

Retail Pad Available

6535-6549 Fair Oaks Blvd, Carmichael, CA 95608



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Inc RE License #01897931

For leasing information:

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Conceptual Drive Thru Site Plan

6535-6549 Fair Oaks Blvd



Robertson Avenue

Fair Oaks Boulevard



NORTH

Property Information

6535-6549 Fair Oaks Blvd

Up To .94 AC Of Land For Ground Lease

Parcel 1-4,800 SF

Parcel 2-24,833 SF

Parcel 3-11,200 SF

±7,200 - Building Divisible
Drive -thru Potential

About The Property

- North West corner of Robertson & Fair Oaks
- Fair Oaks Blvd is the main traffic & commercial corridor in the trade area
- Drive thru permitted with CUP

1 Mile	Population 15,800	Households 6,537	Average HH Income \$104,826.71
3 Miles	Population 136,674	Households 53,034	Average HH Income \$113,143.19
5 Miles	Population 363,388	Households 140,323	Average HH Income \$103,784.49

Source: Placer.Ai 2026



Traffic Counts (Caltrans 2019)

Fair Oaks Blvd. @ Robertson Ave. 34,101 ADT

← Both Ways →

Carmichael/Fair Oaks Corridor Plan

6535-6549 Fair Oaks Blvd

The Fair Oaks Blvd Corridor Plan repositions the Boulevard as a set of connected districts that are increasingly central to the Sacramento region. The Corridor Plan's vision is a string of livable, social and vibrant districts that provide a community center for Carmichael's 72,000 residents.



Base four-lane boulevard street



Driveway/Curb cut consolidation



Enhanced bus stops



Pedestrian Access, Safety and Comfort



Full four-corner stop light added



N. bound turning west, S. bound turning east





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