



For Sale

4112 Pennsylvania Avenue
Fair Oaks, CA 95628

±4,800 SF Mixed-Use
Investment Opportunity

Office, Medical, Retail, Multifamily



Accelerating success.

301 University Avenue
Suite 100
Sacramento, CA 95825
Main: +1 916 929 5999
colliers.com/sacramento

Scott Bennett

Executive Vice President
+1 916 563 3013
scott.bennett@colliers.com
CA Lic. 01351389

Angela Gitt

Lyon Real Estate
+1 916 224 5843
angelagitt@aol.com
CA Lic. 01132561

Property Overview

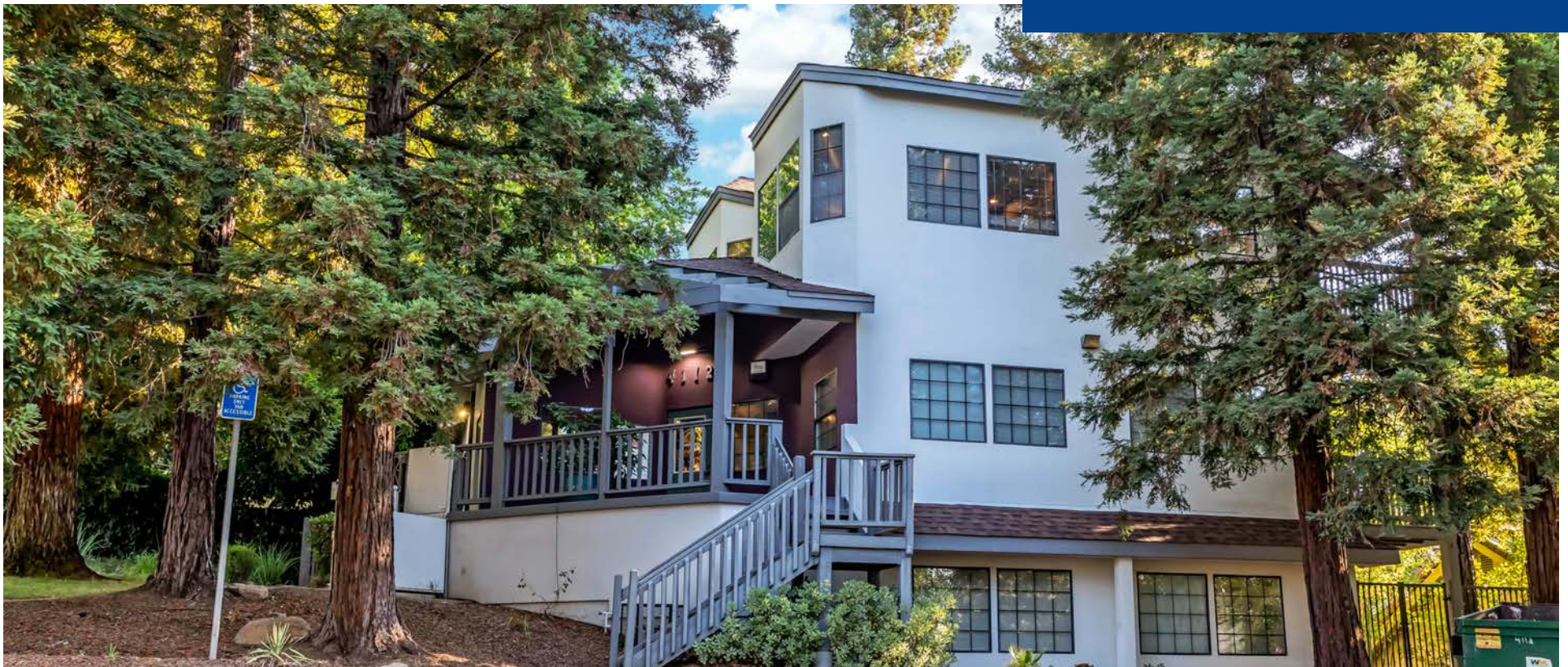
4112 Pennsylvania Avenue is truly a unique office building set amongst the trees in a tranquil setting in the Fair Oaks Village SPA. Zoning in this location offers a variety of occupancy options.

The current main occupants are Psychologists, which is an excellent fit due to the large offices with serene views. The lower level can be accessed independently from the upper floors, offering the potential for residential tenancy or quasi-retail uses such as yoga or fitness studio for example. The large outdoor decks and well-manicured grounds put the finishing touches on making this an environment for those who want an office that spurs creativity while providing a peaceful tone to the workday.

Price \$1,100,000

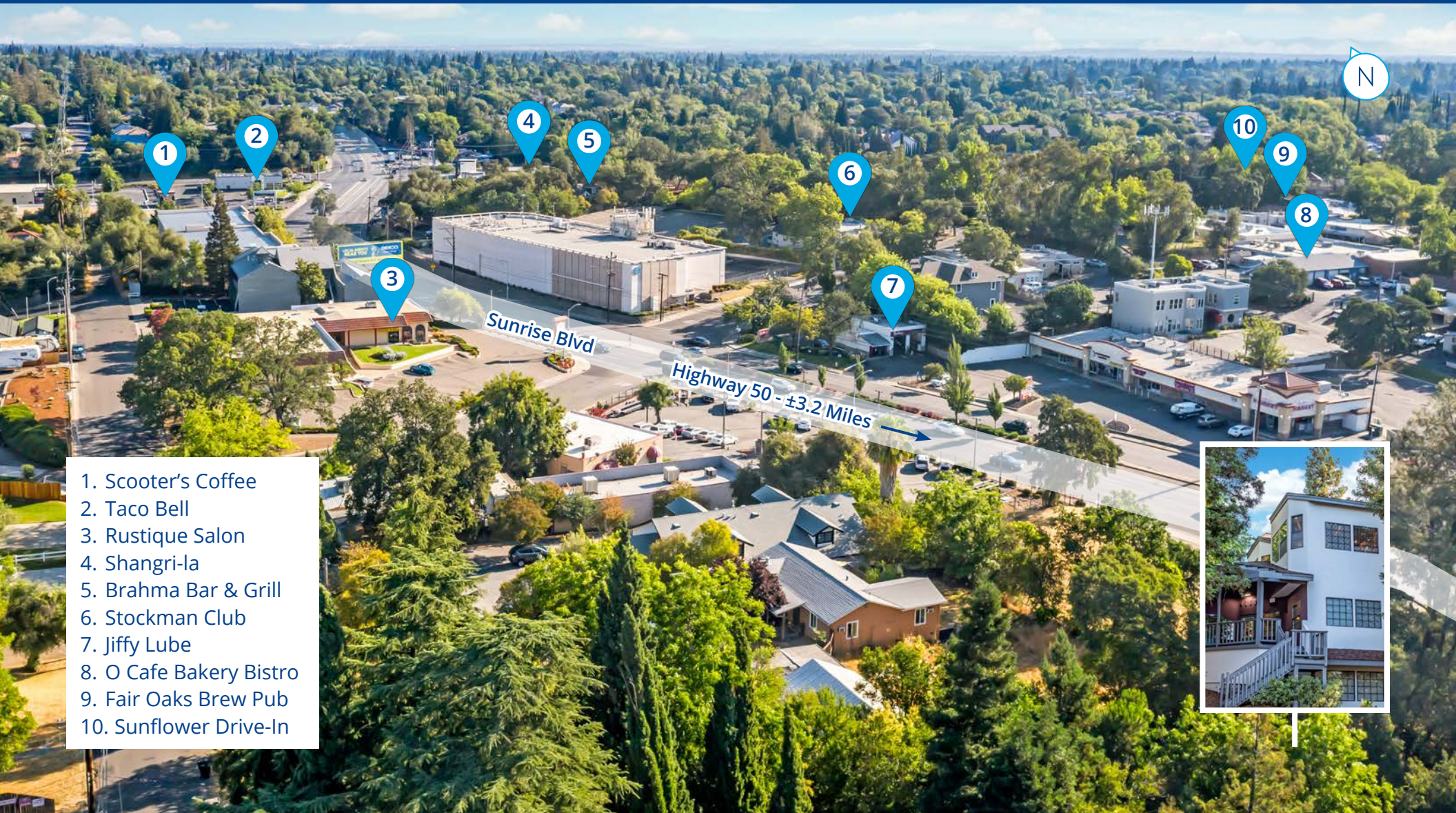
Key Highlights

- Located in Fair Oaks Village
- Zoned for office, medical, retail, multifamily, and more
- ±17 on-site parking spaces with additional street parking available



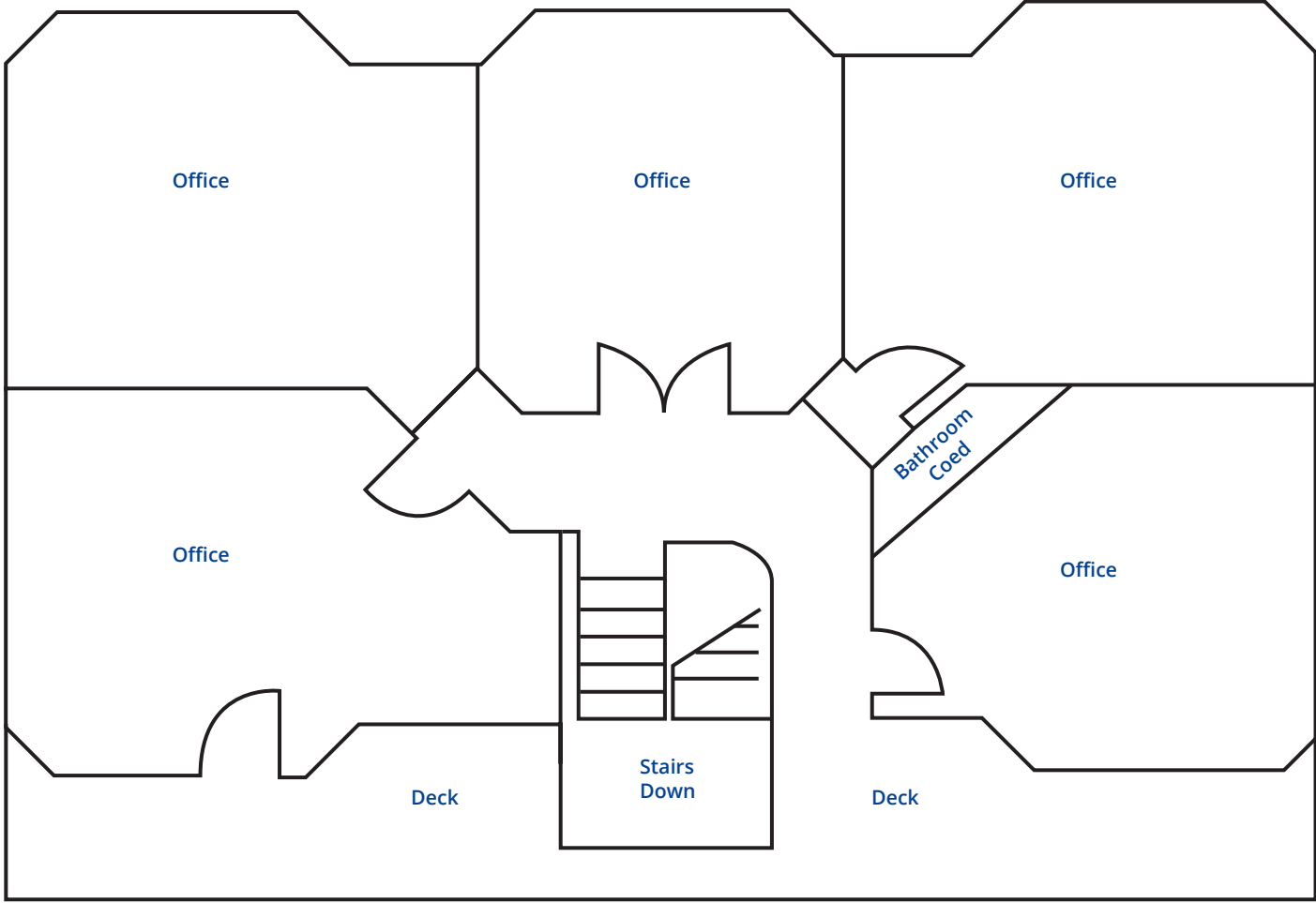
Fair Oaks Village

The town center of Fair Oaks is called Old Fair Oaks Village, which is located approximately a half-mile away from the American River Parkway and less than a half hour east of Downtown Sacramento. Fair Oaks has a mix of upscale, custom home pocket areas, and is a semi-rural neighborhood with easy access to Highway 50. Events that take place here include the Fair Oaks Theater Festival, the Fair Oaks Fiesta and Car Show, and the annual Fair Oaks Chicken Festival each September. Fair Oaks Rec reation & Parks District received a 27 Million dollar bond towards the revitalization of the Community Club House, Theatre, and Village Park.

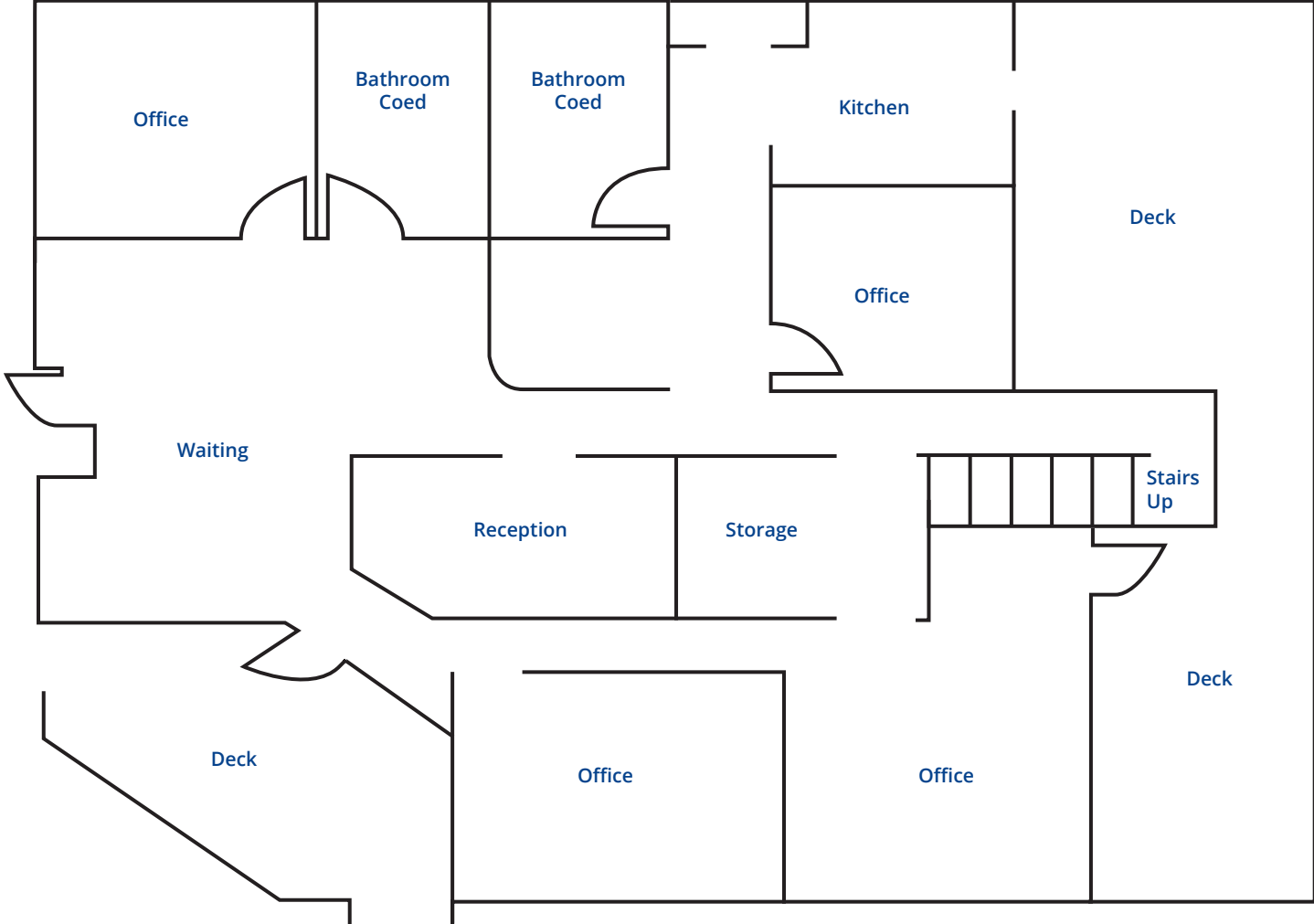


- 1. Scooter's Coffee
- 2. Taco Bell
- 3. Rustique Salon
- 4. Shangri-la
- 5. Brahma Bar & Grill
- 6. Stockman Club
- 7. Jiffy Lube
- 8. O Cafe Bakery Bistro
- 9. Fair Oaks Brew Pub
- 10. Sunflower Drive-In

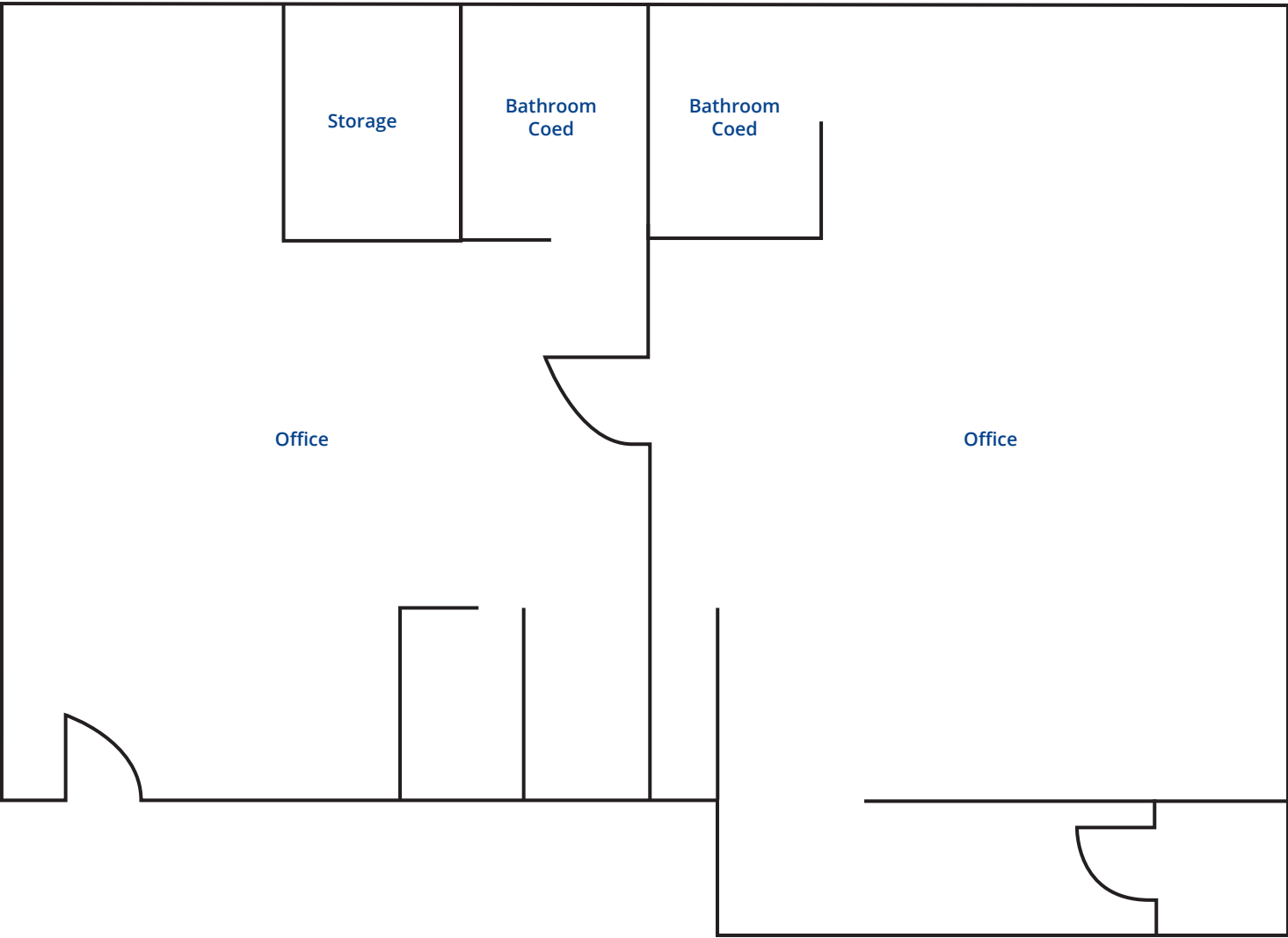
Floor Plan - Upper Level Offices



Floor Plan - Lobby Level Offices



Floor Plan - Ground Floor Offices







Scott Bennett

Executive Vice President
+1 916 563 3013
scott.bennett@colliers.com
CA Lic. 01351389



Angela Gitt

Lyon Real Estate
+1 916 224 5843
angelagitt@aol.com
CA Lic. 01132561

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2021. All rights reserved.

