

FOR LEASE > 1,500 - 5,000 SF RETAIL SPACE

Carmichael Village

7423 FAIR OAKS BLVD., CARMICHAEL, CA



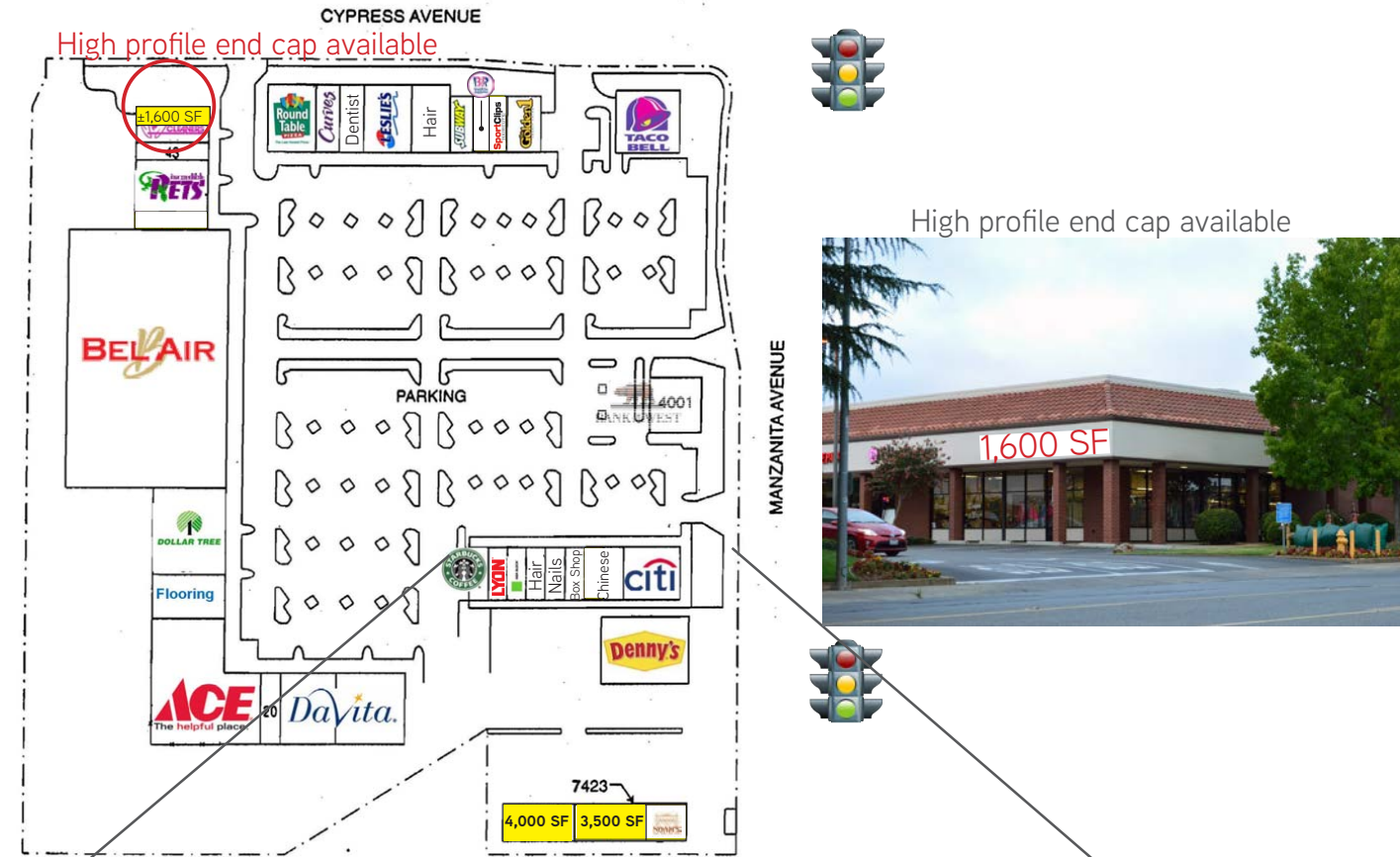
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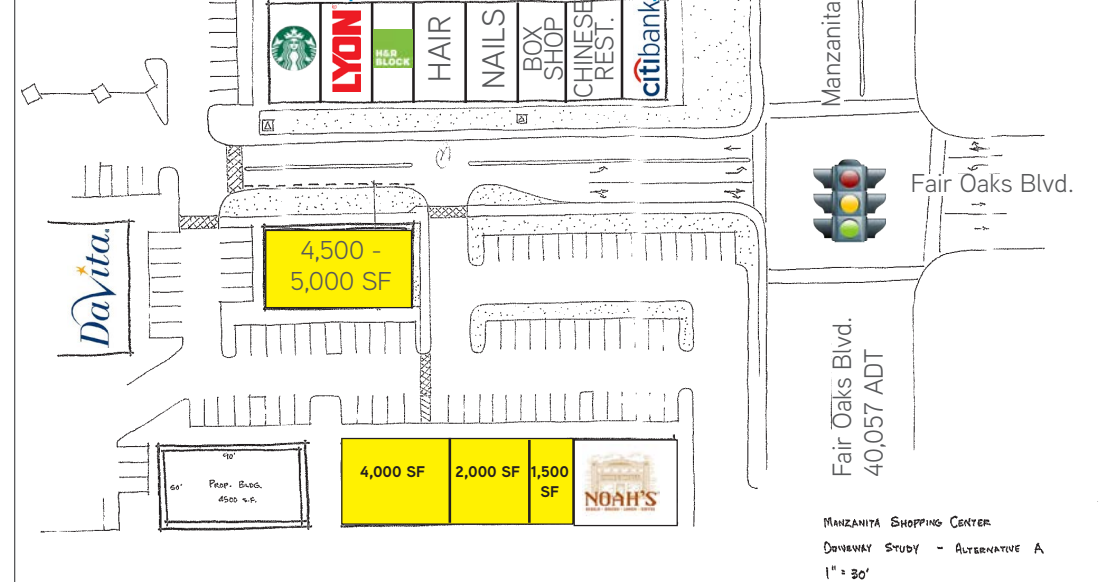
7423 FAIR OAKS BLVD., CARMICHAEL, CA



Site Plan



CLOSE UP - Proposed Redevelopment



Property Highlights

- > ±1,500 - 5,000 SF (Divisible) Available
- > Includes ±1,600 SF high profile end cap
- > High profile building
- > Signalized intersection
- > Dominant Grocery anchor in Carmichael
- > Co-tenants include:



2015 DEMOGRAPHICS			
	1 Mile Ring	3 Mile Ring	5 Mile Ring
2014 Population	14,714	132,860	348,656
Daytime Population	4,828	35,947	135,954
Median HH Income	\$50,048	\$48,950	\$48,019

TRAFFIC COUNTS	
Fair Oaks Blvd. (South)	40,057 ADT (2014)
Fair Oaks Blvd. (East)	27,455 ADT (2014)
Manzanita Ave. (North)	32,303 ADT (2013)
Cypress Ave. (East/West)	16,439 ADT (2015)

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PROPERTY

BEL AIR
ACE

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BIG LOTS
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GROCERY
OUTLET

TRADER JOE'S

Raley's

RITE AID

99¢

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BEL AIR

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WinCo
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