

6110 FAIR OAKS BLVD

High Visibility Retail / Office for Lease in Carmichael, CA
Reduced lease rate!



TURTON
COMMERCIAL REAL ESTATE



**STREET FACING
MONUMENT SIGNAGE**

**> 8,100 CARS/DAY
ACROSS THE STREET
ON FAIR OAKS BLVD**



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

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THE OPPORTUNITY

± 669 - 2,624
SF AVAILABLE

\$1.80
PSF NNN

± 4,998
SF BUILDING SIZE

> 8,100
CARS/DAY ON FAIR OAKS BLVD

HIGHLY VISIBLE, STANDALONE BUILDING WITH AMPLE PARKING IN CARMICHAEL

Turton Commercial Real Estate is pleased to present an excellent leasing opportunity at 6110 Fair Oaks Blvd ("Property"). This standalone building, spanning approximately 4,998 square feet, offers high visibility on one of Sacramento's busiest streets and features ample parking.

The available 2,624 square feet of contiguous end cap space provides a flexible layout, combining open space with

small private offices and ensuite restrooms. This versatility makes it an ideal location for retail or office use, serving the Carmichael and Arden Park areas.

Located along the bustling Fair Oaks Boulevard corridor, 6110 Fair Oaks Blvd enjoys a prime location in the heart of Carmichael. With easy access to major thoroughfares such as Watt Avenue, Sunrise Boulevard, Highway 50, and Interstate 80,

the Property ensures seamless connectivity to surrounding submarkets.

Additionally, the Property benefits from its proximity to local amenities, including Carmichael Park, the weekly Carmichael Farmers' Market, and various community events hosted by the Carmichael Recreation and Park District, enhancing its appeal for both business and leisure.





PROPERTY DETAILS

Address: 6110 Fair Oaks Blvd, Carmichael CA 95608-4872

APN: 273-0191-023-0000

Zoning: LC (Light Commercial)

Total Building SF: ± 4,998 SF

Available Suites: Suite A, Suite B, Suite C

Suite A: ± 999 SF

Suite B: ± 956 SF

Suite C: ± 669 SF

Suite A+B: ± 1,955 SF

Suite B+C: ± 1,625 SF

Suites A+B+C: ± 2,624 SF

Lease Rate: \$1.80/SF/MO NNN

UTILITY DETAILS

Electricity: SMUD

Gas: PG&E

Water/Sewer/Trash: County of Sacramento

Storm Drain: County of Sacramento

FLOOR PLANS



SUITE A+B: $\pm$ 1,955 SF
SUITE B+C: $\pm$ 1,625 SF
SUITES A+B+C: $\pm$ 2,624 SF



THE LOCATION

\$539,678

MEDIAN HOME VALUE

375,737

5-MILE POPULATION

\$221.5M

ANNUAL CONSUMER SPENDING

\$102,337

AVG HOUSEHOLD INCOME

CARMICHAEL: A VIBRANT SUBURB IN THE SACRAMENTO REGION

COSTAR 2024
1-Mile Radius

Carmichael presents a prime opportunity for commercial investment, blending a rich historical foundation with modern amenities and a thriving business environment. Located at 6110 Fair Oaks Blvd, this property is positioned in the heart of Carmichael's commercial corridor, benefiting from strong consumer traffic and accessibility. Fair Oaks Blvd serves as a major thoroughfare, connecting the affluent communities of Arden Hills/Sierra Oaks and Fair Oaks, bringing a diverse customer base to the area. As an unincorporated suburb of

Sacramento County, Carmichael offers a business-friendly environment with no additional city taxes, providing cost advantages over incorporated cities. The community has a stable and growing population, with a projected 2025 population of 65,367, ensuring a strong local consumer base. Further, Carmichael is home to Mercy San Juan Medical Center, a regional library, and San Juan Unified School District, one of the state's top-ranked school districts—bringing steady foot traffic from professionals, families, and students.

Retailers in Carmichael benefit from a mix of established suburban neighborhoods, high visibility along major roadways, and community-driven development. The Milagro Centre, opened in 2016, has set the tone for Carmichael's evolving retail and culinary scene, proving that unique and well-positioned businesses can thrive. Additionally, Carmichael offers a strong small business ecosystem with two active park districts, a 320-acre golf course, and the Effie Yeaw Nature Center, drawing visitors and increasing local spending power.



