

# 6151 FAIR OAKS BOULEVARD CARMICHAEL, CA

For Lease | Office/Retail Space



## Property Highlights

- Available office space: 900 square feet
- 37 private parking spaces
- Located on busy Fair Oaks Boulevard
- Affordable Lease Rate
- Strong Demographics
- High Traffic Counts

## Ali Sharifi

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301 University Avenue, Suite 100  
Sacramento, CA 95825

# Demographics

	1 MI RING	3 MI RING	5 MI RING
<b>POPULATION</b>			
2000 Total Population	13,855	123,910	318,311
2010 Total Population	13,468	122,240	317,844
2012 Total Population	13,680	122,741	318,996
2017 Total Population	14,269	126,130	327,223
2012 to 2017 Annual Rate	0.85%	.55%	0.51%

	1 MI RING	3 MI RING	5 MI RING
<b>HOUSEHOLDS</b>			
2000 Total Households	5,875	50,062	130,327
2010 Total Households	5,794	49,531	129,236
2012 Total Households	5,923	50,024	130,483
2017 Total Households	6,149	51,083	133,086
2012 to 2017 Annual Rate	1.03%	0.60%	0.60%

<b>2012 RACE</b>			
White alone	78.3%	74.1%	69.9%
Black or African American alone	5.5%	6.6%	8.2%
American Indian and Alaska Native alone	1.0%	1.0%	1.1%
Asian alone	5.0%	5.9%	6.4%
Pacific Islander Alone	.4%	.6%	.6%
Some Other Race alone	3.9%	5.9%	7.2%
Two or More Races	5.9%	6.1%	6.6%

<b>2012 INCOME</b>			
Per Capita Income	\$34,199	\$30,964	\$28,771
Household Income: Median	\$54,461	\$54,075	\$51,526
Household Income: Average	\$76,343	\$74,756	\$69,456

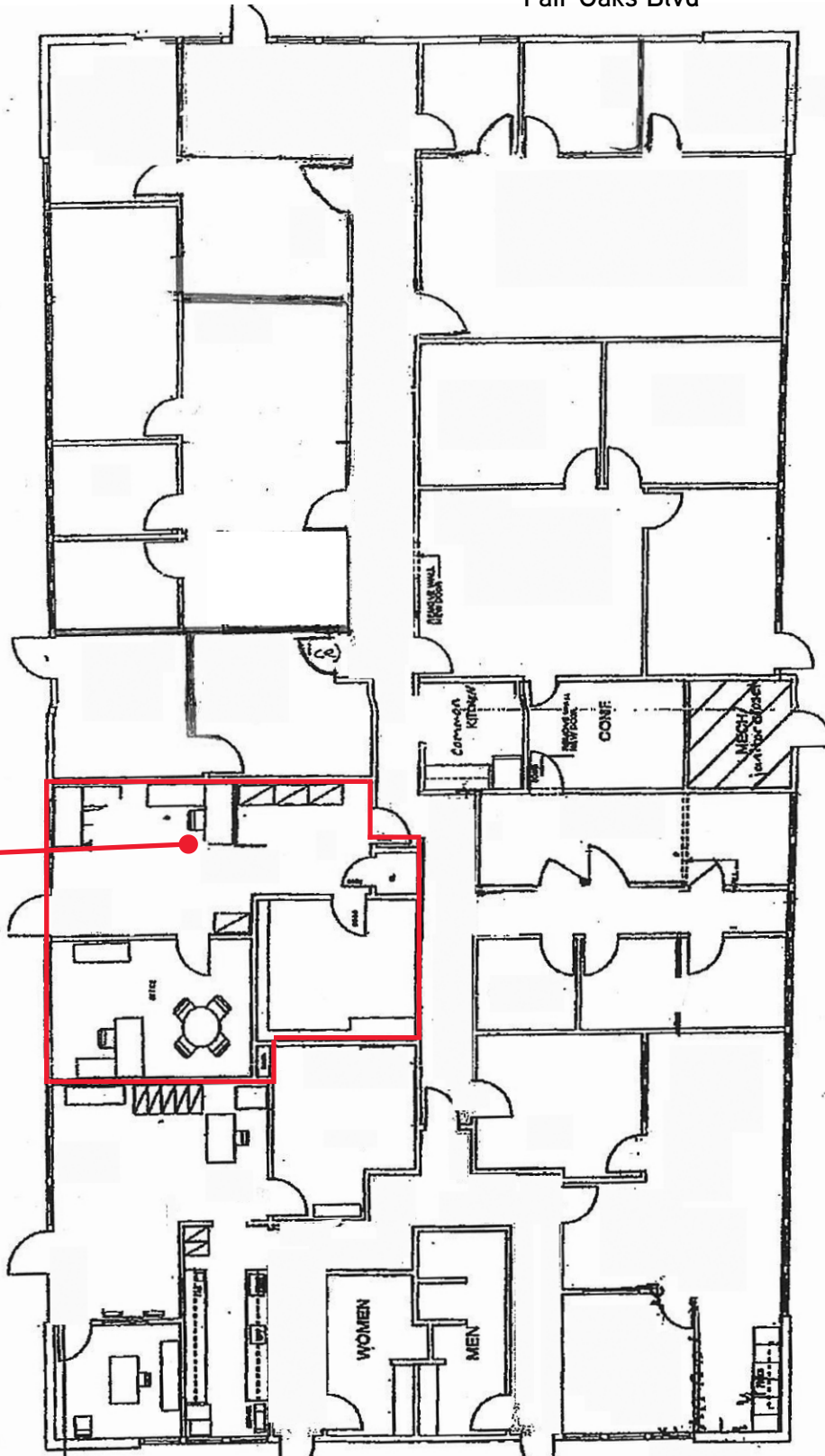
<b>2012 MISC</b>			
Average household size	2.23	2.42	2.42
Occupied Housing Units	6,521	53,973	142,306
Owner Occupied	41.9%	50.4%	46.2%
Renter Occupied	48.9%	42.3%	45.5%

# Floor Plan

Front Entrance

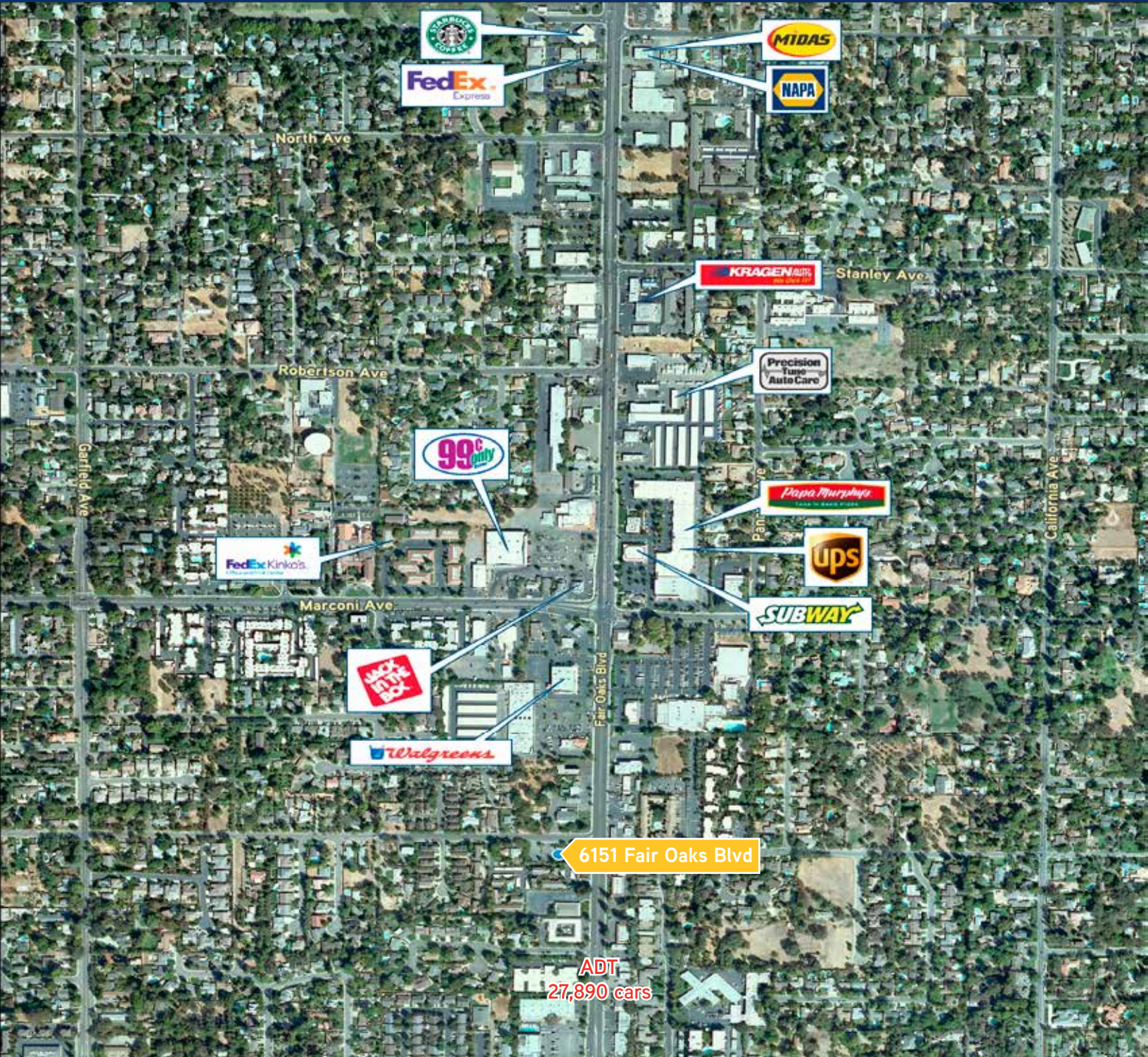
-Fair Oaks Blvd-

Suite 112  
Available 900 SF



Rear Entrance

# Aerial



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