

FOR LEASE > 1,600 - 5,000 SF RETAIL SPACE

# Carmichael Village

7423 FAIR OAKS BLVD., CARMICHAEL, CA



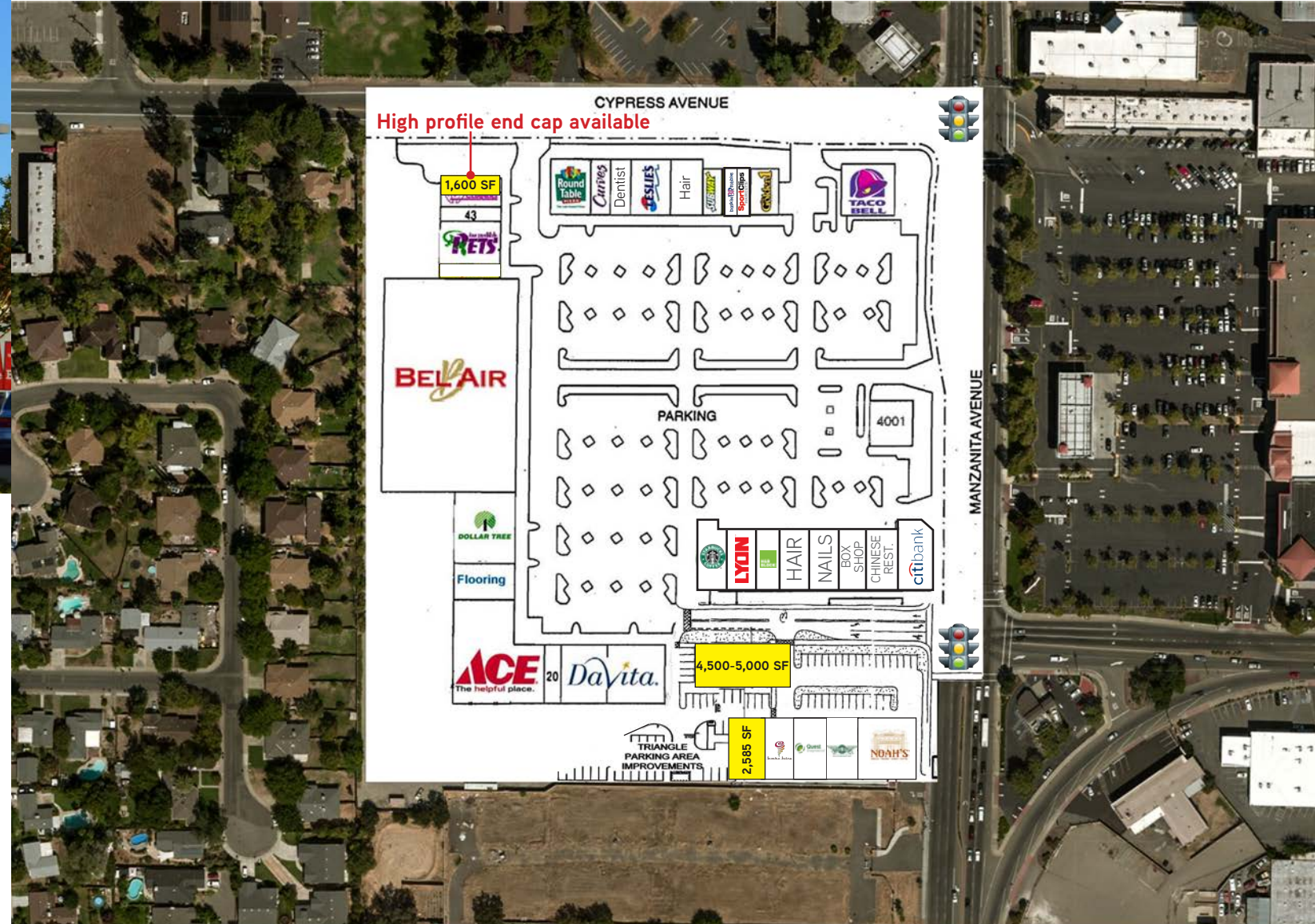
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## Site Plan



## Property Highlights

- > ±2,585 SF (Divisible) end cap available
- > ±1,600 SF high profile end cap available
- > New ±4,500 - ±5,000 SF freestanding pad coming soon
- > High profile building
- > New signalized intersection
- > Dominant Grocery anchor in Carmichael
- > Coming Soon



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)

> Co-tenants include:

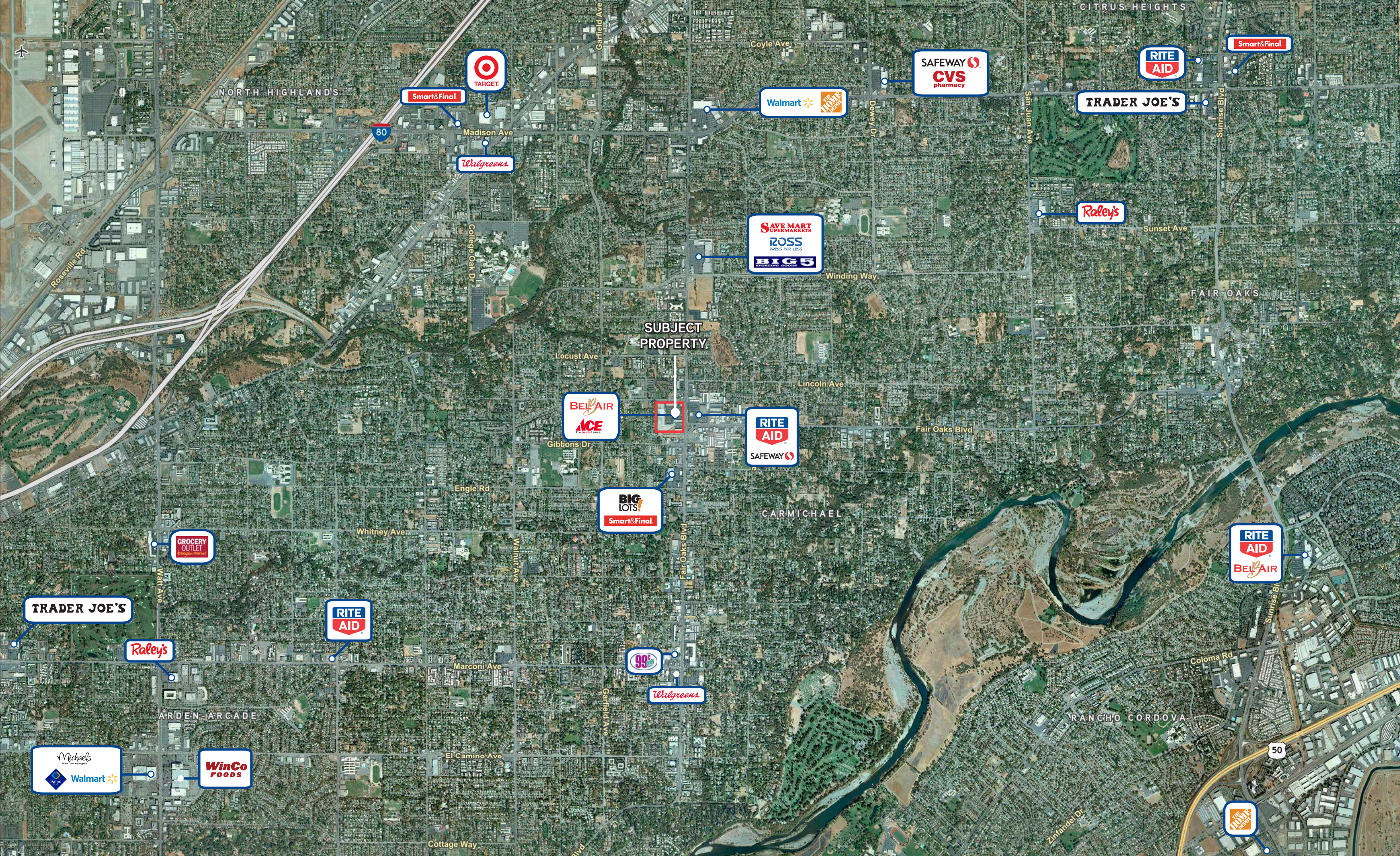


SCOTT LAEBER  
916 563 3040  
LIC# 01232807  
scott.laerber@colliers.com

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SCOTT LAEBER  
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COLLIERS INTERNATIONAL  
301 University Avenue, Suite 100  
Sacramento, CA 95825  
www.colliers.com



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