

6600 Mercy Court,
Fair Oaks, CA 95628

AVAILABLE FOR SALE OR LEASE

Brandon Sessions Vice President

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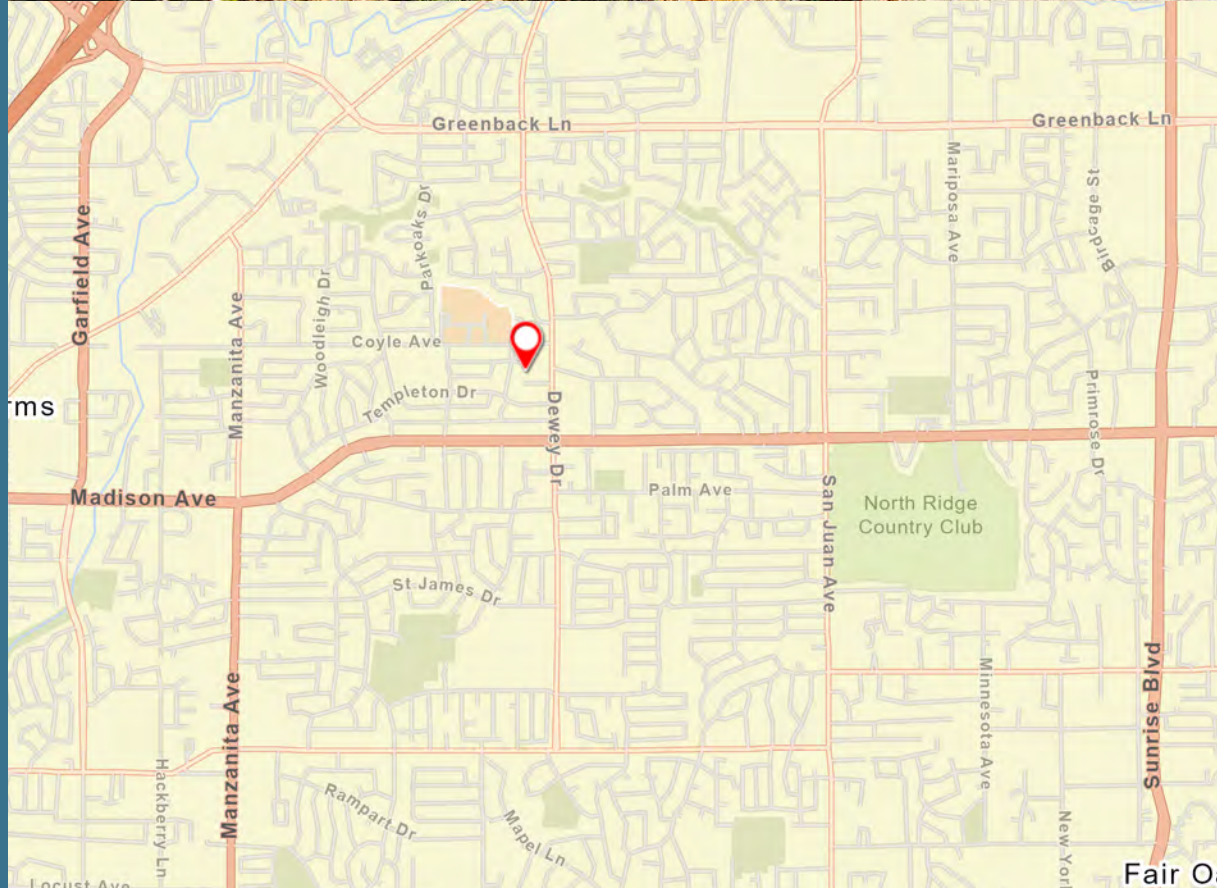
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PROPERTY HIGHLIGHTS

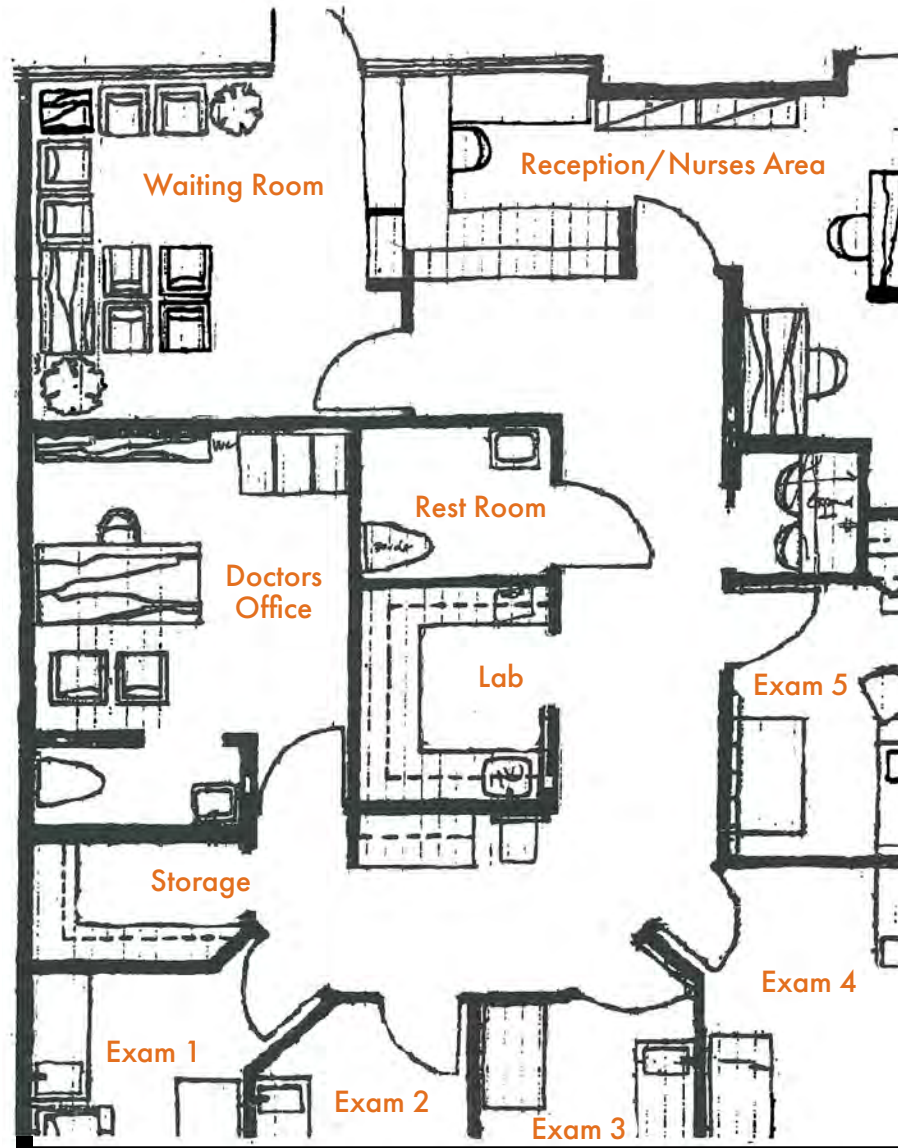
- Medical office/condominium available for lease
- Suite 150: ± 1,500 SF
- Build out includes lobby/reception area, nurses work area, nurses station, five (5) exam rooms with sinks, storage/IT room, lab, in-suite restroom and private doctor's office with private restroom
- Nice laminate flooring throughout the premises
- Located one block from Mercy San Juan Hospital and easily accessible from Interstate 80
- A short distance to several retail amenities along Dewey Drive and Madison Avenue
- The market caters extremely well to the surrounding residential communities

Lease Rate: \$1.40/SF NNN

Purchase Price: \$340,000



FLOOR PLAN



INTERIOR PHOTOS



Click Here To View
All Photos/Video



DEMOGRAPHICS

Market Overview

6600 Mercy Ct, Fair Oaks, California, 95628

3 MILE RADIUS



KEY FACTS

160,508

Population



2.5

Average Household Size

38.5

Median Age

\$57,451

Median Household Income

HOUSING STATS



\$322,818

Median Home Value



\$8,564

Average Spent on Mortgage & Basics



\$939

Median Contract Rent

COMMUTERS



18%

Spend 7+ hours commuting to and from work per week



80.6%

Drove Alone to Work

EDUCATION

9%

No High School Diploma



25%

High School Graduate



40%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



5,381

Total Businesses



44,976

Total Employees

EMPLOYMENT



64%

White Collar



18%

Blue Collar



18%

Services

6.1%

Unemployment Rate

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