
Carmichael Oaks



RETAIL

6406-6428 FAIR OAKS BLVD, CARMICHAEL, CA 95608

NOW LEASING



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PROPERTY HIGHLIGHTS

- + Anchor, Pad and Shop space available
- + New ownership, new management!
- + Excellent visibility to Fair Oaks Boulevard
- + Located within a very densely populated area
- + Excellent daytime population
- + Fully signalized intersection
- + High traffic counts
- + Building & Monument signage available
- + National Tenants at this intersection include Walgreens, Subway, Jack-in-the-Box, California Family Fitness and 99 Cent Only Stores

AS SEEN ON



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DEMOGRAPHICS (2018 est.)

Population

1-mile radius	16,030
3-mile radius	130,216

Average Household Income

1-mile radius	\$85,844
3-mile radius	\$87,546

Median Household Income

1-mile radius	\$57,370
3-mile radius	\$60,515

Daytime Employment (3-mile radius)

Employees	31,822
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Significant Employers (3-mile radius)

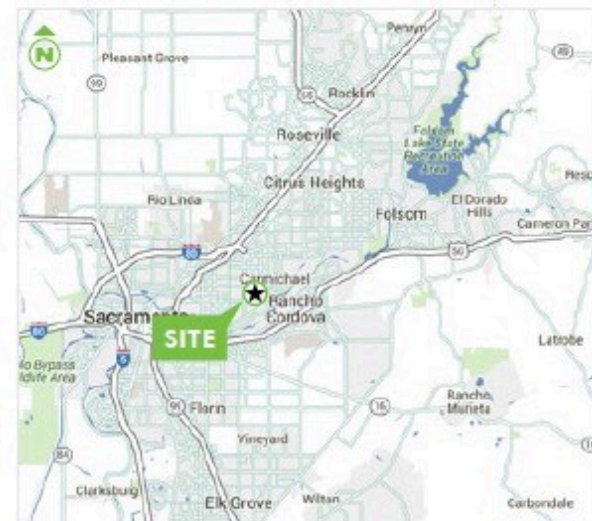
Employers	# Employees
American River College	1,001
Dignity Health	600
Step Inc	506
San Juan Unified Schl Dist Brd	300
Eskaton Village	550
Federal Bureau-Investigation	220
First Responder Ambulance Svc	215

Source: Nielsen

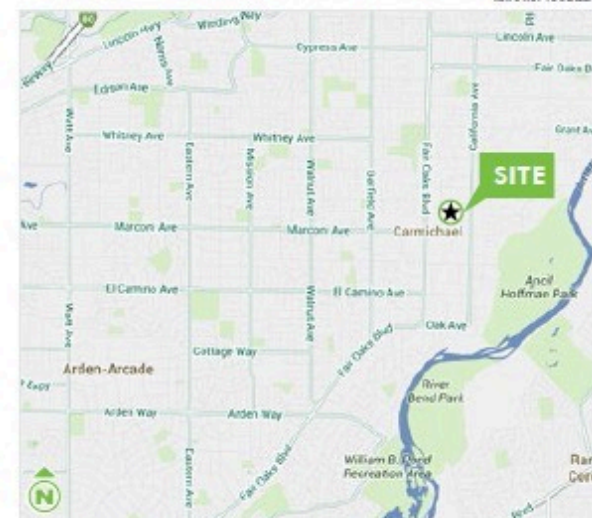
Traffic Counts

Fair Oaks Boulevard (2016)	50,686 ADT
Marconi Avenue (2014)	13,298 ADT

Source: County of Sacramento



MAPS NOT TO SCALE



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PROPERTY INFORMATION

Carmichael is an affluent suburb in the Greater Sacramento metropolitan area, about 10 miles northeast of Downtown Sacramento and the Capital. The area is well established with dense population and boasts higher than average incomes.

Carmichael Oaks is approx. 98,764 sq. ft. Community shopping center located at the intersection of busy Fair Oaks Blvd and Marconi Ave - one of the highest traffic count intersections in Sacramento. The property has Anchor, Jr. Anchor, and Shop space available and offers excellent visibility and access, and an excellent opportunity to enter this strong area.

PROPERTY FEATURES

- + Anchor, Pad and Shop space available
- + New ownership, new management!
- + Excellent visibility to Fair Oaks Blvd
- + Located within a very densely populated area
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- + National Tenants at this intersection include Walgreens, Subway, Jack-in-the-Box, California Fitness and 99cent Only Store.
- + Part of Fair Oaks Blvd “Concept Plan” which is a “Carmichael’s Main Street” redevelopment area.

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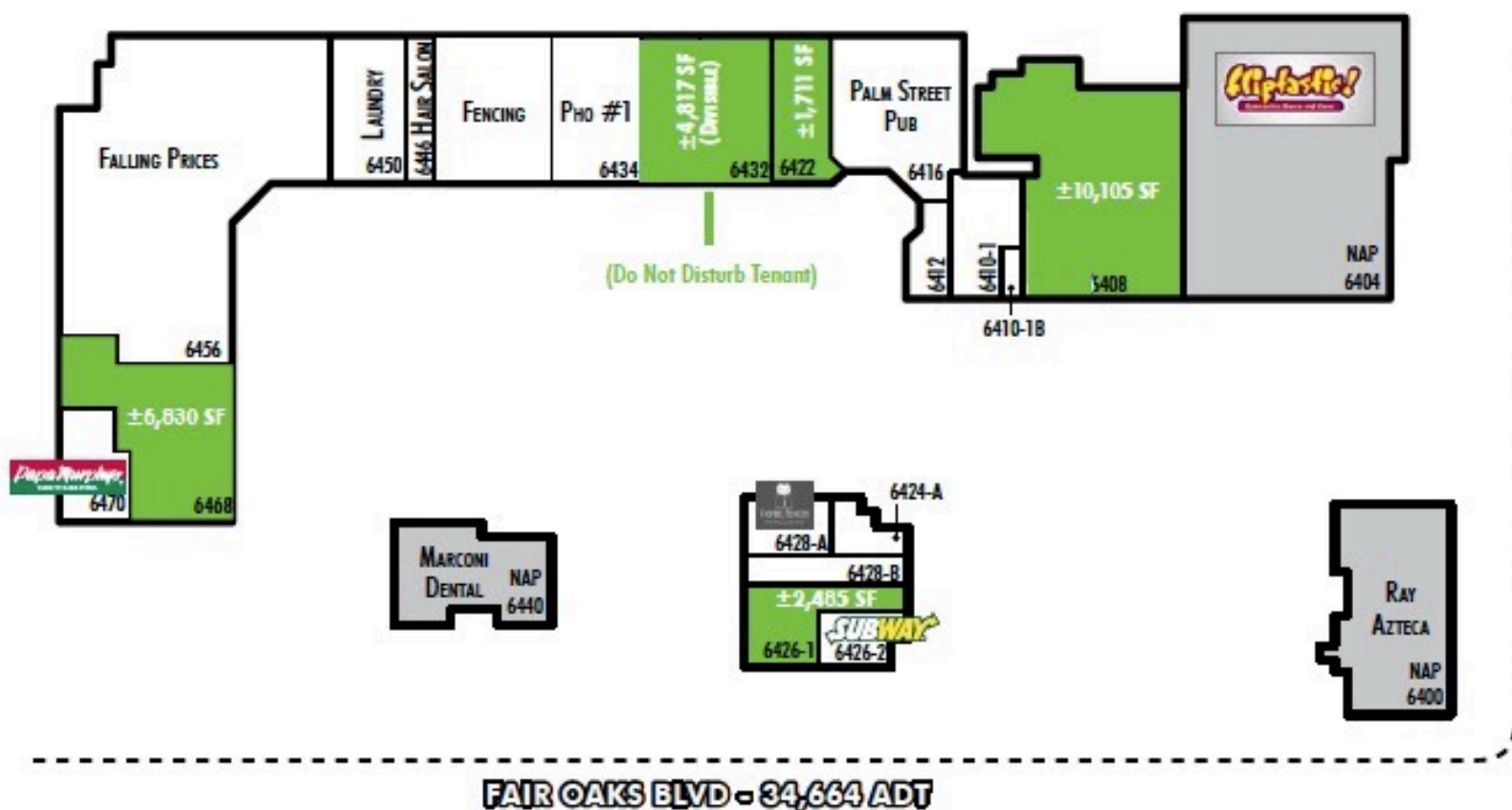


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SITE PLAN



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PALM DR

Suite	Tenant	Sq. Ft. (±)
6408	AVAILABLE	10,105
6410-1/1B	Carmichael Optical	2,400
6412	Chiropractor	1,118
6416	Palm Street Pub	4,458
6422	AVAILABLE	1,711
6432	AVAILABLE	4,817
6424-A	Kristie's Naild	800
6426-A	Subway	1,130
6426-B	AVAILABLE	2,485
6428-A	Vampire Penguin	1,113
6428-B	Premier Imports	1,500
6434-6	Pho #1	3,144
6442	Hristov-Csikany Fencers	4,308
6446	Twisted Sisters Hair Salon	1,296
6450	Sacramento Laundry Co.	3,696
6456	Falling Prices	15,326
6468	AVAILABLE	6,830
6470	Papa Murphy's Pizza	1,851
6400 PAD	Ray Azteca	5,000
6404 PAD	Kellner & Strand	21,376
6440 PAD	Marconi Dental	3,000
Center Total		98,764



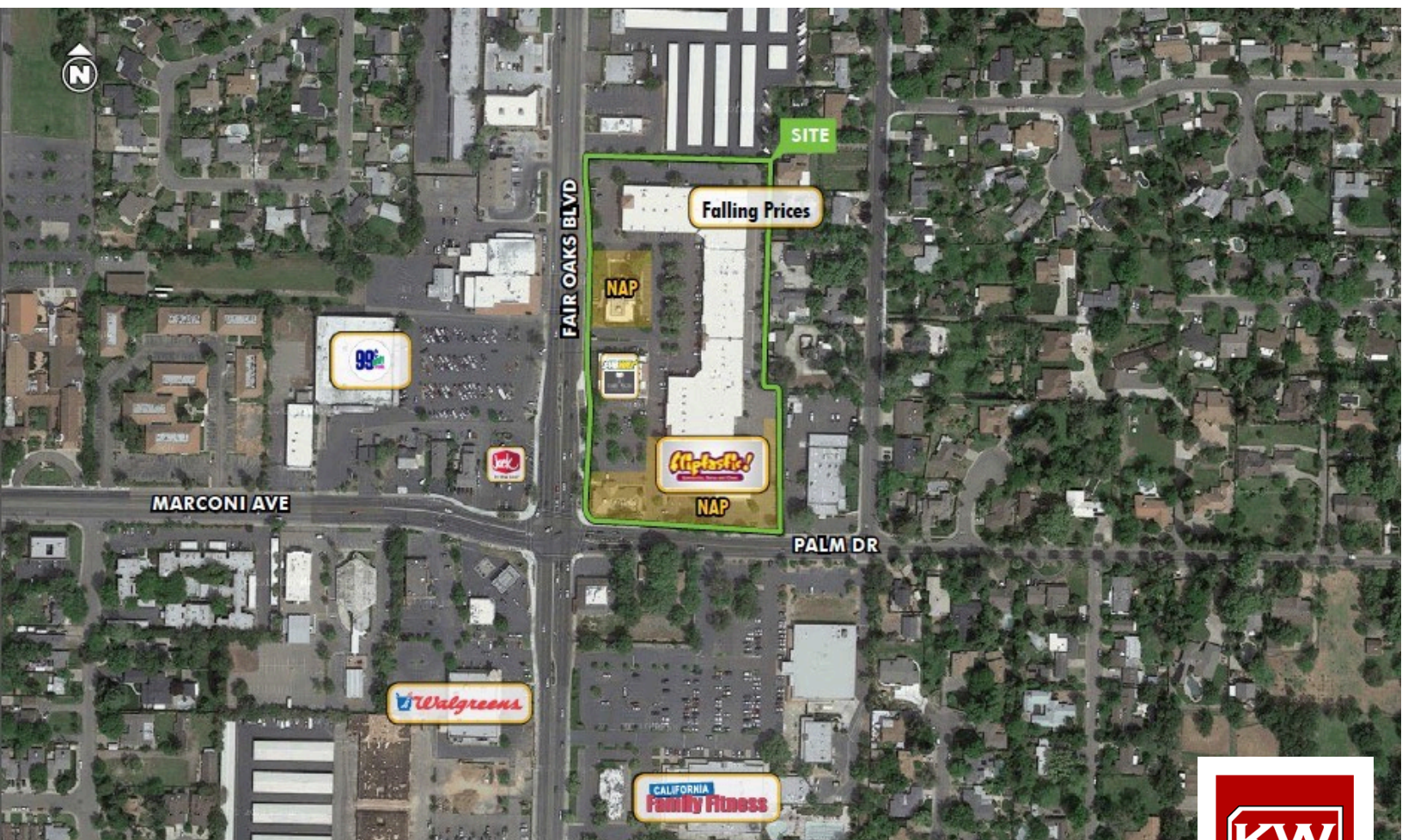
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