

RETAIL / OFFICE BUILDING FOR SALE OR LEASE

**6609 Fair Oaks
Blvd.
CARMICHAEL, CA**



Tami Krohn

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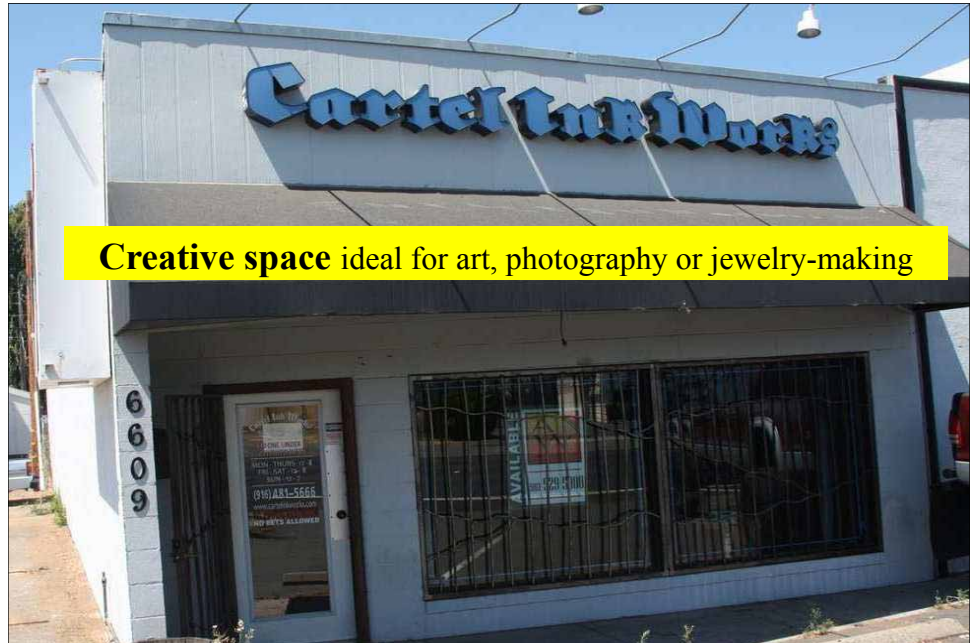
BRE #01896319

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1333 Howe Avenue
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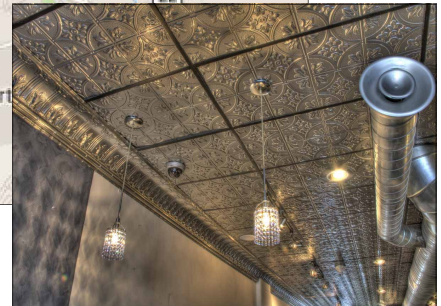
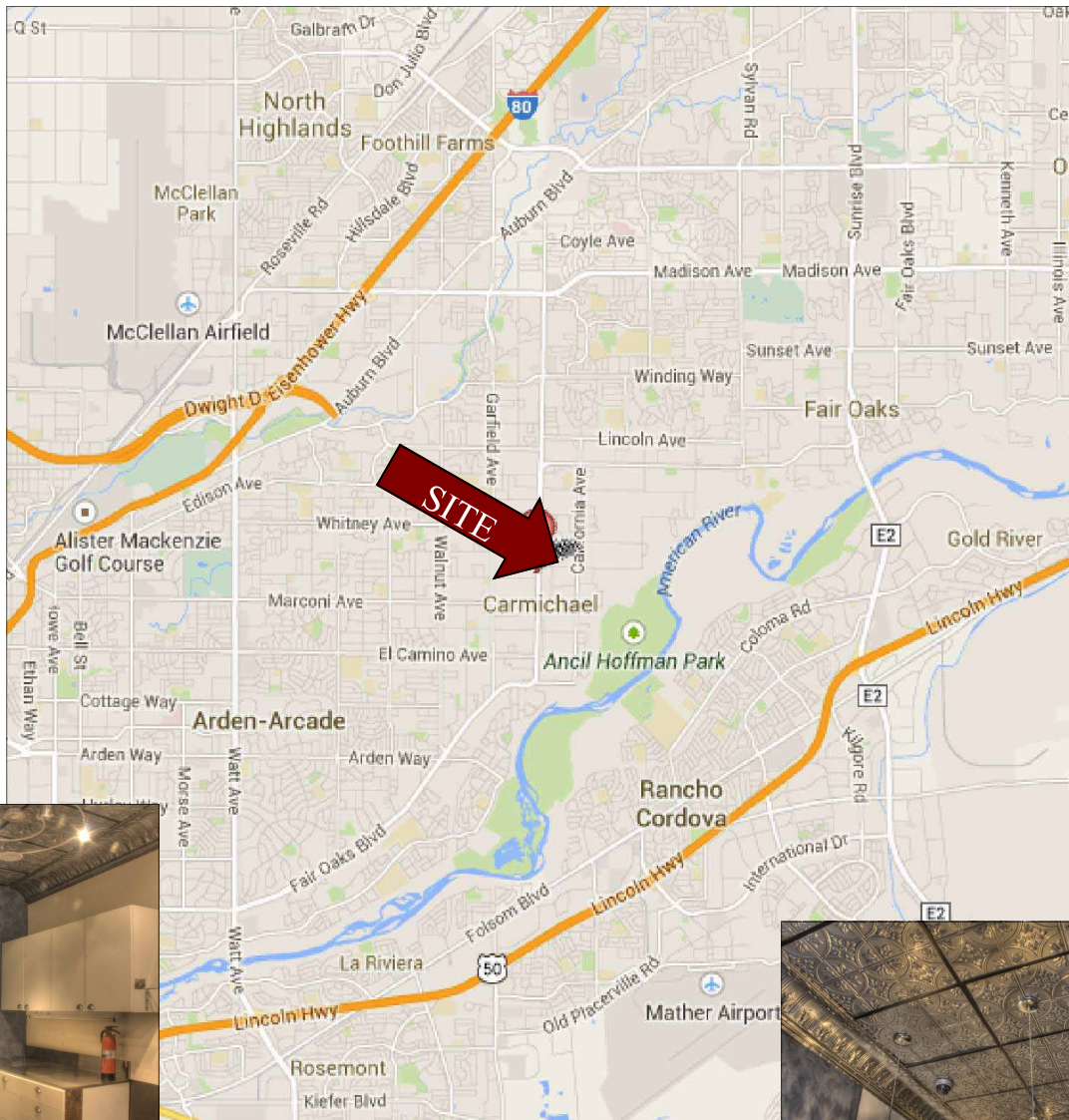
- Single-use building located within *Carmichael Beautification Project* close to Manzanita/Fair Oaks split
- **Designer accents** include glass block, epoxy floor, silver-foiled ceiling and decorative lighting
- Private kitchenette and ADA restrooms (per Owner)
- Zoned General Commercial (GC)
- Nearby tenants include O'Reilly Auto Parts, 99-Cent Store, and Smart & Final
- **Size: 1,160 +/- sq.ft.** (APN 272-0080-032)
- **LEASE RATE: \$1.20 per sq.ft. modified gross**

PRICE REDUCED: \$199,000 (\$171 per sq.ft.)

DEMOGRAPHICS (2013 est)	1 Mile	3 Miles	5 Miles
Population:	17,206	133,357	338,211
Median HH Income:	\$48,785	\$55,525	\$51,394

Information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein.

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