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**CENTURY 21.**

Select Real Estate, Inc.



AVAILABLE  
**FOR LEASE**

**6830-6834 FAIR OAKS BLVD**  
**Carmichael, CA 95608**

**-/+1,250 Sq Ft**

**\$1.50 PSF Modified Gross**

**High-Visibility Commercial Asset in the Heart of Carmichael**





# THE PROPERTY

 **6830-6834 Fair Oaks Blvd Carmichael, CA 95608**

REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING



**Carmichael -  
Sacramento  
County**



**+/-1,250 SF  
Retail**



**Commercial**



**Street Visibility  
Retail**



**\$1.50 PSF  
Modified Gross**



## Property Overview

Establish your business in a highly visible commercial corridor in the heart of Carmichael, California. This professional commercial building offers flexible space configurations perfect for office, medical, or retail-adjacent services. Maintained in move-in ready condition, the property provides an exceptional opportunity to secure favorable lease terms in a thriving, established business community.



## Key Highlights

**Exceptional Visibility:** Features prominent exposure along Fair Oaks Boulevard, a primary Sacramento-area thoroughfare.

**High Traffic Counts:** Benefits from a heavy daily volume of passing vehicles, maximizing brand awareness.

**Flexible Layouts:** Accommodates multi-tenant needs with versatile floor plans that can adapt to custom build-outs.

**Ample Parking:** Includes convenient on-site surface parking for both employees and visiting clientele.

**Turnkey Condition:** Well-maintained facilities ready for immediate tenant customization and occupancy.



## Location & Community Advantages

**Centrally Located:** Situated midway between Sacramento and Roseville for optimal regional accessibility.

**Amenity-Rich Area:** Positioned within short walking distance to local dining, banking, and shopping centers like Carmichael Park Plaza.

**Strong Demographics:** Surrounded by dense residential neighborhoods, ensuring a steady local customer and client base.

**Commuter Friendly:** Offers swift connections to major regional employment centers, healthcare hubs, and state government offices.



## Lease Terms

**Space Available:** Contact Broker for current square footage options.

**Lease Rate:** Competitive rates tailored to lease duration and tenant requirements.

**Availability:** Immediate occupancy for qualified tenants.

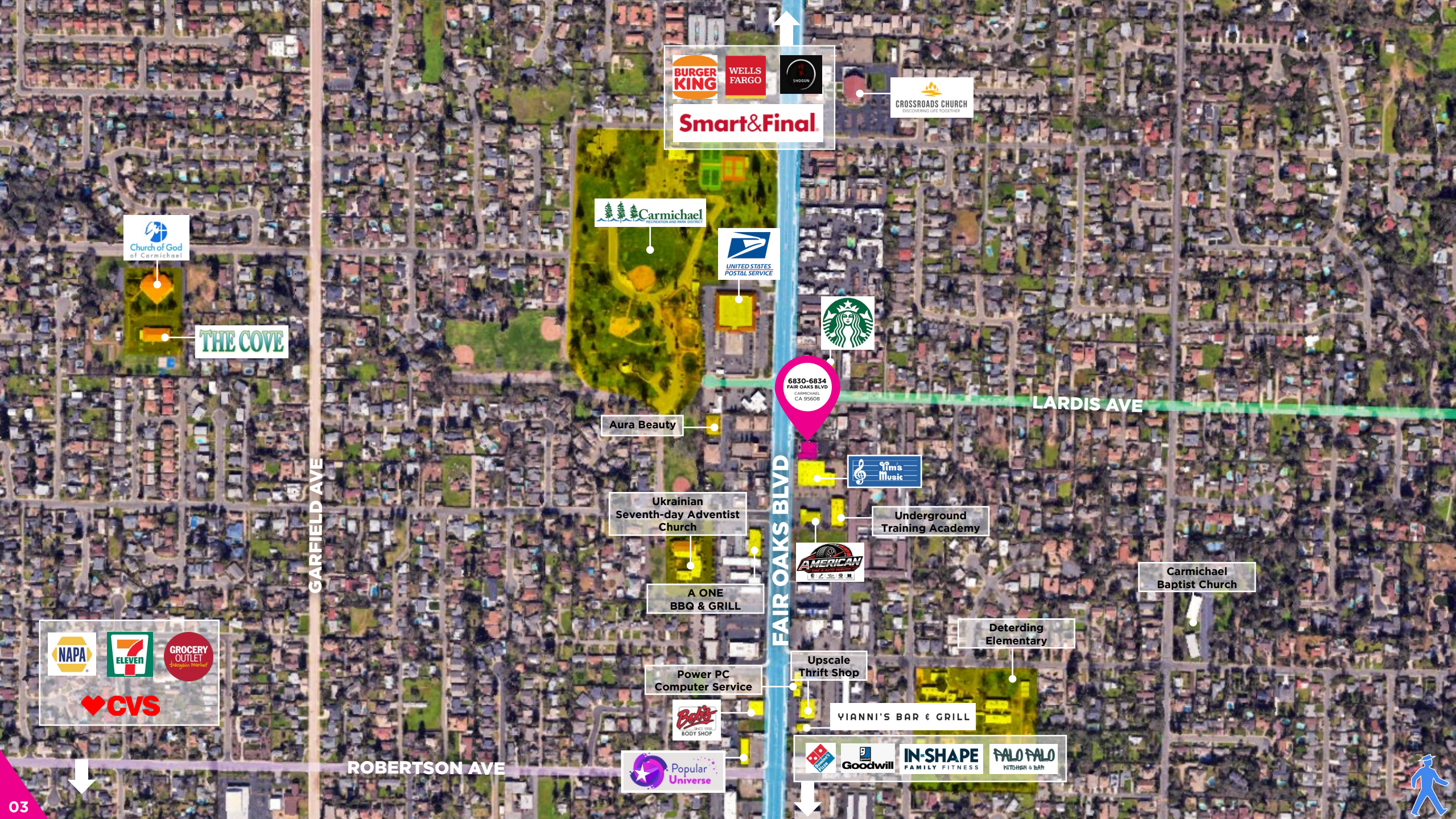


## Schedule a Private Tour Today

Spaces in this strategic Carmichael location fill quickly. Contact our leasing team to review available floor plans, discuss customized terms, or schedule an in-person walkthrough.







**BURGER KING** **WELLS FARGO** **SHOGUN**

**Smart&Final**

**CROSSROADS CHURCH**  
DISCOVERING LIFE TOGETHER

**Church of God of Carmichael**

**THE COVE**

**Carmichael**  
RECREATION AND PARK DISTRICT

**UNITED STATES POSTAL SERVICE**

**Starbucks**

**6830-6834 FAIR OAKS BLVD**  
CARMICHAEL, CA 95608

**LARDIS AVE**

**Aura Beauty**

**Ukrainian Seventh-day Adventist Church**

**Tim's Music**

**Underground Training Academy**

**AMERICAN**

**Carmichael Baptist Church**

**A ONE BBQ & GRILL**

**Deterding Elementary**

**NAPA** **7 ELEVEN** **GROCERY OUTLET**  
**CVS**

**Upscale Thrift Shop**

**Power PC Computer Service**

**Bob's BODY SHOP**

**VIANNI'S BAR & GRILL**

**Popular Universe**

**Goodwill** **IN-SHAPE FAMILY FITNESS** **PALO PALO KITCHEN & BAR**

**ROBERTSON AVE**

**FAIR OAKS BLVD**

**GARFIELD AVE**







# THE BUILDING

Elevate your business presence at 6830-6834 Fair Oaks Blvd. This highly adaptable commercial property offers an exceptional blend of visibility, accessibility, and functional design, making it the ideal setting for retail, office, or service-oriented tenants looking to establish a footprint in the Sacramento market.

## Property Highlights

**Prime Location:** Situated on the heavily trafficked Fair Oaks Blvd, ensuring high daily traffic counts and optimal street-front exposure.

**Flexible Configurations:** Versatile floor plans designed to accommodate a variety of tenant requirements, from open collaborative workspaces to private offices and retail showrooms.

**Abundant Parking:** Generous on-site parking available for staff and clients, providing seamless access.

**Modern Signage:** Prominent monument and building signage opportunities available to maximize your brand's visibility.

## Location Advantages

Nestled in the established Carmichael submarket, the property is surrounded by a dense residential and commercial hub. Enjoy immediate proximity to major thoroughfares, local dining, and retail amenities, offering unparalleled convenience for employees and customers alike.









# THE AREA

Location Overview: 6830-6834 Fair Oaks Blvd

## Prime Carmichael Positioning

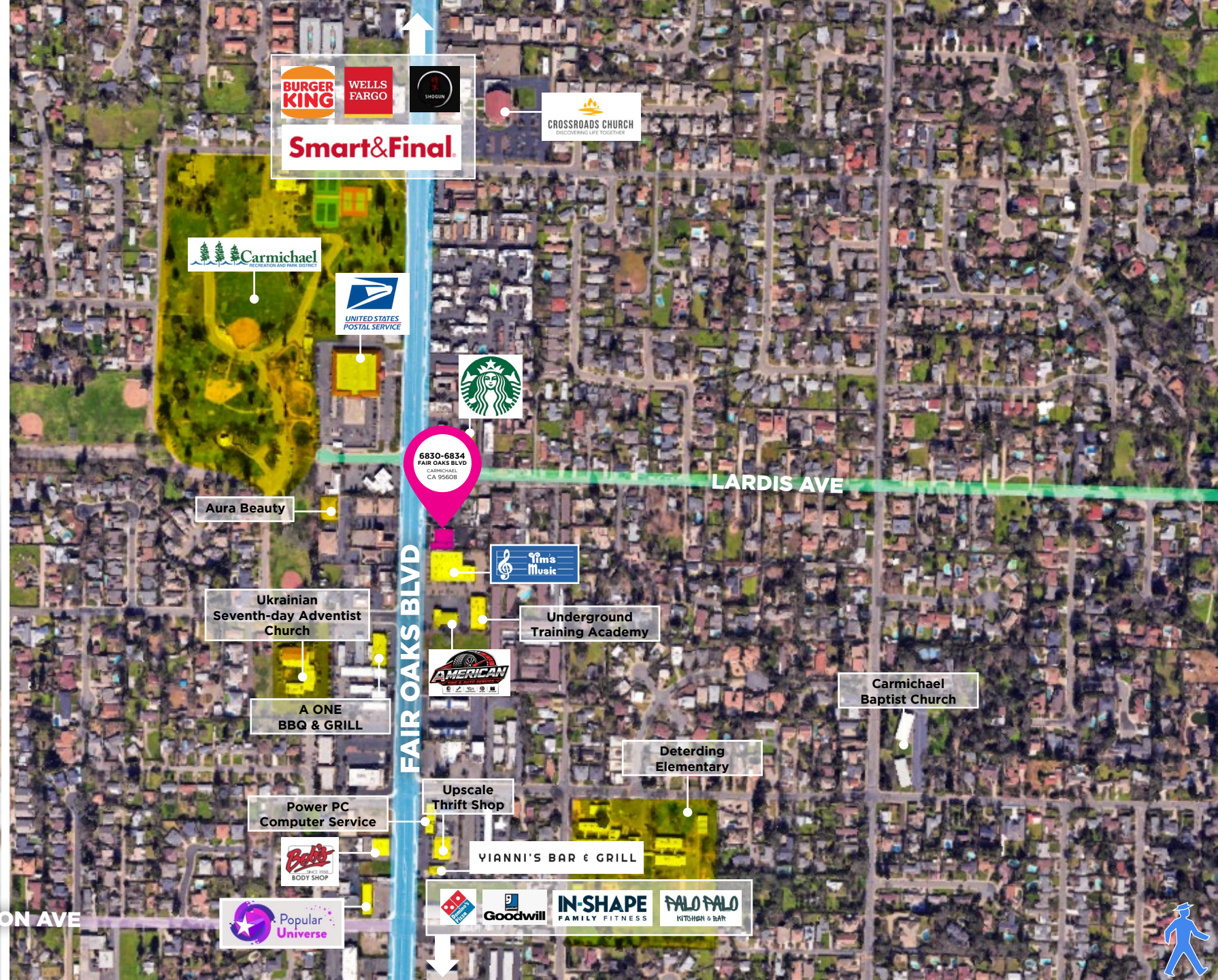
Positioned at 6830-6834 Fair Oaks Blvd in Carmichael, CA, this property provides unparalleled access to both Downtown Sacramento and the affluent Roseville/Sacramento corridor. Centrally located along one of the region's major commercial arteries, tenants benefit from massive daily traffic counts, high street visibility, and exceptional building signage opportunities.

## Unmatched Commuter Convenience

The site is strategically located minutes from major regional thoroughfares, including Highway 50, Interstate 80, and Watt Avenue. This central positioning allows for a seamless, sub-20-minute commute to Downtown Sacramento, while also tapping into the expanding northern suburbs.

## Amenities & Lifestyle

Located adjacent to Carmichael Park and its vibrant community/farmers market scene, the property offers employees an ideal work-life balance. The immediate trade area is dense with retail centers, financial institutions, and fast-casual dining, putting daily conveniences directly within walking distance or a short drive.



ROBERTSON AVE





# DEMOGRAPHICS

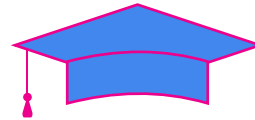
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



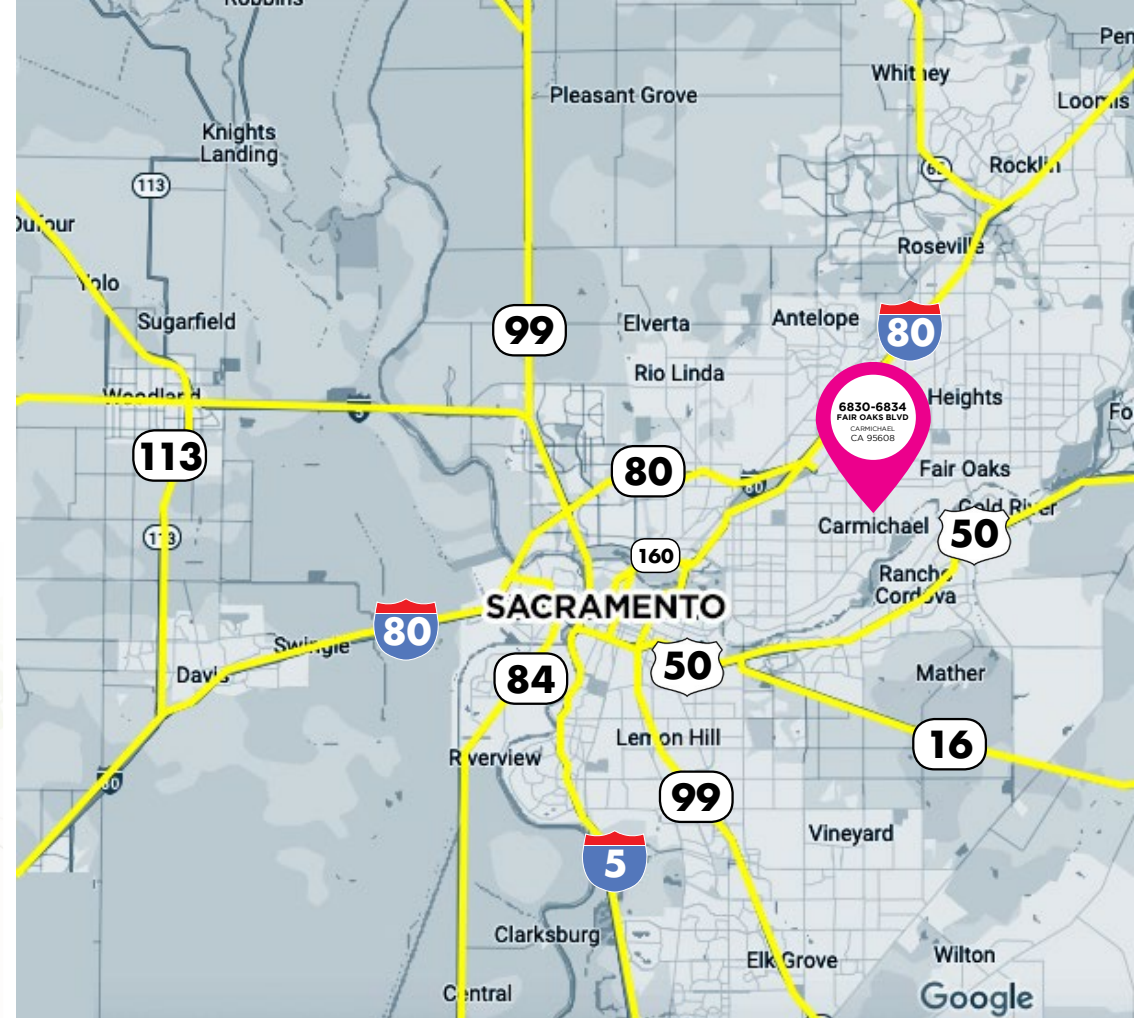
- 28% Some College, No Degree
- 23% Bachelor's Degree
- 15% High School Graduate
- 15% Advanced Degree
- 12% Some High School, No Diploma
- 7% Associate Degree

## HOUSE HOLD INCOME

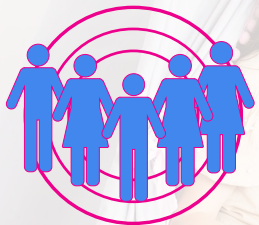


5 mile 2024 Households

|               |        |
|---------------|--------|
| < \$25K       | 29,430 |
| \$25K - 50K   | 24,913 |
| \$50K - 75K   | 26,106 |
| \$75K - 100K  | 19,829 |
| \$100K - 125K | 15,350 |
| \$125K - 150K | 11,400 |
| \$150K - 200K | 11,208 |
| \$200K+       | 15,542 |



## RESIDENT POPULATION



5 mile Population 2023

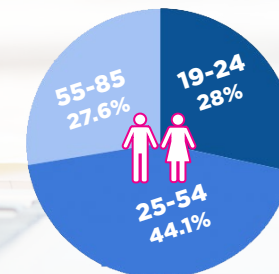
|      |         |
|------|---------|
| 2020 | 395,318 |
| 2024 | 402,001 |
| 2029 | 406,096 |

## TRAFFIC COUNT



-/+ 20,000

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



|         |         |
|---------|---------|
| 2 mile  | 29,793  |
| 5 mile  | 71,528  |
| 10 mile | 153,777 |





# 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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### CENTURY 21.

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# LEASE

**CENTURY 21**  
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