

RETAIL • OFFICE SPACE AVAILABLE

7612-7614 FAIR OAKS BLVD, CARMICHAEL CA

FOR LEASE

± 1,000 SF • \$1.00 / SF Modified Gross



FOR MORE INFORMATION CONTACT:

BEN TINER • 916.999.3900

BEN@TINER.COM • CAL BRE LIC #: 01705584

TINER

**COMMERCIAL
REAL ESTATE
SERVICES**

RETAIL • OFFICE SPACE AVAILABLE

7612-7614 FAIR OAKS BLVD, CARMICHAEL CA

FOR LEASE

DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Tiner Commercial Real Estate Services and should not be made available to any other person or entity without the written consent of Tiner Commercial Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Tiner Commercial Real Estate Services has not made any investigation, and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tiner Commercial Real Estate Services has not verified, and will not verify, any of the information contained herein, nor has Tiner Commercial Real Estate Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

FOR MORE INFORMATION CONTACT:

BEN TINER • 916.999.3900

BEN@TINER.COM • CAL BRE LIC #: 01705584



RETAIL • OFFICE SPACE AVAILABLE

7612-7614 FAIR OAKS BLVD, CARMICHAEL CA

FOR LEASE

PROPERTY INFORMATION

Property	7612 - 7614 Fair Oaks Blvd Carmichael, CA
Location	Carmichael
Price	\$1.00 / SF Modified Gross
Size	± 1,000 SF
Parking	14 Surface Spaces Available
Zoning	GC

The subject property is located on Fair Oaks Boulevard in the heart of Carmichael. Located on Fair Oaks Boulevard provides the user high visibility and an average daily traffic count of roughly 40,000 cars per day.

The property is a mixed use commercial site and can be used for office or retail.



FOR MORE INFORMATION CONTACT:

BEN TINER • 916.999.3900

BEN@TINER.COM • CAL BRE LIC #: 01705584

TINER | COMMERCIAL
REAL ESTATE
SERVICES

RETAIL • OFFICE SPACE AVAILABLE

7612-7614 FAIR OAKS BLVD, CARMICHAEL CA

FOR LEASE

DEMOGRAPHICS

POPULATION	1-MI	2-MI	3-MI
2015 Total Population	14,029	127,989	335,726
2020 Population	14,671	133,749	351,966
Population Growth 2015-2020	4.58%	4.5%	4.84%
Average Age	42.20	40.30	39.00

HOUSEHOLD	1-MI	2-MI	3-MI
2015 Total Households	6,053	51,840	136,639
HH Growth 2015-2020	4.58%	4.5%	4.86%
Median Household Income	\$52,514	\$52,227	\$48,054

HOUSING	1-MI	2-MI	3-MI
Median Home Value	\$349,196	\$282,091	\$250,683
Median Year Built	1969	1968	1971



Carmichael, California is located in the Greater Sacramento metropolitan area. The 2010 United States Census reported that Carmichael had a population of 61,762. The population density was 4,4778 people per square mile.

The Census reported that 60,790 people (98.4% of the population) lived in households. There were 26,036 households, out of which 7,431 (28.5%) had children under the age of 18 living with them. The average household size was 2.33. There were 16,063 families (61.7% of households); the average family size was 2.91.

The population was spread out with 13,060 people. The median age was 42.4 years. There were 28,165 housing units at an average density of 2,042 per square mile of which, 14,472 (55.6%) were owner-occupied, the homeowner vacancy rate was 2.3%; the rental vacancy was 9%.

FOR MORE INFORMATION CONTACT:

BEN TINER • 916.999.3900

BEN@TINER.COM • CAL BRE LIC #: 01705584



RETAIL • OFFICE SPACE AVAILABLE

7612-7614 FAIR OAKS BLVD, CARMICHAEL CA

FOR LEASE

RETAIL AERIAL OVERVIEW



RETAIL · OFFICE SPACE AVAILABLE

7612-7614 FAIR OAKS BLVD, CARMICHAEL CA

FOR LEASE

SITE OVERVIEW





FOR MORE INFORMATION PLEASE CONTACT:

TINER

COMMERCIAL
REAL ESTATE
SERVICES

Ben Tiner

916.999.3900

ben@tiner.com

CAL BRE Lic #: 01705584

