

AVAILABLE FOR LEASE
±2,040 SF

5300 SUNRISE BLVD.,
FAIR OAKS, CA 95628



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400 Capitol Mall, Suite 1800
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T: +1 916 288 4800
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ABOUT

5300 SUNRISE BLVD.,
FAIR OAKS, CA 95628

PROPERTY PROFILE

Location:	5300 Sunrise Blvd., Fair Oaks, CA 95628
Space Available:	±2,040 SF
APN:	233-0142-040-0000
Zoning:	Commercial
Trade Area Neighbors:	Trader Joe's, Chili's, CorePower Yoga, European Wax Center, Smart & Final Extra!, Black Bear Diner, Club Studio, JoAnn's, Olive Garden, etc.



PROPERTY HIGHLIGHTS

- Highly visible building that fronts Sunrise Blvd.
- Located at a major intersection for daily commuters/travelers
- Situated in a strong retail trade area
- Parking lot in the rear of building
- Excellent demographics
- Monument signage is available
- Tenant Improvements Available

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1 MILE

15,699

3 MILE

129,904

5 MILE

310,225



1 MILE

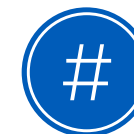
6,943

3 MILE

37,847

5 MILE

101,558



1 MILE

41.2
YEARS OLD

3 MILE

42.4
YEARS OLD

5 MILE

41.0
YEARS OLD



1 MILE

\$80,394

3 MILE

\$88,229

5 MILE

\$81,539



TRAFFIC COUNTS



SUNRISE BLVD. — — — — —> 43,680 ADT



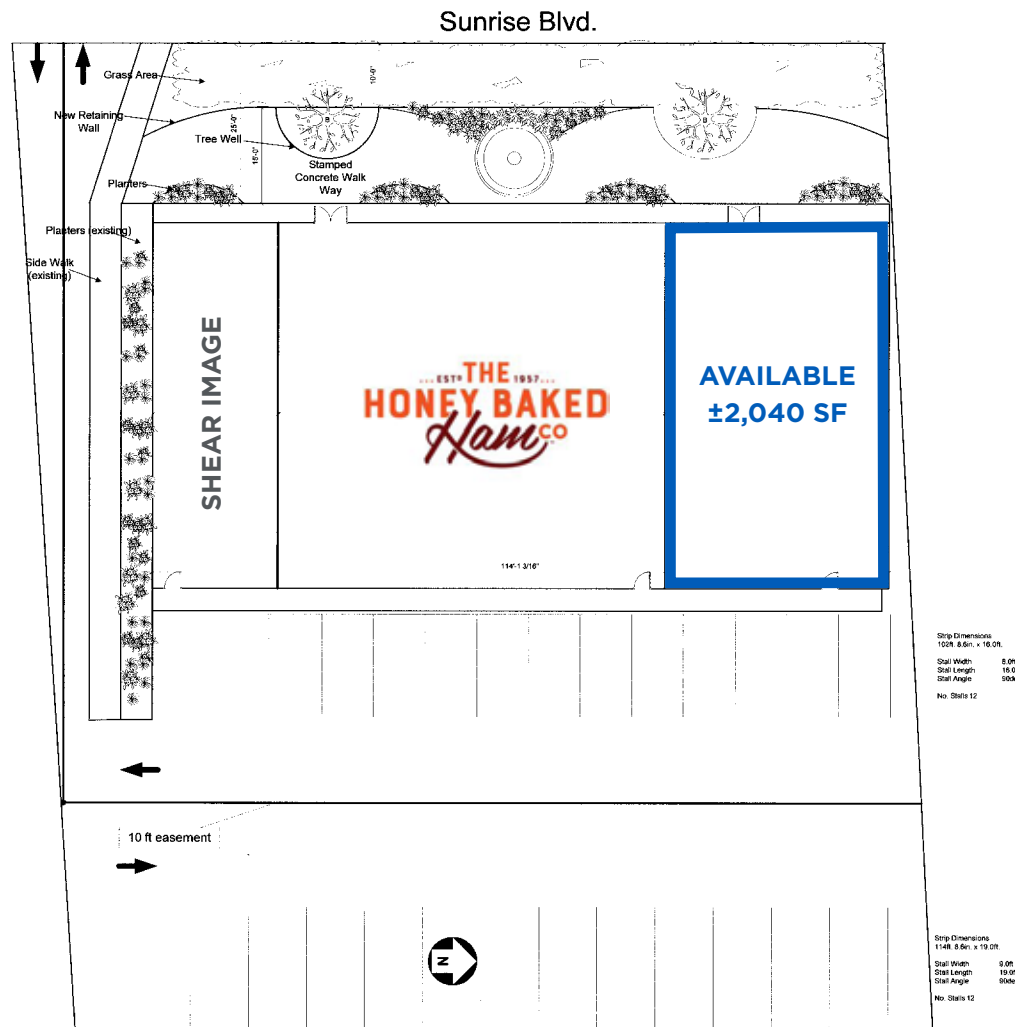
MADISON AVE. — — — — — ➤ 38,351 ADT

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SITE PLAN

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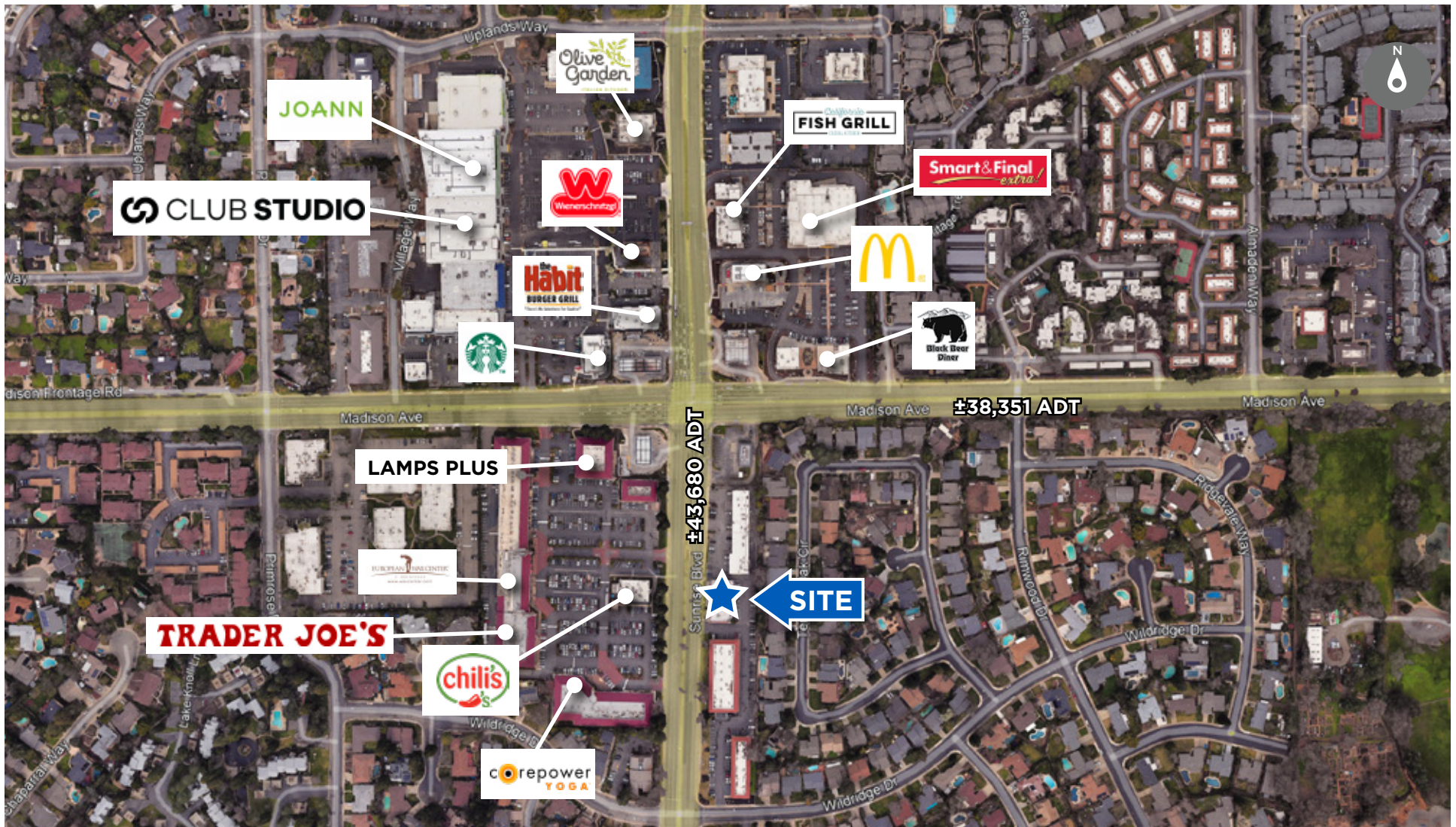
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AERIAL - RETAIL TRADE AREA

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