

2425 FAIR OAKS BLVD

Sacramento, CA 95825

±1,355 - ±4,217 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE



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OVERVIEW

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HIGHEST EXPOSURE RETAIL/ OFFICE SPACE ON THE FAIR OAKS BLVD CORRIDOR.

PROPERTY HIGHLIGHTS

- Two Suites Available for Lease
Suite 1: ±4,217 SF
Suite 5: 1,355 SF
- Monument Tenant Signage
- Modern tenant improvements throughout both spaces
- Incredible visibility facing Fair Oaks Blvd
- Exceptional proximity to prominent retail centers such as Pavilions, University Village, Loehmann's Plaza and the new development- The Boulevard

DEMOGRAPHICS



TOTAL POPULATION

1 MILE

20,624

3 MILE

135,455

5 MILE

394,715



DAYTIME POPULATION

1 MILE

23,398

3 MILE

168,844

5 MILE

507,572



TRAFFIC COUNTS



FAIR OAKS BLVD. — — — — —> 34,018 ADT



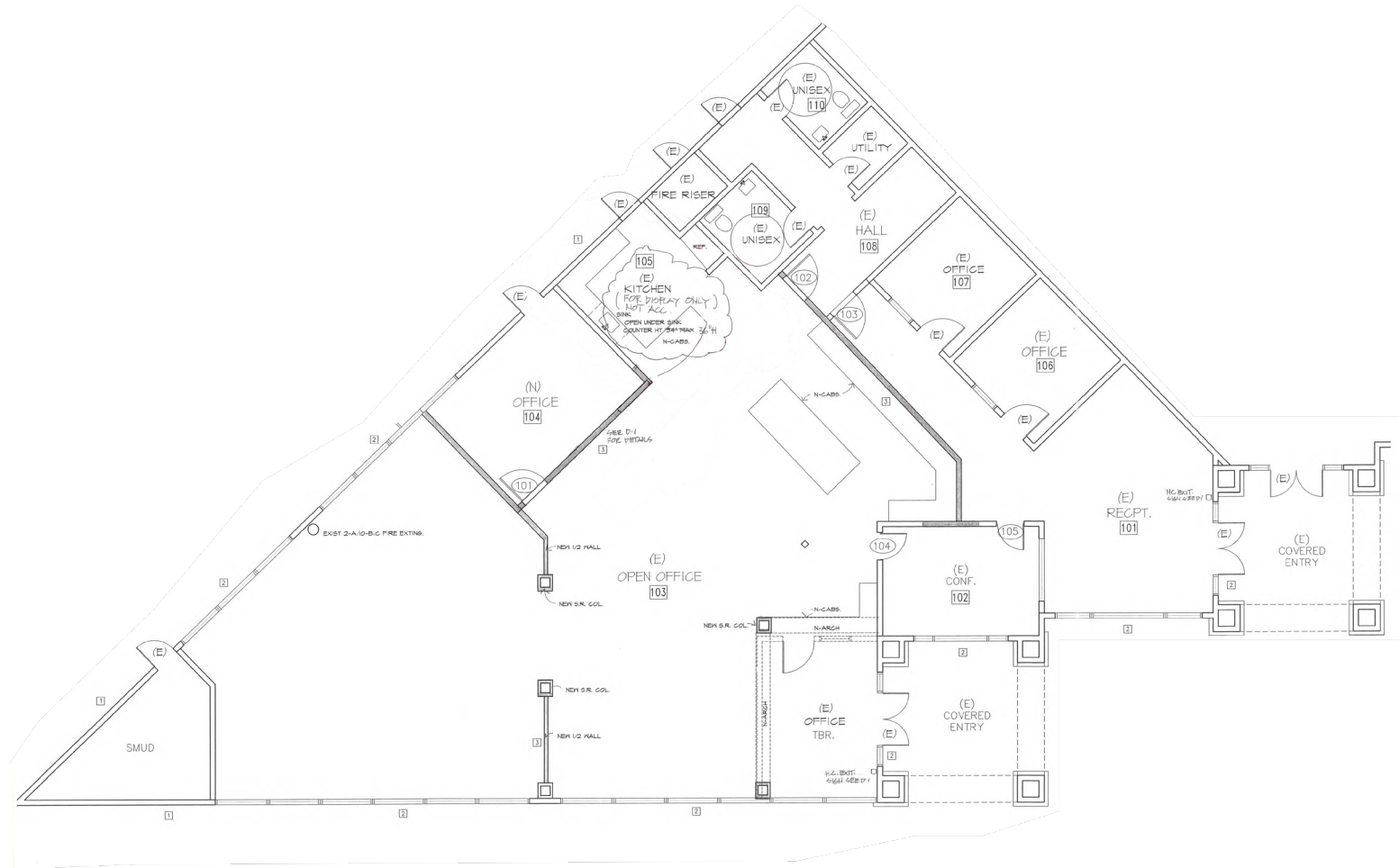
HOWE AVE. — — — — —> 49,435 ADT

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FLOOR PLANS

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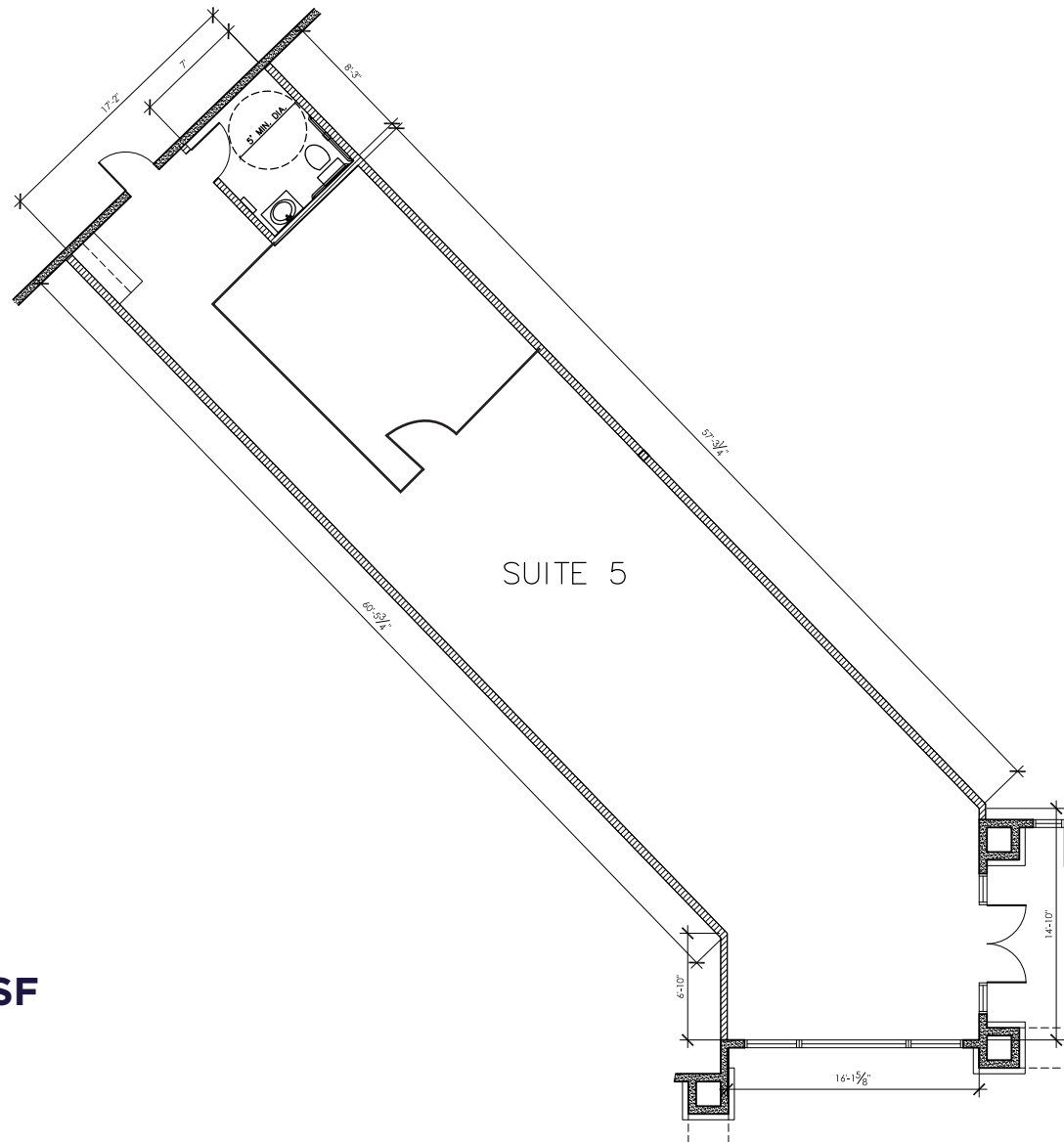
SUITE 1: ±4,217 SF

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SUITE 5: ±1,355 SF

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NEIGHBORHOOD MAP ±1,355 - ±4,217 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE



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