

**SUNRISE BLVD.**

AVAILABLE  
**FOR SALE or LEASE**

**WILDRIDGE OFFICE CONDOS**

FAIR OAKS, CA 95628

5060 Sunrise Blvd (Unit B)- +/- 618 SF

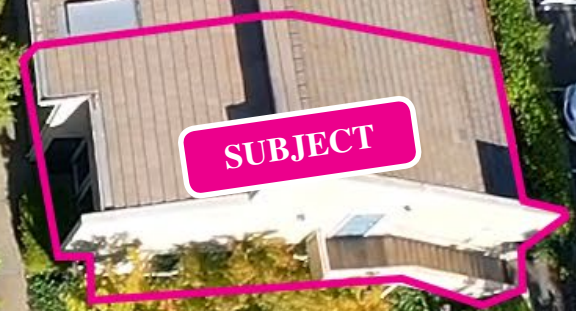
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**CENTURY 21**  
Select Real Estate, Inc.



**Tremendous Fair Oaks Opportunity With Sunrise Blvd Street Frontage**

# THE PROPERTY

## WILDRIDGE OFFICE CONDOS

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FAIR OAKS



5060 Sunrise Blvd (Unit B)-  
+/- 618 SF



BP  
COUNTY OF  
SACRAMENTO



OFFICE  
AMPLE PARKING  
Prominent Signage, on the Building  
Many Restaurants, Banks and other Retail  
services in close proximity; Trader Joe's,  
Rite Aide, Starbucks, Smart and Final Etc.



5060 Sunrise Blvd -  
\$140,000  
Lease Rate: \$1.50 PSF MG



5060

SUNRISE BLVD

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FOR SALE or LEASE





**5060 SUNRISE BLVD**





**Donut King**

SUNRISE BLVD

SUNRISE MARKET PLACE

GREENBACK LN

GREENBACK LN



**Kohl's** Burlington

MADISON AVE

MADISON AVE

5060  
SUNRISE BLVD  
SACRAMENTO  
CA 95628

MADISON AVE



SUNRISE BLVD

**5060**  
SUNRISE BLVD



# THE BUILDING

5060 Sunrise Blvd is a highly visible office condominium located in Fair Oaks, CA near the Sunrise Marketplace Corridor a main arterial connecting Hwy 50 to the South and I-80 to North. The property offers tremendous visibility on to Sunrise Blvd. The property offers ample

parking and convenient ingress and egress. The building has been recently remodeled and has some tremendous finishes. The building is surrounded by numerous amenities such as national food users as well as a plethora of retailers as well as additional office users alike.

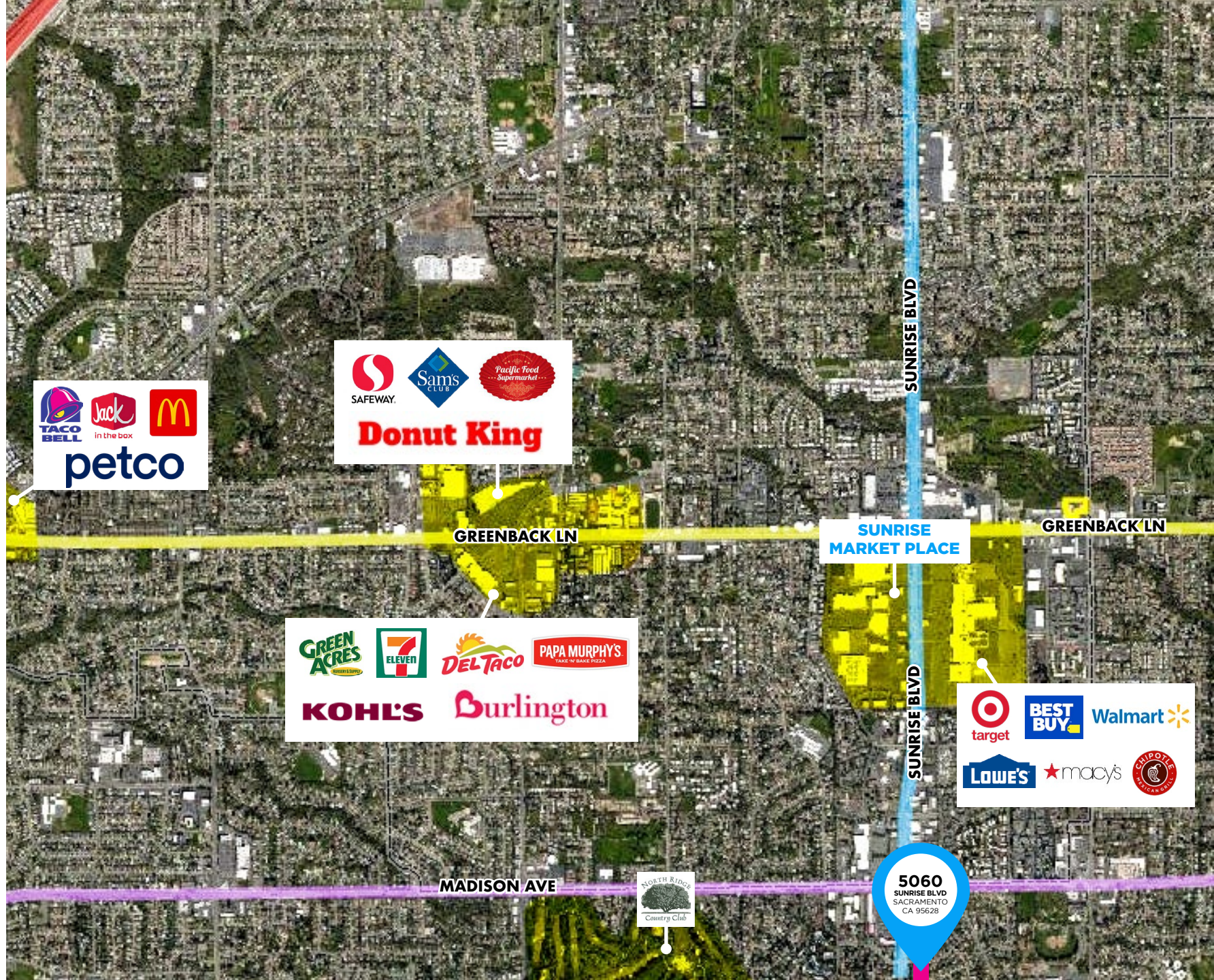






# THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



TACO BELL Jack in the box McDonald's  
**petco**

SAFEWAY Sams CLUB Pacific Food Supermarket  
**Donut King**

GREEN ACRES 7 ELEVEN DELTACO PAPA MURPHY'S  
**KOHL'S Burlington**

**SUNRISE MARKET PLACE**

target BEST BUY Walmart  
**LOWE'S** macy's CHIPOTLE

**MADISON AVE**

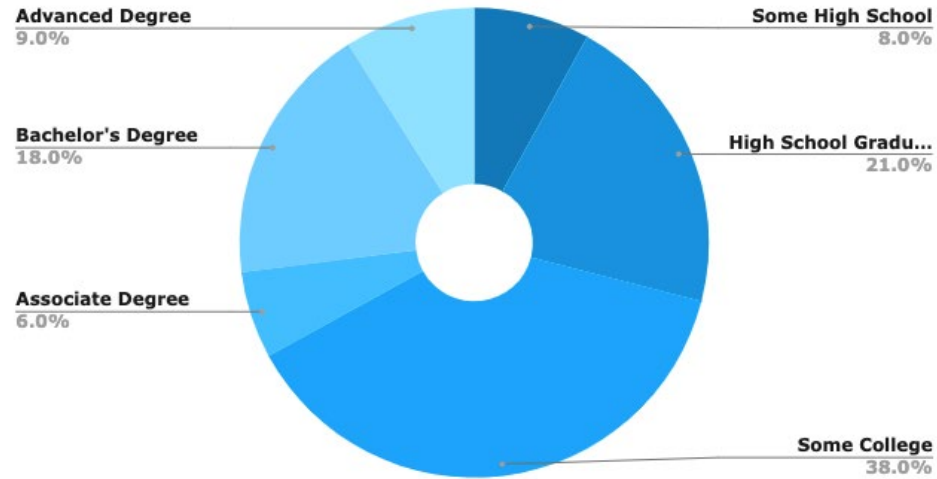


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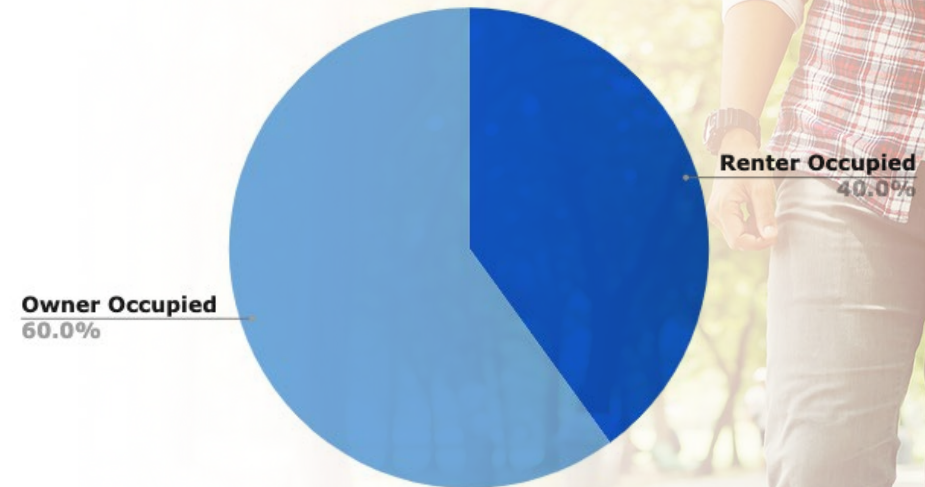
# DEMOGRAPHICS

EDUCATION  
HOUSING

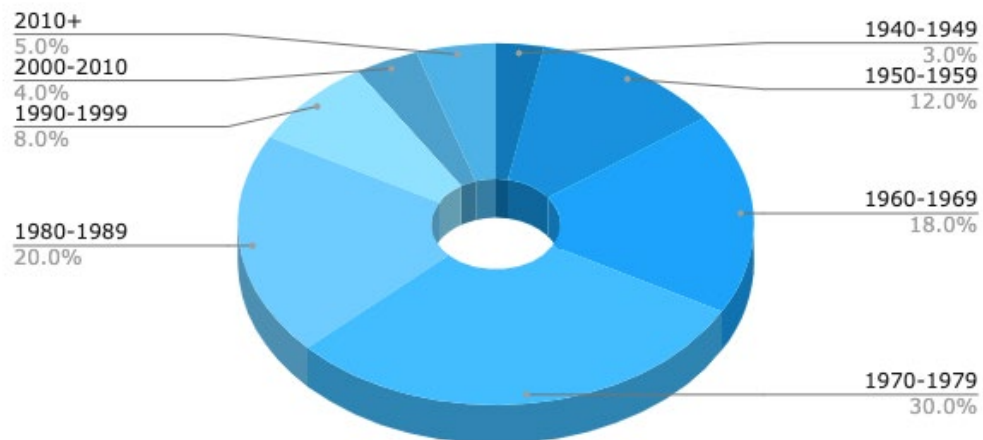
## EDUCATIONAL ATTAINMENT



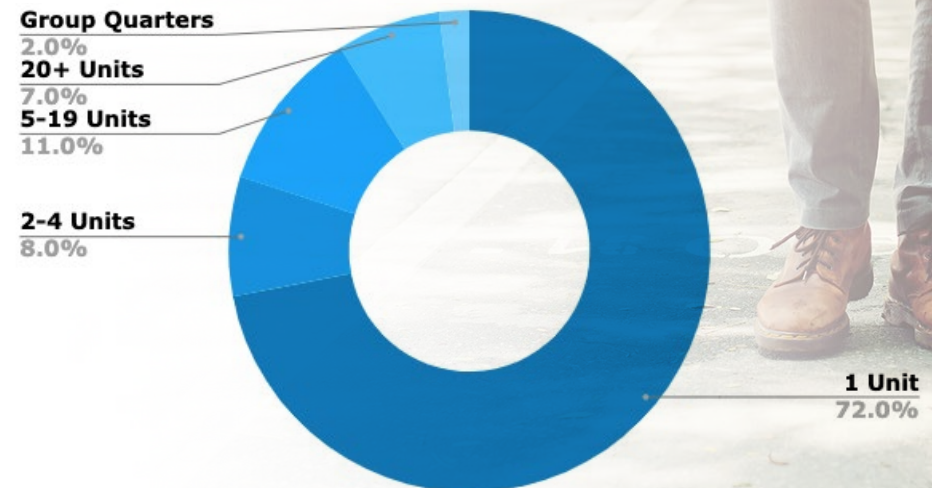
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



## HOUSING TYPE

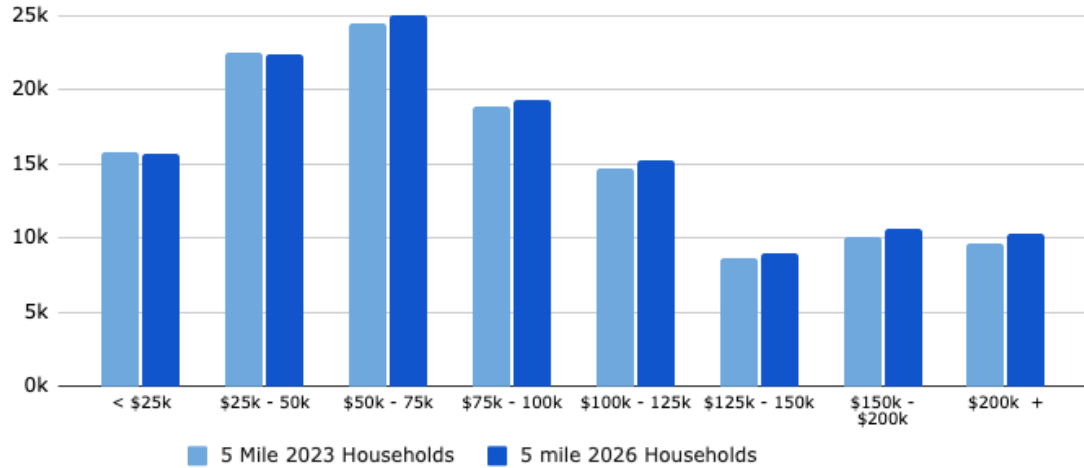




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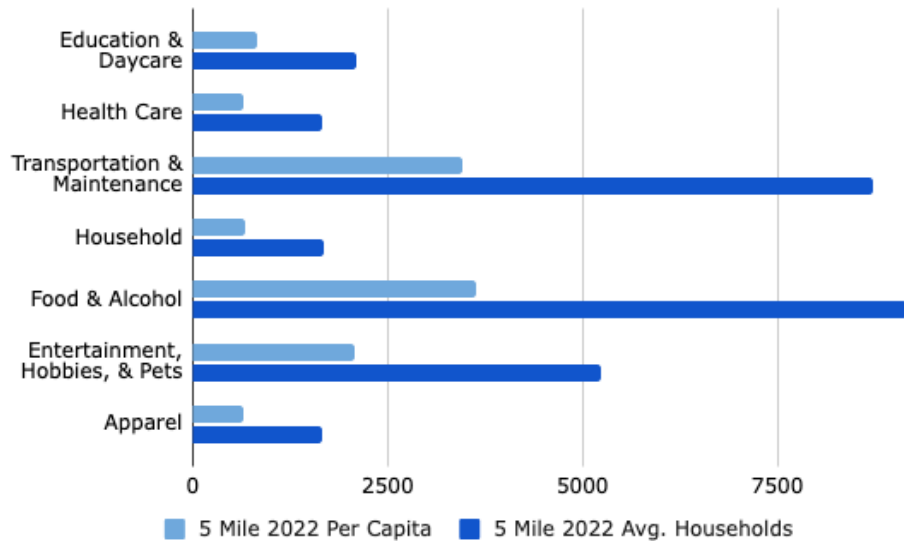
INCOME  
POPULATION

### MONTHLY HOUSE HOLD INCOME

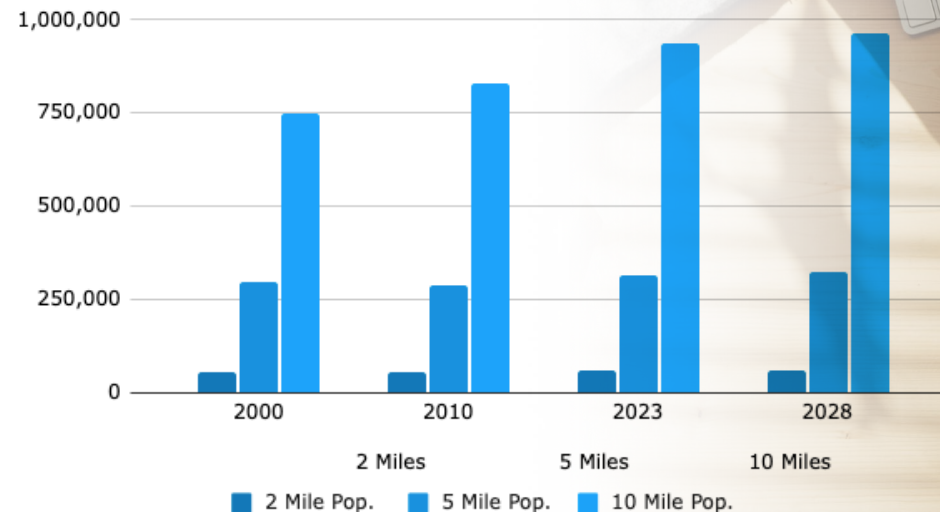


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,385	295,995	747,786
2010	53,693	289,209	828,597
2022	58,942	314,265	936,612
2027	60,341	321,331	964,748

### PER CAPITA & AVG. HOUSEOLD SPENDING



### POPULATION



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## CENTURY 21

Select Real Estate, Inc.



SUBJECT

# SALE or LEASE

**CENTURY 21**  
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