

FOR LEASE

8066

Sunset Ave

FAIR OAKS | CA | 95628



### Property Highlights

- » ±2,200 SF
- » High profile end cap
- » Monument signage
- » Dense residential trade area



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2018 DEMOGRAPHICS			
	1 Mile	2 Mile	3 Mile
2018 Population	13,147	47,042	114,902
Daytime Employment	5,533	19,110	41,163
Households	5,583	19,533	46,000
Avg. Household Inc.	\$119,699	\$110,663	\$101,877

TRAFFIC COUNTS	
Fair Oaks Blvd	16,585 ADT (2018)
Sunset Ave	12,053 ADT (2018)



INTERIOR



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