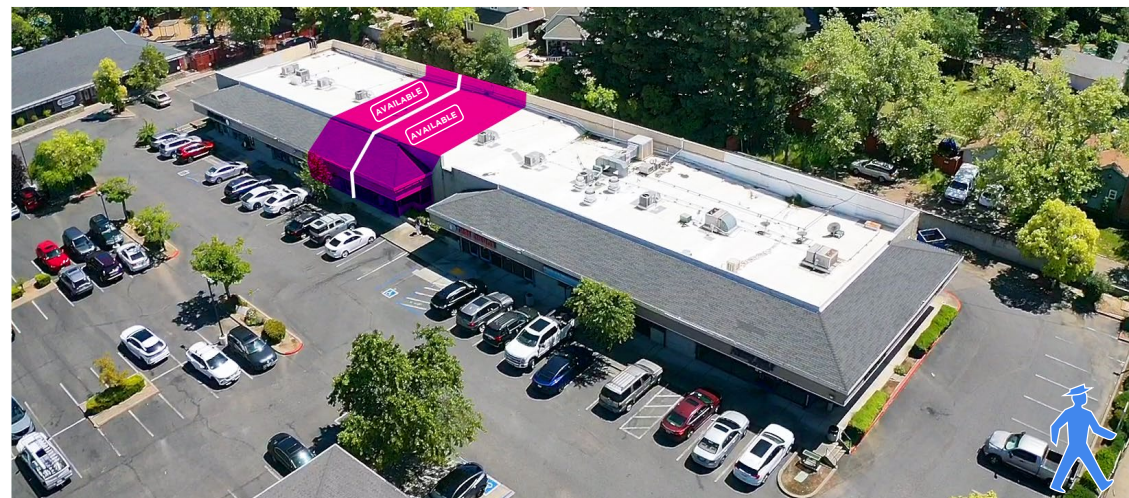
The **traditional retail center** allows for a multitude of retail/office users. The synergistic tenant mix coupled with the ample parking and heavy daytime traffic make this an ideal location for a variety of commercial uses.



The asking rent is **\$1.00 + NNN**.

CENTURY 21
Real Estate Group, Inc.

FOR LEASE



Dignity Health.
Mercy San Juan Medical Center



FIRST BAPTIST
Fair Oaks • PEOPLE MATTER

KOHL'S



HOBBY LOBBY



SAN JUAN AVE #1 - 21,000 VPD

jiffylube

WINDING WAY



SUBJECT

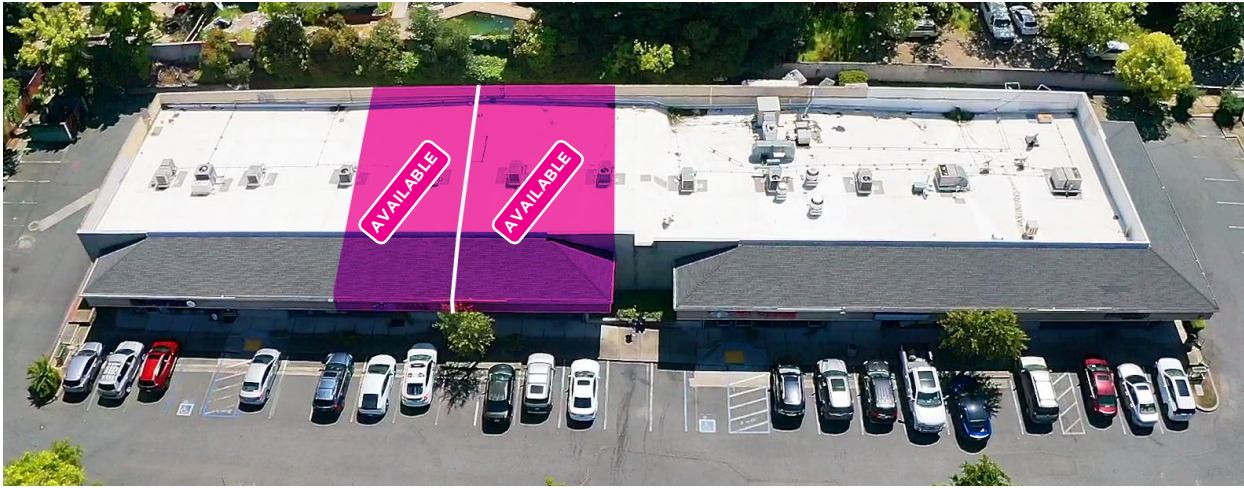
SUBJECT

Ready Set Go
Children's Center

Lubecki
Wellness Center

Surrounded by dense residential





THE BUILDING

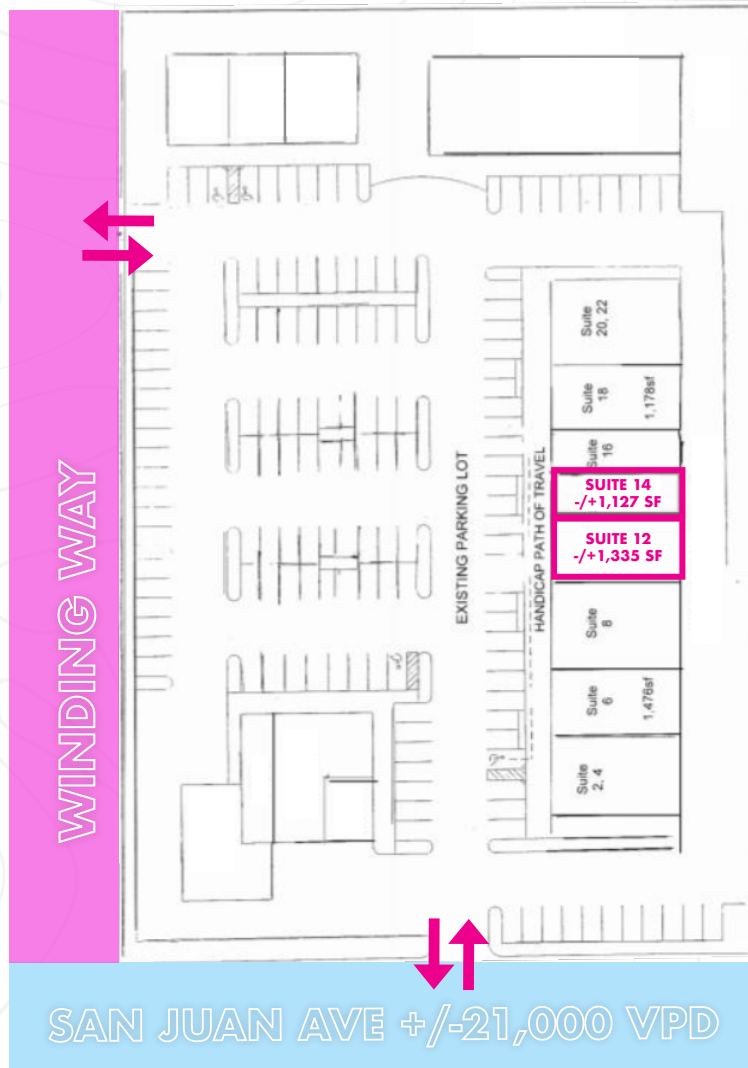
- This **multi tenant retail center** was constructed in **1990** and offers a flexible layout for various businesses with a **large glass front window line** to showcase products.
- The building has **+/- 2,462 SF available in total**. The property sits on **+/- 0.72 Acres** and there is ample **parking and tremendous street visibility** on San Juan Ave.
- Both spaces are **positioned inline** with tremendous glassline **creating an inviting feel**. The spaces have their own **separate restrooms**, rear access doors, and a semi **open floor plan**.
- The center provides **ample parking** and convenient **ingress and egress** on to San Juan allowing for easy access to the building. The center is located near a **signalized intersection**.
- The interior of the building is in a **warm-shell** condition with ample lighting and HVAC distributed throughout the space. The space provides **plumbing and electrical** and additional areas one could convert to an **office or breakroom**.
- The center offers a tenant both building and monument signage, **easy access to freeways** and the **American River Bike Trail**.



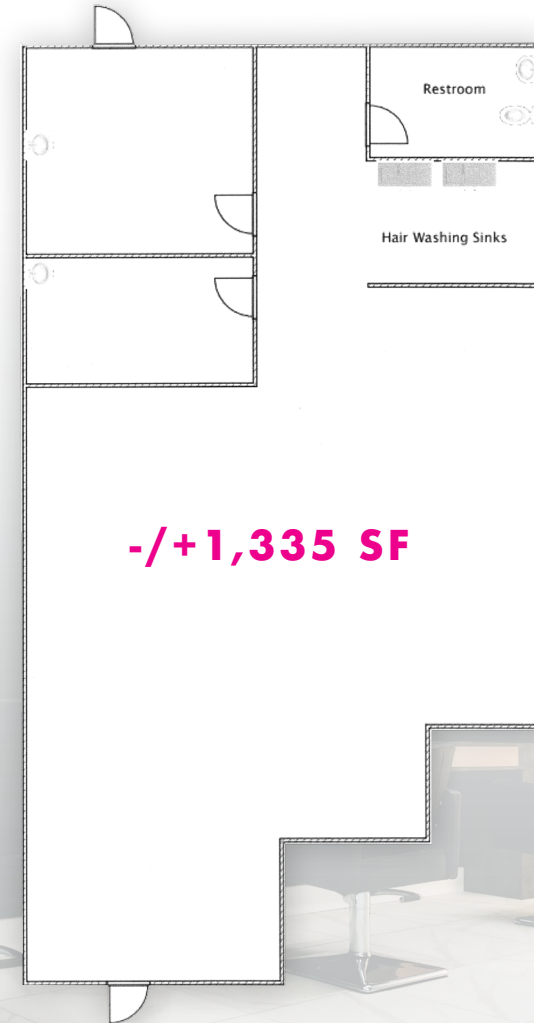
[Link to Map](#)



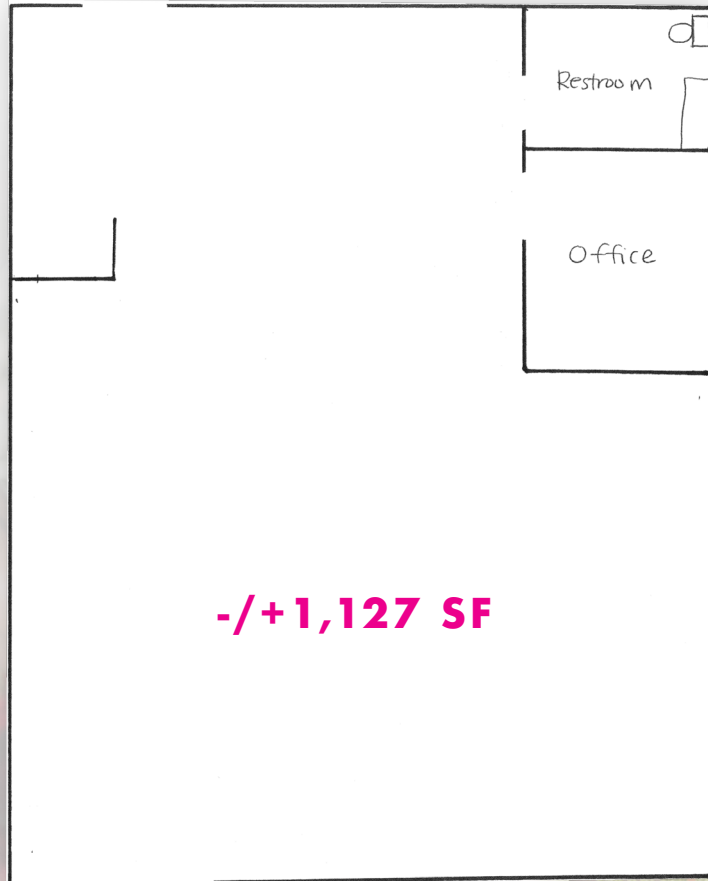
FLOOR PLAN



SUITE 12



SUITE 14



-/+1,127 SF



DEMOGRAPHICS

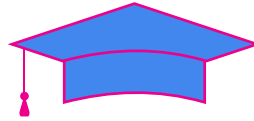
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



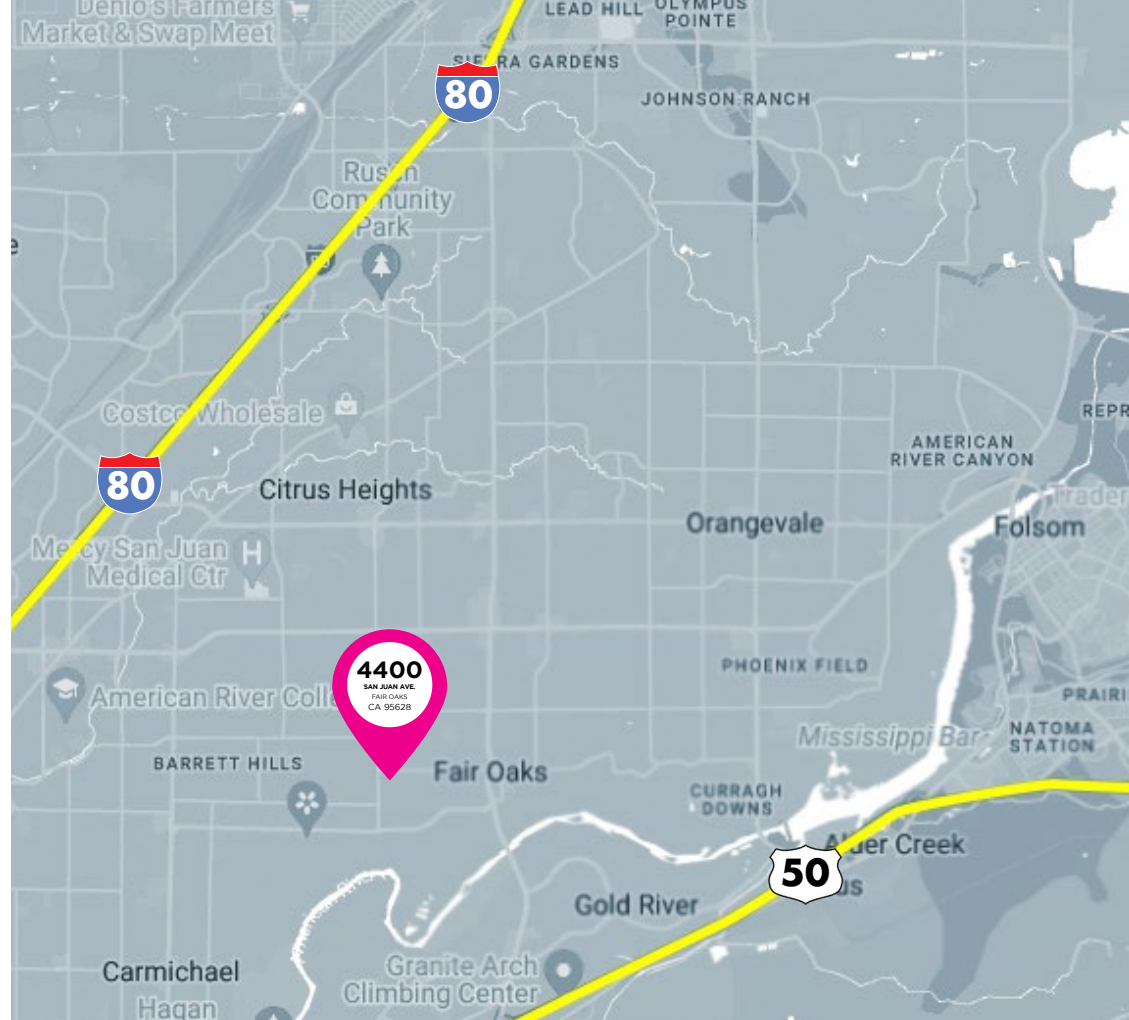
- 37%** Some College, No Degree
- 17%** Bachelor's Degree
- 25%** Advanced Degree
- 8%** Some High School, No Diploma
- 5%** Associate Degree

HOUSE HOLD INCOME

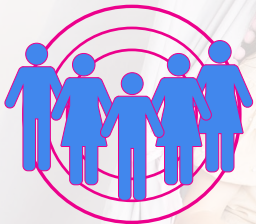


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



RESIDENT POPULATION



5 mile Population 2023

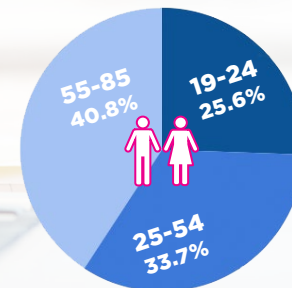
2010	32,633
2023	32,982
2028	33,036

TRAFFIC COUNT



-/+ 21,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



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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