



# Fair Oaks Blvd Retail

Signalized Corner Location

Retail | For Lease

**CBRE**

## Fair Oaks Blvd Retail

6908 Fair Oaks Blvd | Carmichael, CA 95608

# Property Highlights

## Busy Corner Location along Fair Oaks Blvd in Carmichael

Directly across the street from Carmichael Park which hosts the Carmichael Farmers' Market every Sunday morning

Surrounded by an established, high density residential area

Situated on the main commercial corridor of Fair Oaks Blvd

Newer building on a signalized corner, in-fill location






Join Starbucks in the building which averaged approximately 691 visits per day in 2023 \*\*

Up to ±5,195 SF available

Asking \$1.75 PSF, plus NNN



## 2023 Estimated Demographics\*

|   | Radius             | 1-Mile    | 3-Miles   | 5-Miles   |
|---|--------------------|-----------|-----------|-----------|
|  | Population         | 16,069    | 140,859   | 369,491   |
|  | Daytime Population | 14,771    | 116,019   | 363,396   |
|  | Businesses         | 819       | 4,137     | 14,139    |
|  | Households         | 6,555     | 55,311    | 142,856   |
|  | Avg HH Income      | \$100,916 | \$109,719 | \$103,322 |

\*Source: FastReport

\*\*Source: Placer.ai

Site Plan

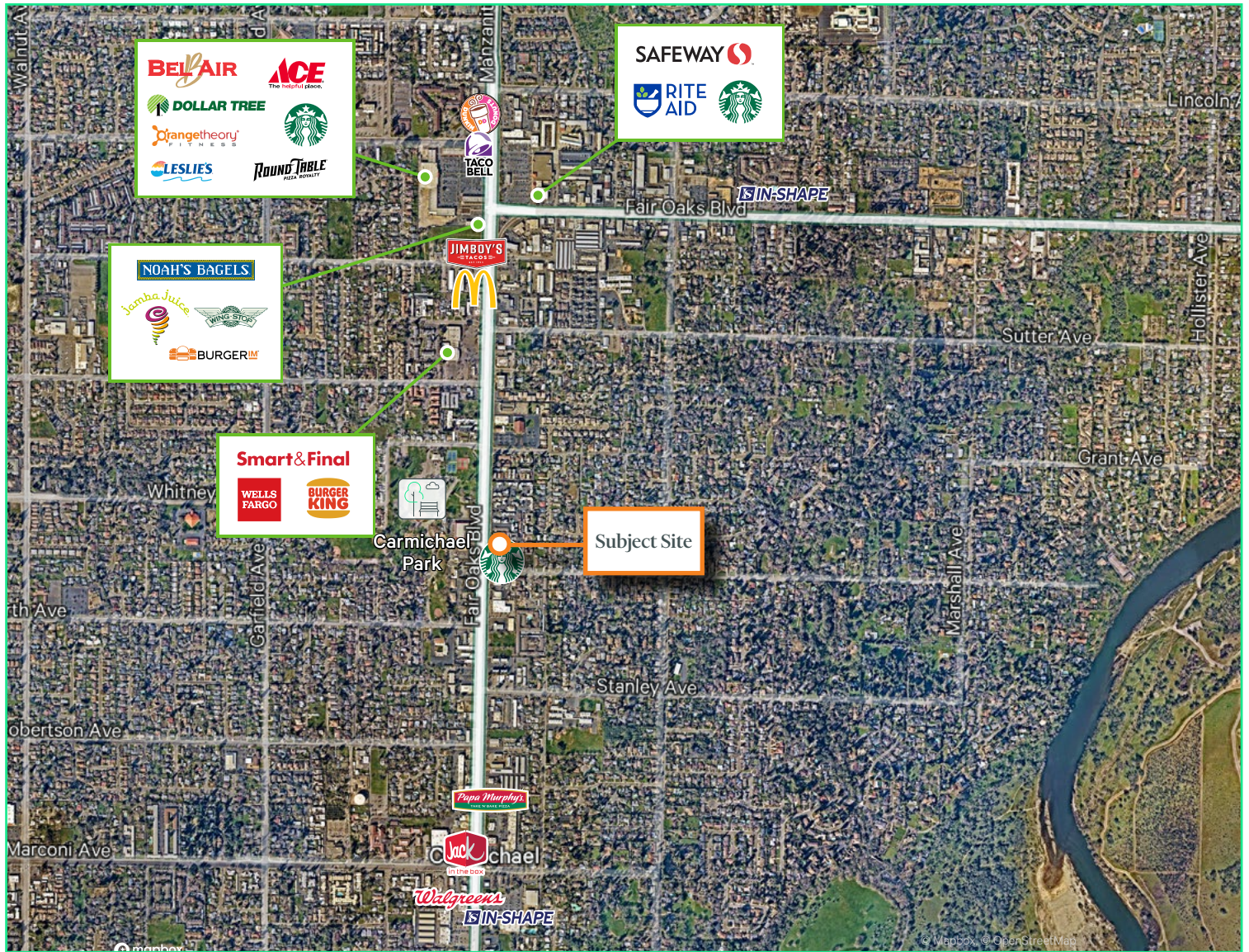
Not to scale. All dimensions are approximate.



# Fair Oaks Blvd Retail

6908 Fair Oaks Blvd | Carmichael, CA 95608

# For Lease



## Contact Us

### Chris Campbell

Executive Vice President  
+1 916 446 8760  
chris.campbell@cbre.com  
Lic. 01204114

### Jason Read

Senior Vice President  
+1 916 446 8273  
jason.read@cbre.com  
Lic. 01341972

### Scott Carruth

Senior Vice President  
+1 916 446 8717  
scott.carruth@cbre.com  
Lic. 01372285

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.