

**COFFEE
KIOSK BEING
CONSTRUCTED**

SAN JUAN CENTER HIGH VISIBILITY RETAIL SUITES FOR LEASE 1,094 SF - 1,237 SF AVAILABLE

**NOW
REMODELED**



9045 FAIR OAKS BLVD CARMICHAEL, CA

FEATURES:

- Hard corner site at signalized intersection of Fair Oaks Blvd and San Juan Ave
- Traffic count of over 48,000 cars per day
- Located on a major commuter route, minutes from Hwy 50
- Parking ratio: 6.35/1,000 SF
- Premier monument signage
- 15 yr lease signed in 7/2018 for a coffee kiosk to occupy corner parcel of the shopping center
To be constructed approx. 12 months from signing

COMMENTS:

This property is located in the established City of Carmichael, CA and is surrounded by dense residential subdivisions with strong demographics. The center is situated on the corner of the signalized intersection of Fair Oaks Blvd and San Juan Ave, which are two of the busiest streets in the area. Other tenants in the center include: Kaia Fit, Family Donuts, Cosmo Unlimited Salon and Bellini's Pizza.

LEASE RATE:

See Page 2

DEMOGRAPHICS:

1 Mile	3 Mile	5 Mile
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2018 Total Population (est): 10,257 122,713 334,396

2018 Average HH Income: \$98,990 \$86,818 \$80,520

Daily Traffic Count: Fair Oaks Blvd - 32,008

San Juan Ave - 16,693

FOR MORE INFORMATION CONTACT:

Chase Burke

Lic: 01879336, chase@ethanconradprop.com

Ethan Conrad

Lic: 01298662, ethan@ethanconradprop.com

ETHAN CONRAD

PROPERTIES INC.

(916) 779-1000

1300 National Drive, Suite 100

Sacramento, CA 95834

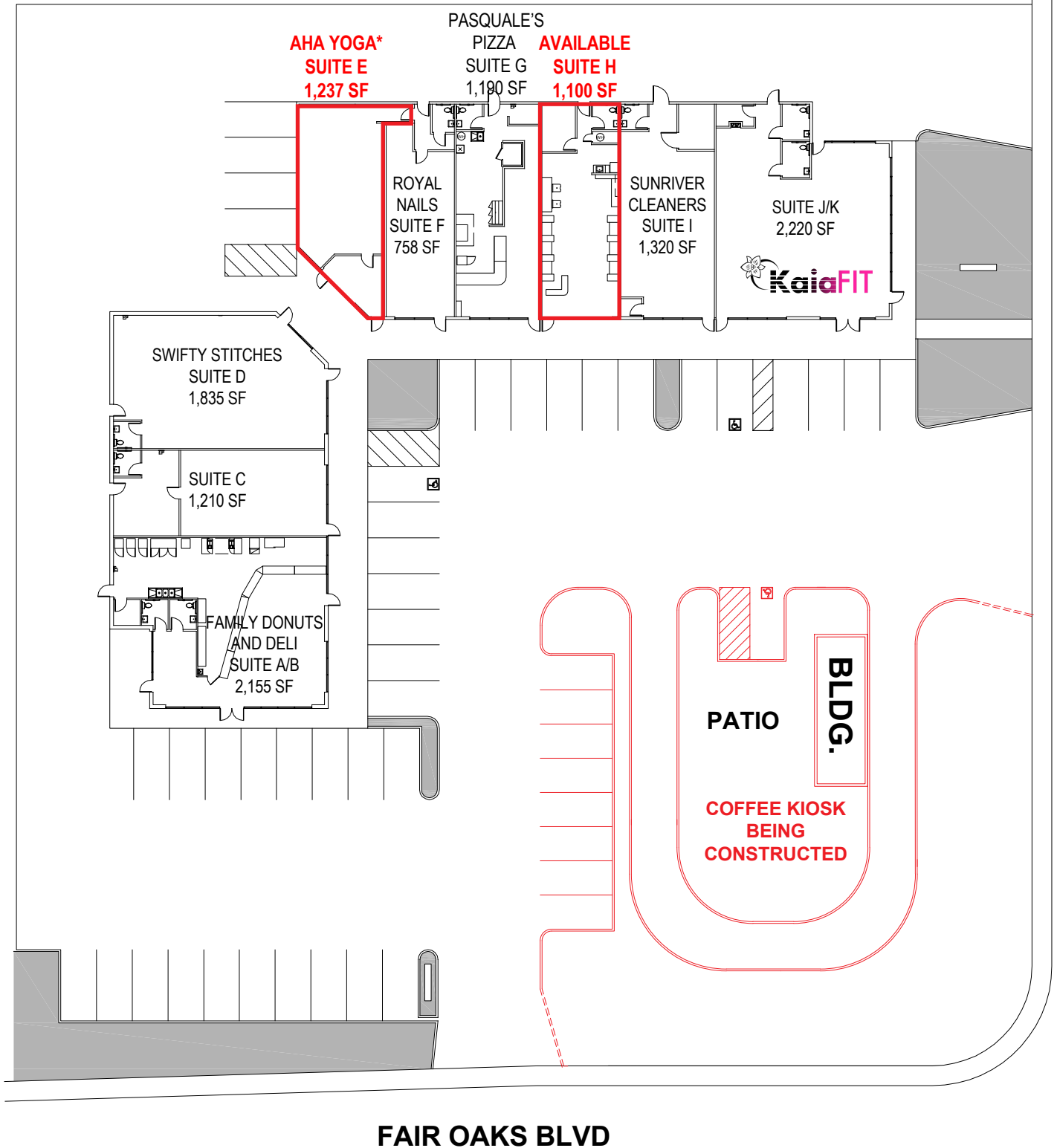
Fax: (916) 779-1200

www.ethanconradprop.com



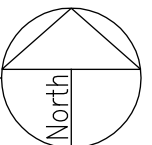
9045 FAIR OAKS BLVD, CARMICHAEL CA

*Available with 30 days notice.

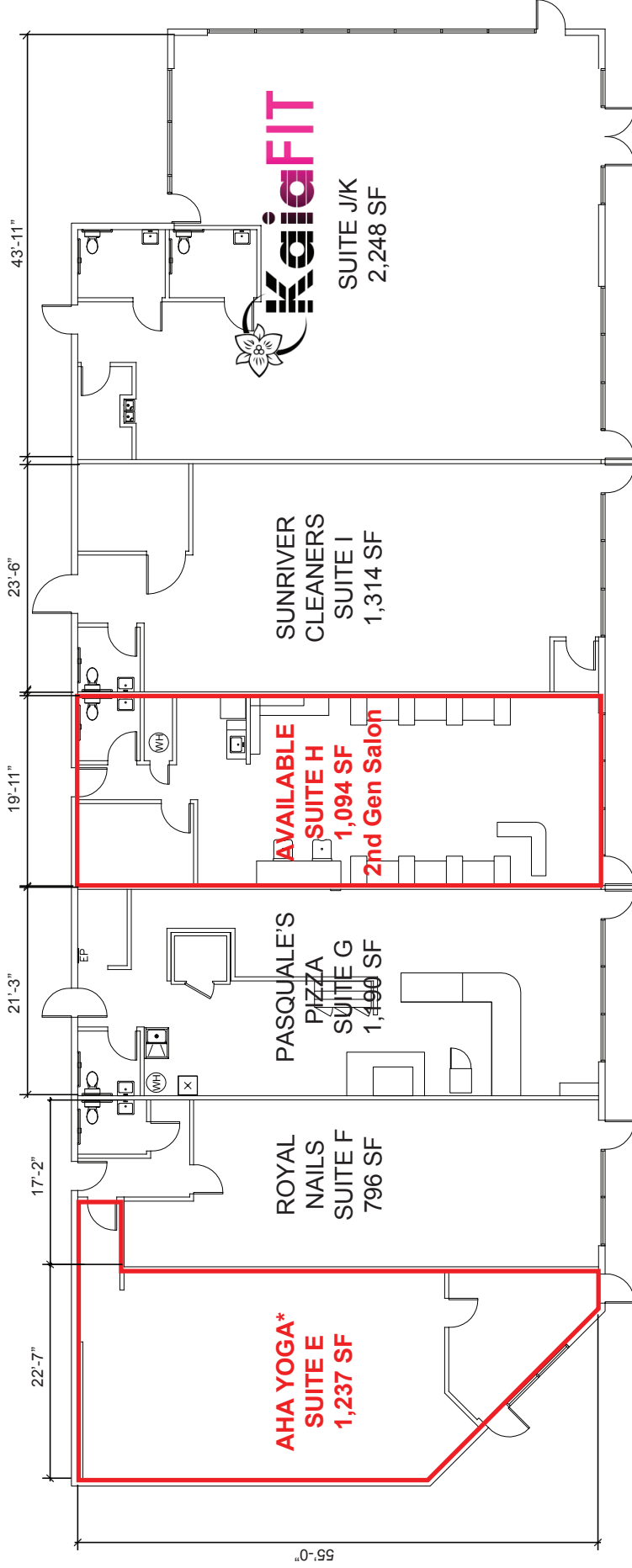


ETHAN CONRAD PROPERTIES INC.
9045 FAIR OAKS BLVD.
SITE PLAN
CARMICHAEL, CA

10/31/2017



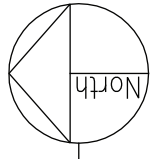
9045 FAIR OAKS BLVD, CARMICHAEL CA



SUITE	SF	LEASE RATE	RENT
E*	1,237	\$1.30 PSF, NNN	\$1,608.00
H	1,094	\$1.60 PSF, NNN	\$1,750.00
NNN costs are \$0.40 PSF *Available with 30 days notice.			

ETHAN CONRAD PROPERTIES INC.
 9045 FAIR OAKS BLVD.
 CARMICHAEL, CA

5/18/2017



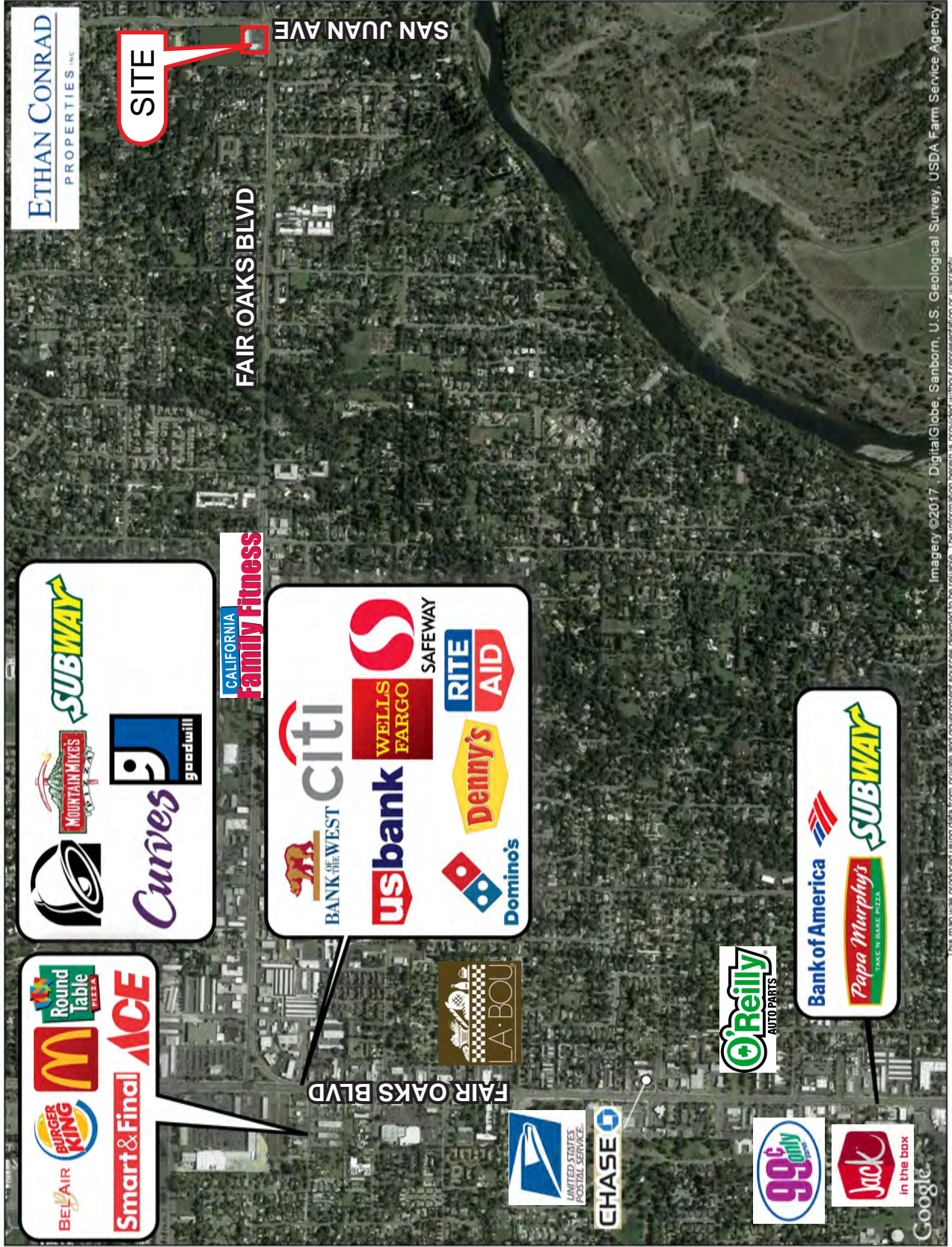
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Lat: 38.63091 Long: -121.31230 Zoom: 2.29 mi

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CALIFORNIA Family Fitness

Logos: Bank of the West, Citi, Wells Fargo, Safeway, Rite Aid, Denny's, Domino's, usbank

Logos: Bell Air, Burger King, Smart & Final, ACE, Round Table

FAIR OAKS BLVD

A.B.O.U.

Logos: United States Postal Service, Chase

O'Reilly AUTO PARTS

Logos: 99¢ only, Jack in the box

Logos: Bank of America, Papa Murphy's, Subway

SITE

FAIR OAKS BLVD

SAN JUAN AVE

ETHAN CONRAD PROPERTIES INC.

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