

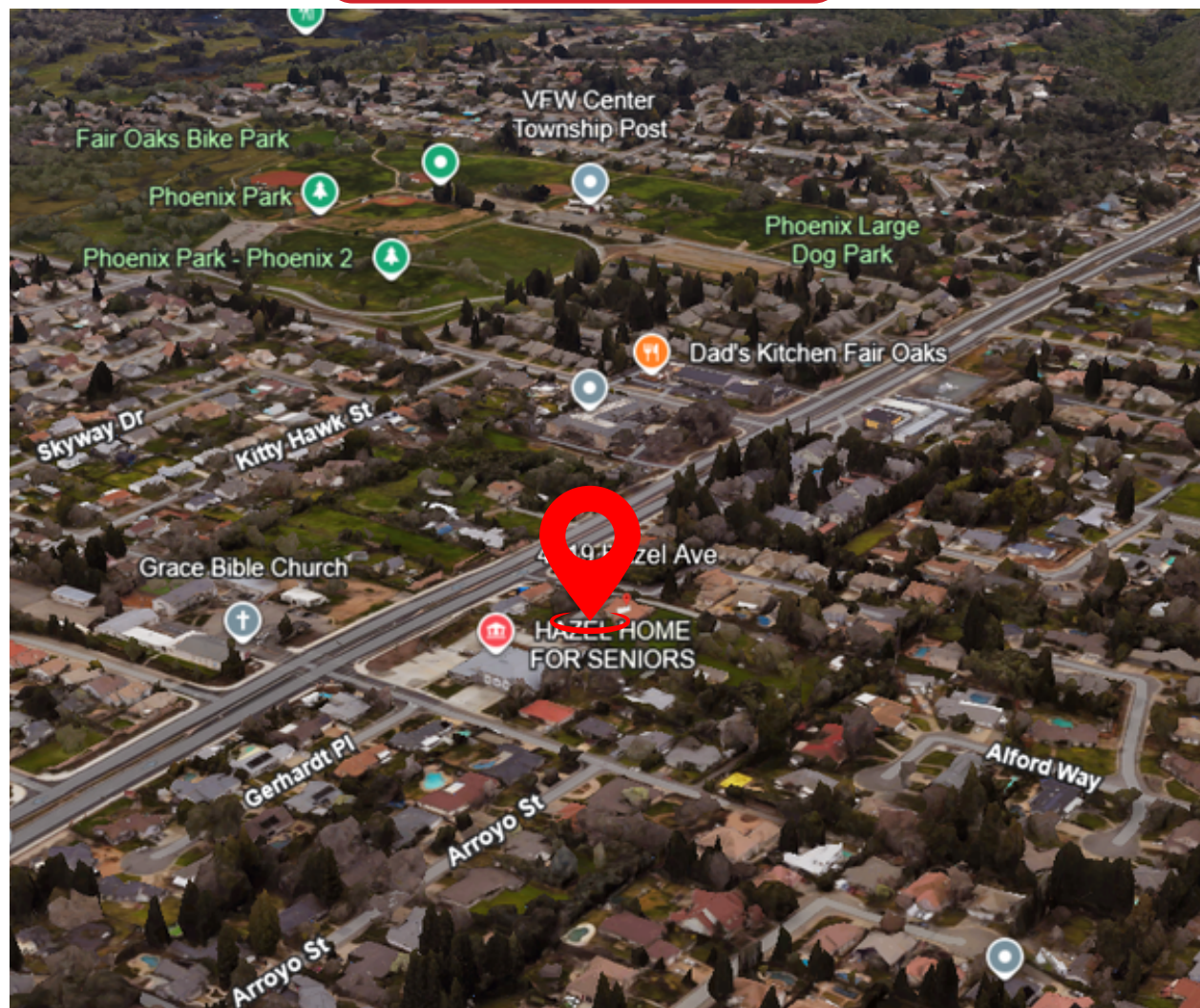
4919 HAZEL AVE, FAIR OAKS, CA 95628

Established Residential Care Facility with Land for Future Development

A rare opportunity to acquire an operating RCFE asset while benefiting from substantial excess land that supports future expansion, additional facilities, enhanced amenities, and long-term value creation.

- Exceptional ±1.15-Acre Residential Care Facility for the Elderly (RCFE) Investment Opportunity
- Existing 2,852 SF Care Facility Featuring 6 Resident Bedrooms and 4 Bathrooms
- Established Income-Producing RCFE Operation with Immediate Occupancy and Revenue Potential
- Expansive 50,094 SF Parcel Offering Significant Future Expansion and Development Opportunities
- Rare Combination of Current Cash Flow and Long-Term Value-Add Potential
- Large Excess Land Area Suitable for Facility Expansion, Additional Care Units, Supporting Amenities, or Future Development (Subject to Approvals)
- Growing Demand Sector Supported by California's Expanding Senior Care and Assisted Living Market
- Flexible Site Configuration Allowing Phased Development and Future Capacity Growth
- Opportunity to Enhance Revenue Through Facility Expansion, Additional Services, and Property Improvements
- Attractive Asset for RCFE Operators, Assisted Living Providers, Healthcare Investors, and Developers
- Well-Positioned Long-Term Investment Benefiting from Increasing Demand for Senior Housing and Care Services
- Unique Opportunity to Acquire a Functional Care Facility with Significant Land Bank and Future Upside Potential

HOT DEAL



Director Commercial :
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BOULEVARD
COMMERCIAL



4919 Hazel Ave, Fair Oaks,
CA 95628, USA



4919 Hazel Ave, Fair Oaks, CA 95628, Demographics

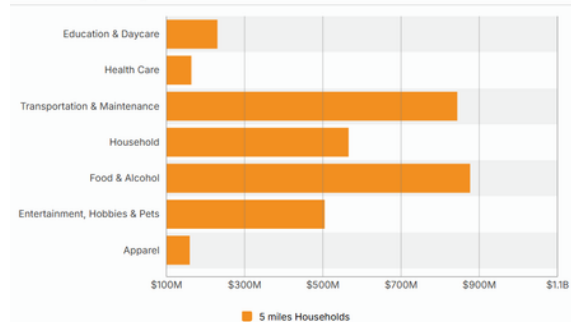
Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	8,901	1,115	8	68,571	10,648	6	263,502	36,699	7
Trade Transportation & Util...	2,037	189	11	13,404	1,487	9	51,009	4,859	10
Information	125	17	7	1,937	181	11	6,221	609	10
Financial Activities	1,232	181	7	8,416	1,569	5	33,856	5,141	7
Professional & Business S...	976	218	4	9,909	1,772	6	36,781	5,746	6
Education & Health Services	1,725	197	9	16,180	3,358	5	63,799	12,788	5
Leisure & Hospitality	1,500	106	14	10,064	810	12	36,318	2,814	13
Other Services	1,041	195	5	6,028	1,374	4	20,635	4,325	5
Public Administration	265	12	22	2,633	97	27	14,883	417	36
Goods-Producing Industries	680	176	4	16,169	1,261	13	39,254	3,996	10
Natural Resources & Mining	18	5	4	200	35	6	543	114	5
Construction	540	152	4	5,550	972	6	20,826	3,067	7
Manufacturing	122	19	6	10,419	254	41	17,885	815	22
Total Daytime Employment	9,581	1,291	7	84,740	11,909	7	302,756	40,695	7

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
HAZEL AVE	Sunset Ave S	46,632	2024	0.15 mi
Sunset Avenue	Kitty Hawk St E	7,300	2025	0.22 mi
Sunset Ave	Kitty Hawk St E	7,287	2023	0.22 mi
HAZEL AVE	Sunset Ave N	51,759	2024	0.22 mi
Hazel Avenue	Tributary Pt Dr SE	50,973	2025	0.27 mi
Martsmith Way	Sunset Ave N	582	2025	0.29 mi
Phoenix Ave	Hazel Ave E	1,272	2025	0.32 mi
Phoenix Ave	Rabeneck Way E	1,217	2025	0.33 mi
Phoenix Ave	Arbardee Dr W	1,188	2025	0.36 mi
Phoenix Ave	Tucson Cir W	1,217	2025	0.37 mi

Consumer Spending



Population

