

5107
FAIR OAKS
BOULEVARD
CARMICHAEL | CA

For Lease

±2,500 SF Building

Drive-thru retail space in affluent Carmichael, CA, with excellent access.

- Neighboring tenants include McDonald's, Raley's, Subway, Jersey Mike's, City Sports, UPS, and Shell.
- High-traffic suburb with strong demographics.
- Major roads like Fair Oaks Boulevard and Arden Way enhance commuting and customer flow.



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

5107 Fair Oaks Boulevard offers an exceptional opportunity for retail businesses looking to establish a presence in a high-traffic, affluent area. With strong demographics, excellent neighboring tenants, and a infrastructure for a drive-thru, this property is poised to become a prime destination for retail success in Carmichael, CA.

Carmichael, CA, is a vibrant suburban community located in Sacramento County. Known for its blend of residential neighborhoods, commercial hubs, and green spaces, Carmichael offers a balanced lifestyle that appeals to both families and businesses. Located just a short drive from downtown Sacramento, Carmichael benefits from excellent transportation links. Major roads such as Arden Way and Fair Oaks Boulevard provide easy access to the wider Sacramento region, making commuting convenient for residents and enhancing customer flow for businesses.

LOCATION HIGHLIGHTS

- Estimated population of 143,775 within a three-mile radius and 325,529 within five miles.
- 2024 estimated average household income within a one-mile radius is over \$179,000.
- Fair Oaks Boulevard ($\pm 28,125$ ADT) and Arden Way ($\pm 15,254$ ADT) provide easy access to the Sacramento region.



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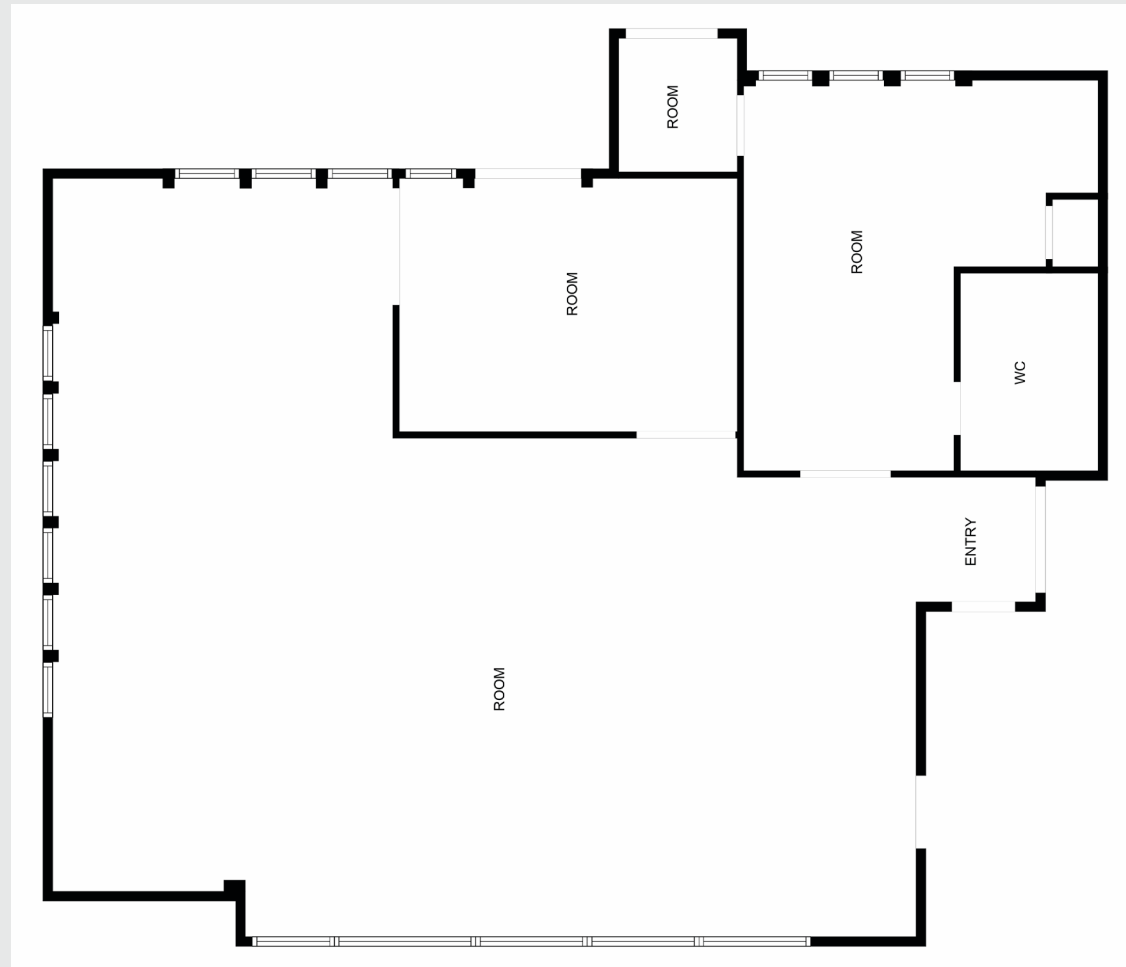
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FLOOR PLAN



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PROPERTY PHOTOS

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RETAIL AREA

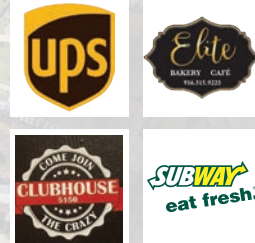
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Raley's Peets Coffee



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WILLIE'S



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RESIDENTIAL AREA

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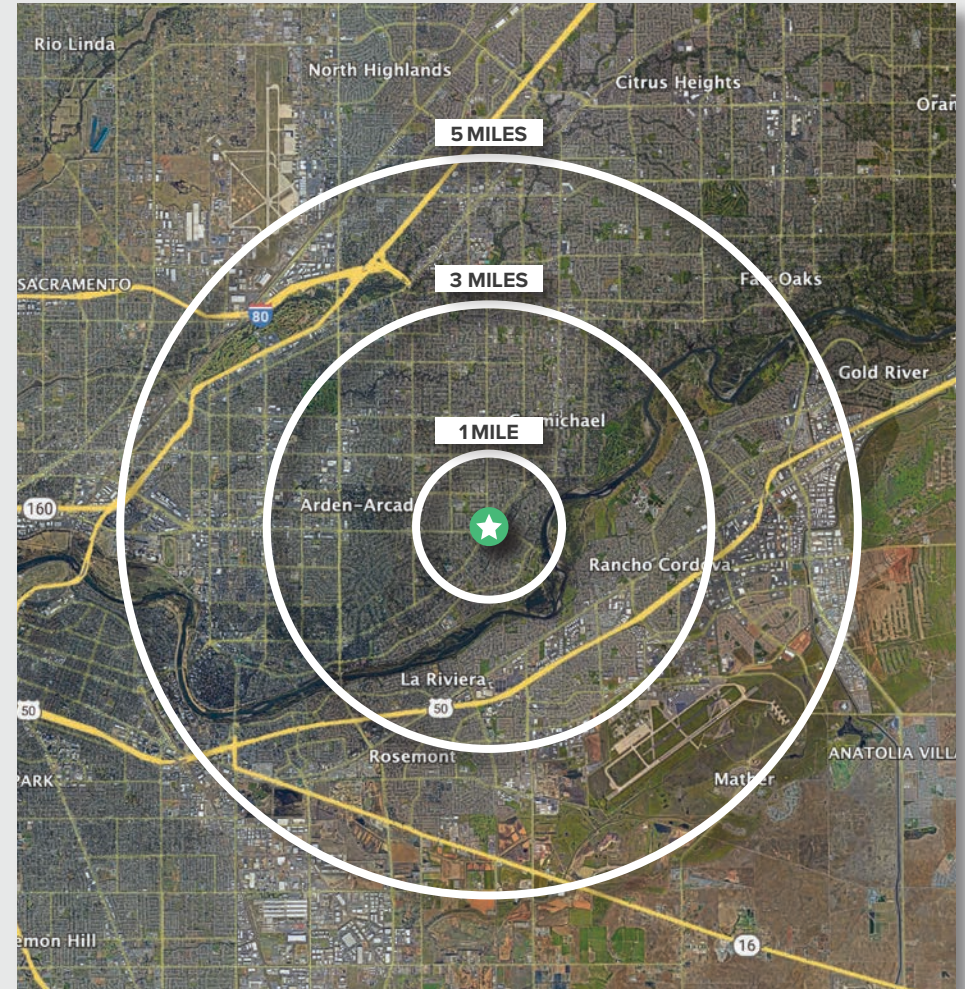


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	12,402	143,775	325,529
2029 Projected Population	12,192	140,632	319,688
2020 Census Population	12,812	145,245	328,028
2010 Census Population	11,693	132,254	291,584
2024 Median Age	46.5	39.3	38.0
HOUSEHOLDS			
2024 Estimated Households	5,105	57,002	130,379
2029 Projected Households	5,025	55,891	128,333
2020 Census Households	5,211	56,547	128,395
2010 Census Households	4,994	53,681	119,512
INCOME			
2024 Estimated Average Household Income	\$179,570	\$128,007	\$113,674
2024 Estimated Median Household Income	\$144,836	\$98,127	\$87,484
2024 Estimated Per Capita Income	\$74,064	\$50,924	\$45,795
BUSINESS			
2024 Estimated Total Businesses	336	5,209	14,937
2024 Estimated Total Employees	1,914	42,199	146,702



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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