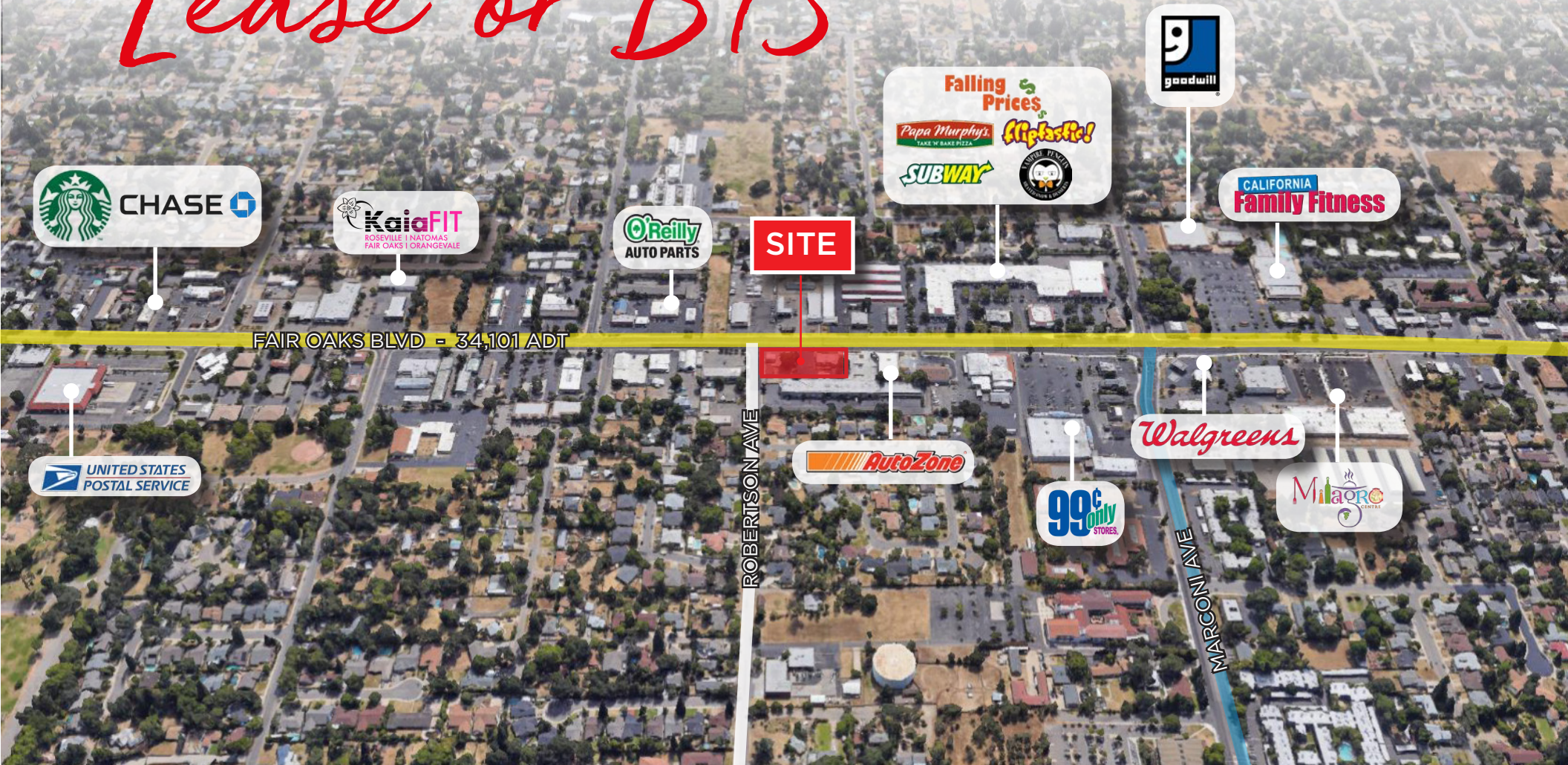


# For Ground Lease or BTS

6545-6549 FAIR OAKS BLVD

CARMICHAEL | CA, 95608



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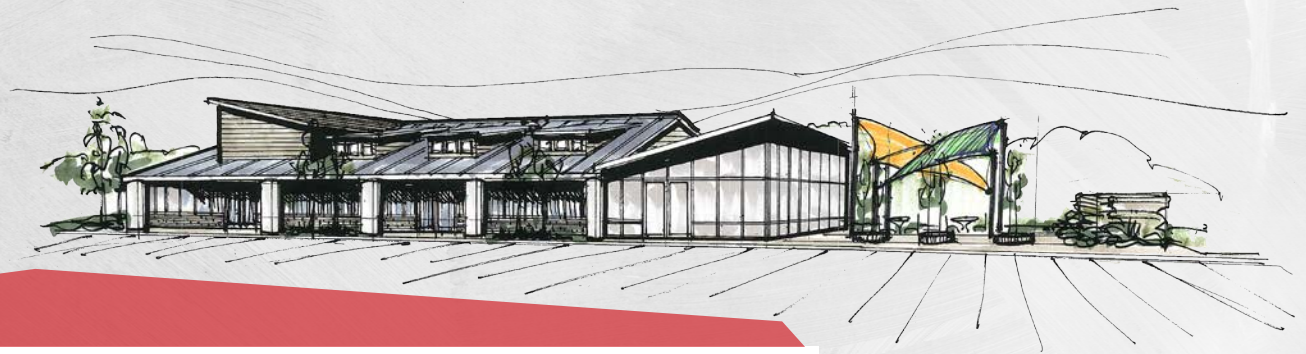
RE License #01897931



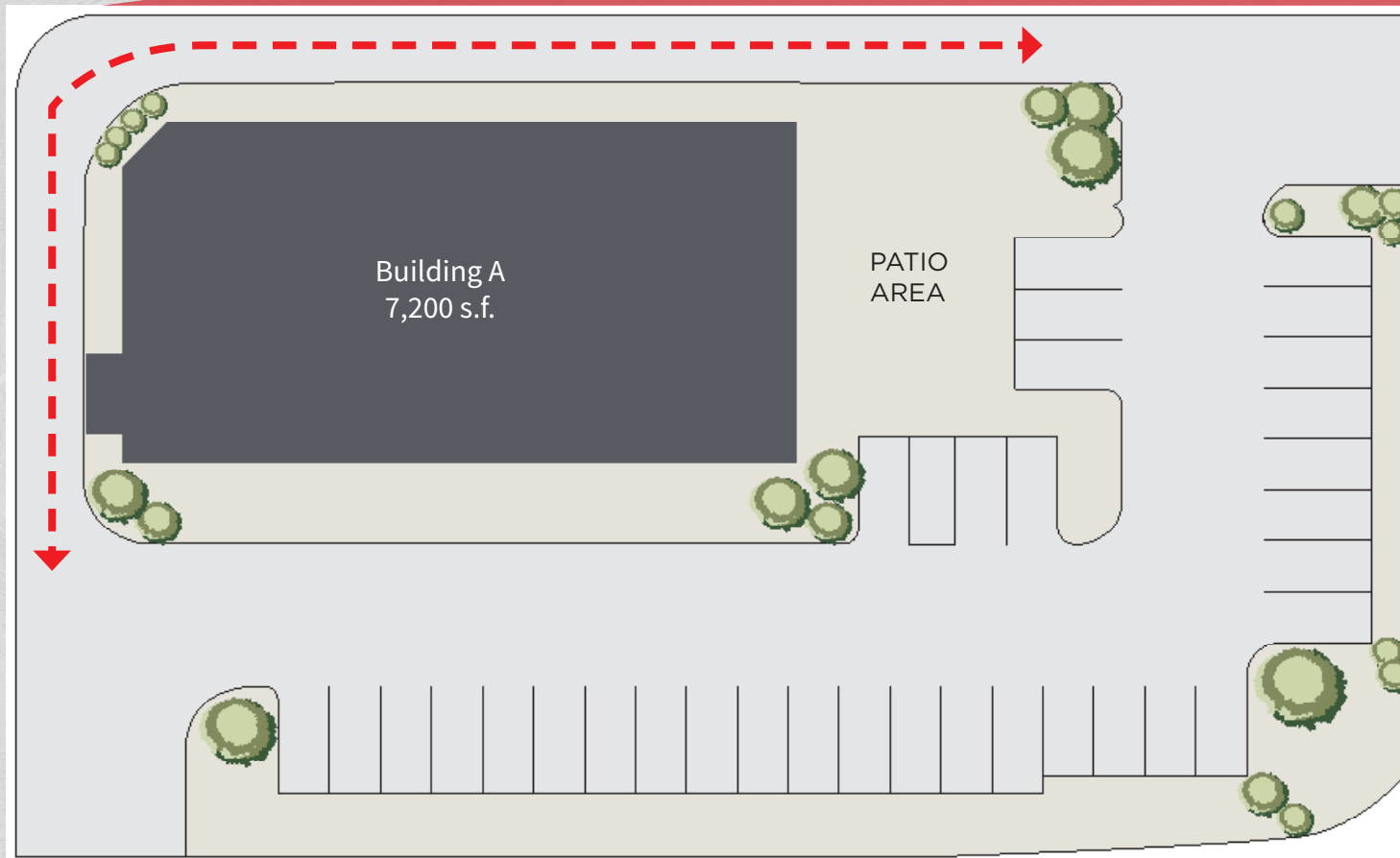


# 6545 - 6549 Fair Oaks Blvd

## PROPOSED RENDERINGS\* & SITE PLAN



--- POTENTIAL DRIVE-THRU



Fair Oaks Blvd.

Robertson Ave.

\*SUBJECT TO COUNTY APPROVAL

# 6545 - 6549 Fair Oaks Blvd

## PROPERTY INFO

UP TO .94 AC OF LAND  
FOR GROUND LEASE

Parcel 1 - 4,800 SF

Parcel 2 - 24,833 SF

Parcel 3 - 11,200 SF

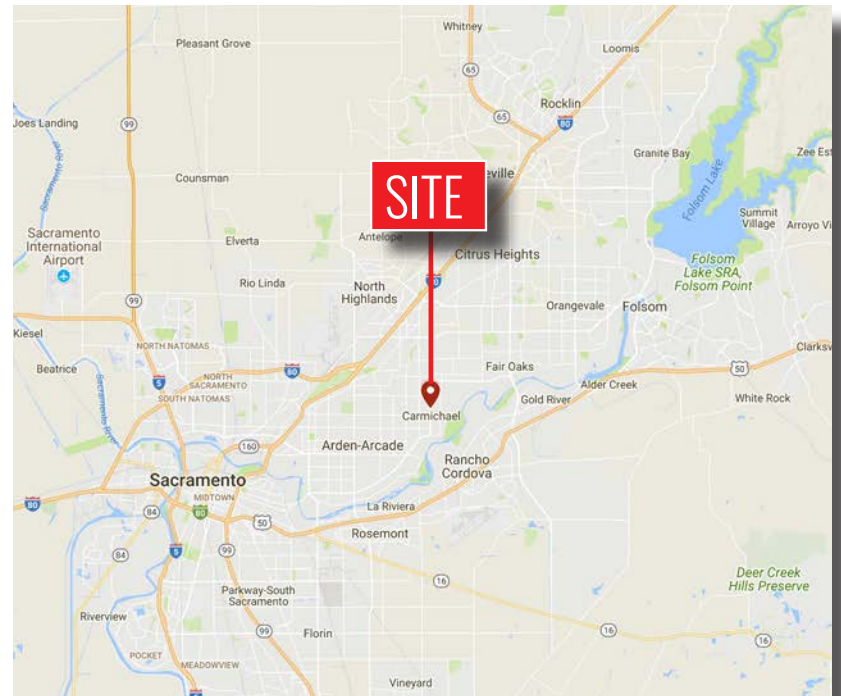
±7,200 - BUILDING DIVISIBLE  
DRIVE THRU POTENTIAL

## ABOUT THE PROPERTY

- North West corner of Robertson & Fair Oaks
- New signalized intersection coming
- Fair Oaks Blvd is the main traffic & commercial corridor in the trade area
- Pedestrian Access, Safety and Comfort
- The entire program cost about \$6.5 million
- Trenching end of summer early Fall 2019
- Full 4 corner stop light added

## DEMOGRAPHICS (2019)

	1 Miles	3 miles	5 Miles
Population	15,759	132,850	344,678
Average HH Income	\$51,668	\$57,324	\$53,000
Daytime Population	13,136	110,347	359,728



## TRAFFIC COUNTS (CALTRANS 2019)

Fair Oaks Blvd. @ Robertson Ave. 34,101 ADT  
← both ways →



# 6545 - 6549 Fair Oaks Blvd

## CARMICHAEL/FAIR OAKS CORRIDOR PLAN

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
- The entire program cost about \$6.5 million
- Trenching end of summer early Fall 2019
- Full 4 corner stop light added
- N. bound turning west, S. bound turning east

