

# 7310 Fair Oaks Boulevard Carmichael, CA 95828



For Lease | Retail, Restaurant, or Office Space



## PROPERTY DETAILS:

- > ±4,400 SF space available (**Divisible**)
- > Restaurant - walk-in cooler and freezer with all restaurant's plumbing, drainage and grease interceptor in place
- > Water and sewer connection impact fees are paid
- > Pole sign on Fair Oaks Boulevard
- > Highly visible building
- > Signalized intersection
- > High traffic counts
- > LC Zoning
- > Retail or office use is permitted



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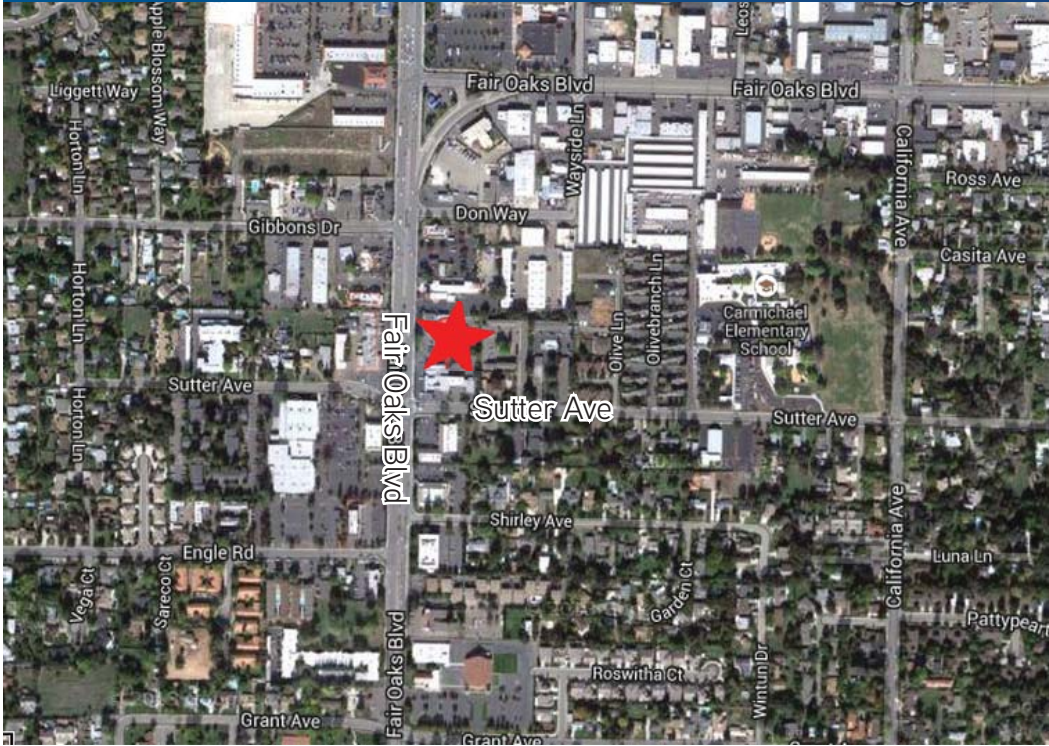
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# 7310 Fair Oaks Boulevard

## Aerial and Site Plan

### 2013 Area Demographics:

	1 mile	3 miles	5 miles
Population:	17,671	120,528	350,667
Income:	\$46,207	\$51,634	\$44,161

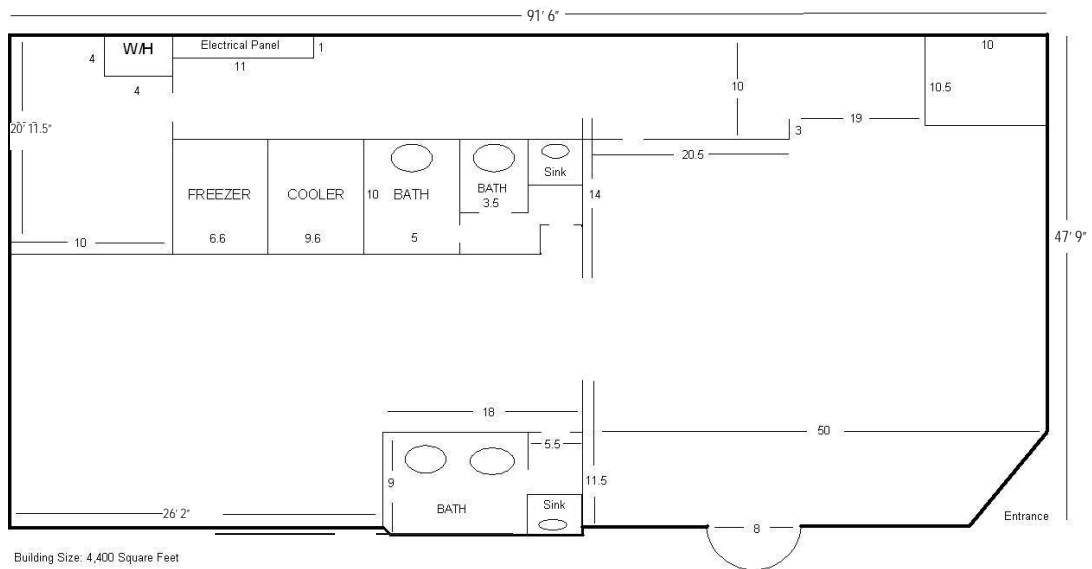


### Traffic Counts:

	Cars per Day (2011)
Northbound:	±38,475
Southbound:	±41,994

### Please Contact:

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