



Auto Repair Shop for Lease

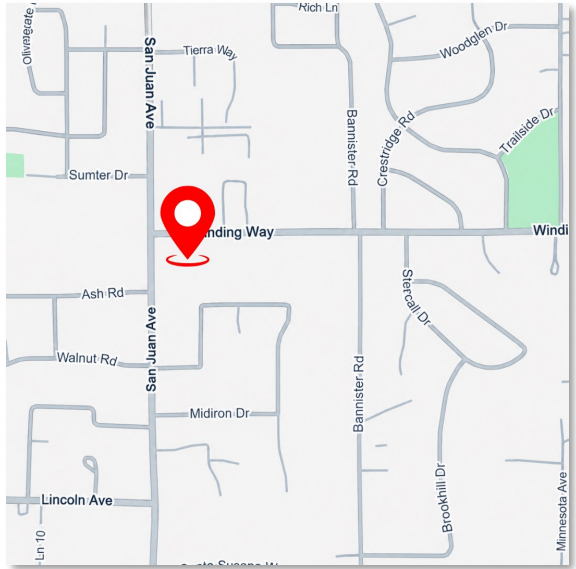
4410 SAN JUAN AVE.
FAIR OAKS, CA 95628

**ASKING
RATE:
\$2.50/NNN**

±2,580 SQ. FT. AVAILABLE

PROPERTY HIGHLIGHTS

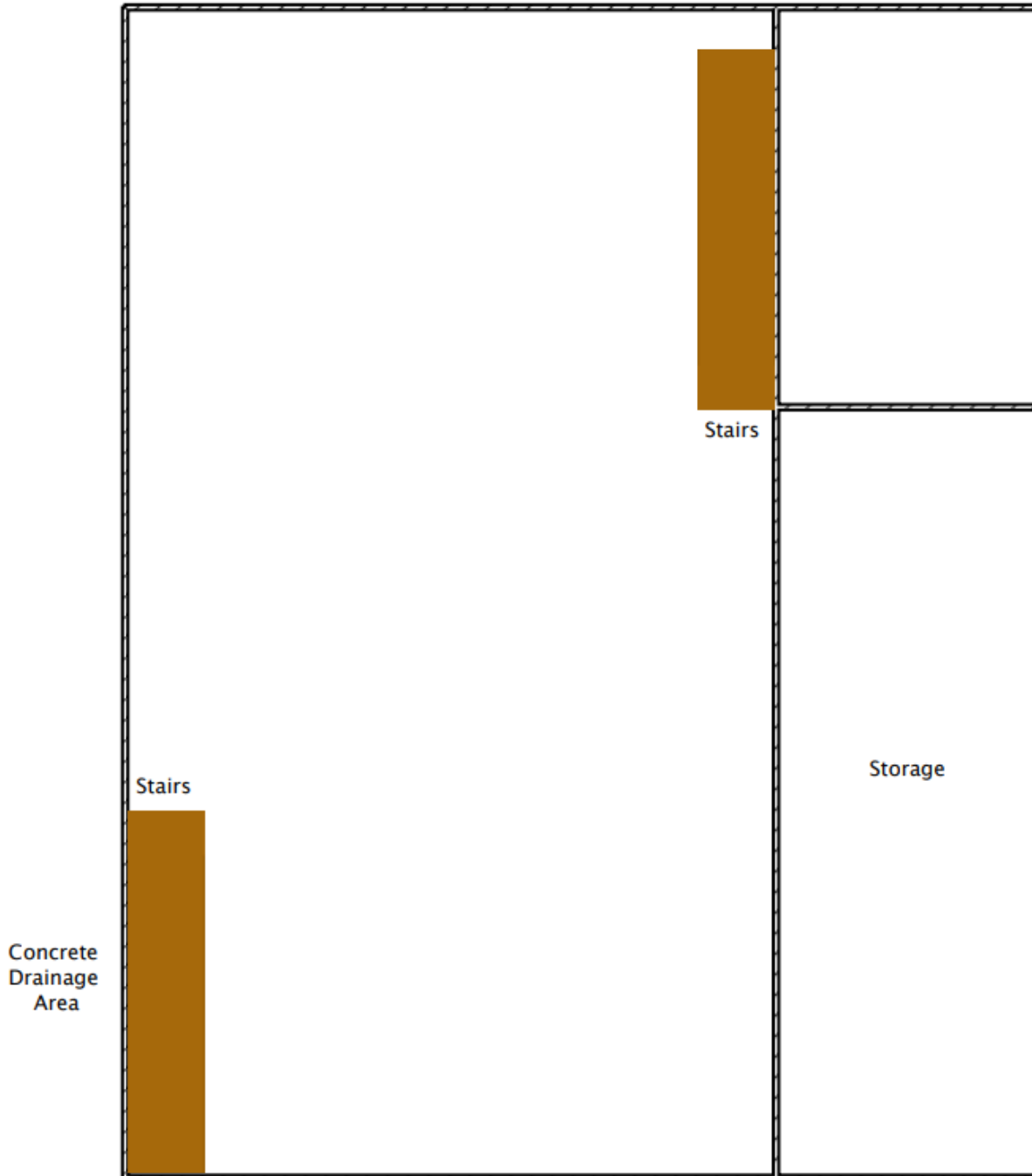
- Busy Intersection at San Juan & Winding Way
- Anchored by Ready Set Go Childcare Center and Round Table Pizza
- Multiple Drive-Thru Bays
- Corner Visibility
- Underground Access
- Ample Parking
- Available Fall 2026



<p><i>Jim MacLaughlin</i> 916.374.4232 jmacLaughlin@macco.org LIC #00944675</p>	<p><i>Rebecca Koons</i> 916.374.4221 rkoons@macco.org LIC #01924983</p>	<p> macLaughlin and co 1401 Shore Street West Sacramento, CA 95691 +1 916 371 9021 www.macco.org</p>
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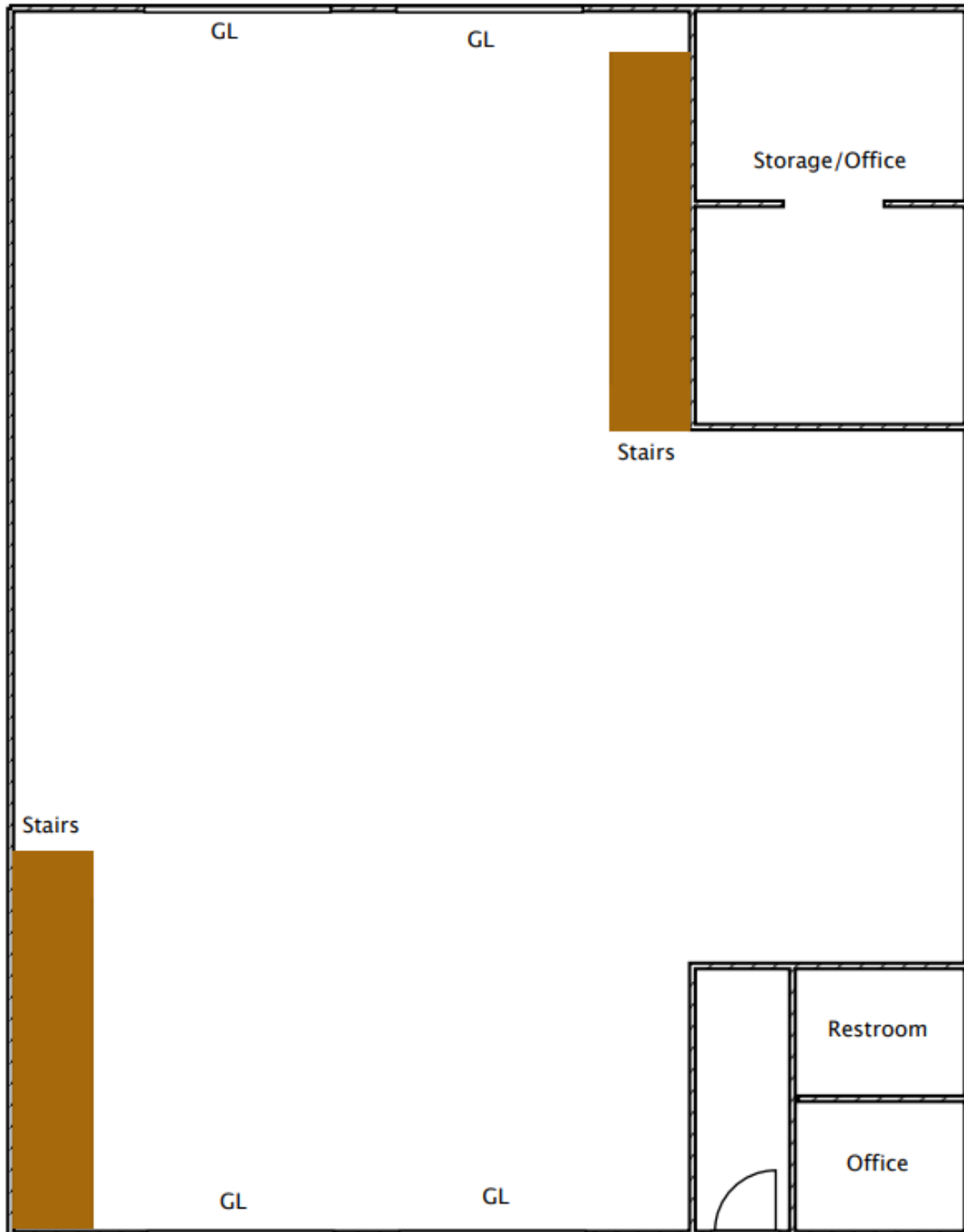
The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

FLOOR PLAN



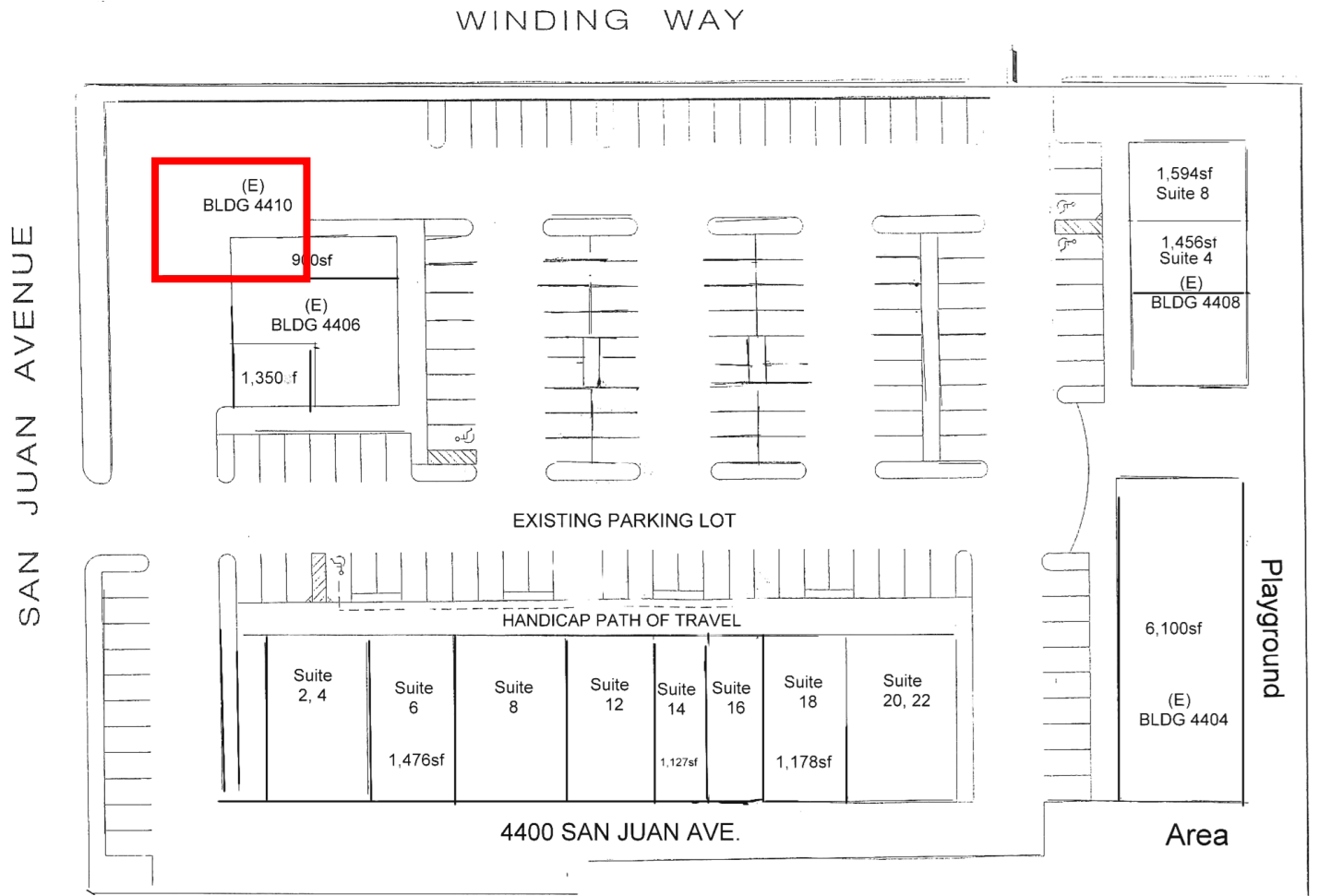
**Floor Plan
Lower Level**

FLOOR PLAN



**Floor Plan
Upper Level**

SITE PLAN



AERIAL VIEW

