

FOR LEASE

RETAIL, RESTAURANT, BAR

2339 Fair Oaks Blvd, Sacramento, CA 95825



Henry de Vere White
916-879-2701
henry@sutterpropertygroup.com



Simon de Vere White
916-761-7179
simon@sutterpropertygroup.com

SUTTER
PROPERTIES GROUP

2339 Fair Oaks Blvd, Sacramento, CA 95825

ABOUT THE PROPERTY

Exciting Retail Opportunity in a Newly Developed Shopping Center!

Join the vibrant landscape of Sacramento's premier shopping destinations with this exceptional retail space situated between Loehmann's Plaza and The Pavilions. Suite D presents a prime opportunity, offering 2,192 square feet of retail space within the heart of this newly renovated building.

Accessed through an interactive common area entrance that connects three of the seven tenants, Suite D boasts both exterior and interior signage opportunities, allowing you to prominently showcase your brand. Positioned facing the Pavilion shopping center, this location benefits from high visibility and the substantial daily traffic it attracts.

Surrounded by affluent communities including Arden Park, Sierra Oaks, and Sierra Oaks Vista, among others, this new development also enjoys close proximity to Sacramento State University. With its strategic location providing high traffic counts and ample parking, this site is primed to become your next successful retail location.



FOR LEASE | 2339 FAIR OAKS BLVD, SACRAMENTO, CA 95825

AREA OVERVIEW

Formerly the site of Barnes & Noble, the property features abundant parking and has been fully remodeled into seven retail spaces, anchored by the highly anticipated Mikuni's newest location. Joining this dynamic lineup are other reputable tenants including Mendocino Farms, Hammer and Nails, Title Boxing, Taps & Rec Beer Hall, and Petroglyph.

For further details, please refer to the attached floor plan and locate Suite D, the perfect space for your new venture.

COSTAR DATA SPECIFIC TO 2339 FAIR OAKS BLVD.

Data	2 mile	5 mile
2023 Population	68,621	400,236
Median Age	37.4	38.2
Households	31,605	163,272
Bachelor's degree	41%	30%
Average Income	\$90,445	\$87,236
Businesses	5,449	29,219
Employees	43,385	280,038
Traffic Fair Oaks Bl.	32,199	
Traffic Howe Ave.	41,446	



AMENITIES WITHIN .6 MILES

The UV Shopping Center

Stores

- Safeway
- The Closet Trading Co.

Services

- Great Clips for Hair
- Quest Diagnostics
- Citibank
- Noble Nails
- Dry Bar
- Esthetics Center
- Pacific Dental
- AT&T

Dining

- Zocalo
- Bennett's Kitchen & Bar
- Buckhorn BBQ
- Poke Noke
- Starbucks
- Menchie's Frozen Yogurt
- Melty Way
- Capitol Beer and Tap Room

Office

- Merlone Geier Management
- AAA

Pavilions Shopping Center

Women's Apparel

- Athleta
- Chico's
- Madam Butterfly
- Soma
- Talbots/Talbots Petites

Restaurants

- Cafe Bernardo
- Piatti Ristorante & Bar
- Ruth's Chris Steak House
- Wildwood Kitchen & Bar

Specialty Stores

- Julius
- Hamilton Jewelers
- Pavilions Shoes and Gifts
- The Paper Garden
- The Shade Store
- Williams Sonoma

Health & Beauty

- Evrigenis Orthodontics
- Eyeglass Charlie's
- LaserAway
- Pure Barre
- StretchLab
- Studio 55 Salon Suites

Loehmann's Plaza Shopping Center

Stores

- Bath and Body Works
- GNC
- Grateful Bread Co.
- Pet Food Express
- Save Mart
- Site For Sore Eyes
- Sole Desire Shoes
- The UPS Store
- Wild Birds Unlimited

Food & Dining

- Beach Hut Deli
- Bento Box
- Boudin SF
- Chipotle
- Grateful Bread Co.
- Jacks Urban Eats
- Jamba
- Noah's Bagels
- Noodles & Company
- Nothing Bundt Cakes
- See's Candies
- Smashburger
- Teaspoon
- Thai House Restaurant

Health & Beauty

- Amazing Lash Studio
- Bath & Body Works
- Club Pilates
- European Wax Center
- GNC
- Hair Forté
- J.K. Ryan Salon
- The Joint Chiropractic
- Maryam K. Beauty
- Massage Envy
- Restore Hyper Wellness
- Sport Clips
- Sutter Health Walk-In
- Tiffany's Nail & Spa
- Willo Salon

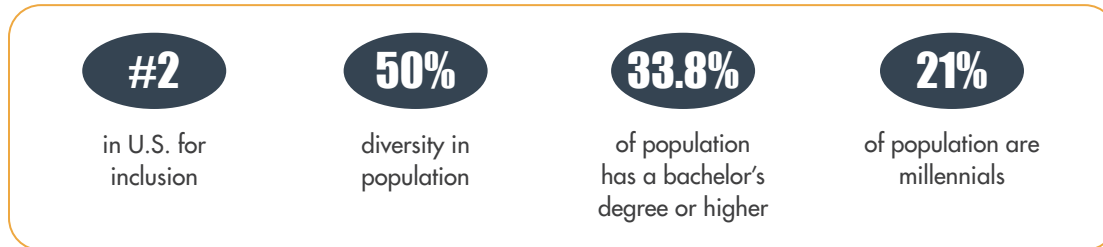
Services

- Bank of the West
- The Joint Chiropractic
- Massage Envy
- Site For Sore Eyes
- The UPS Store

GREATER SACRAMENTO DATA POINTS

General Statistics

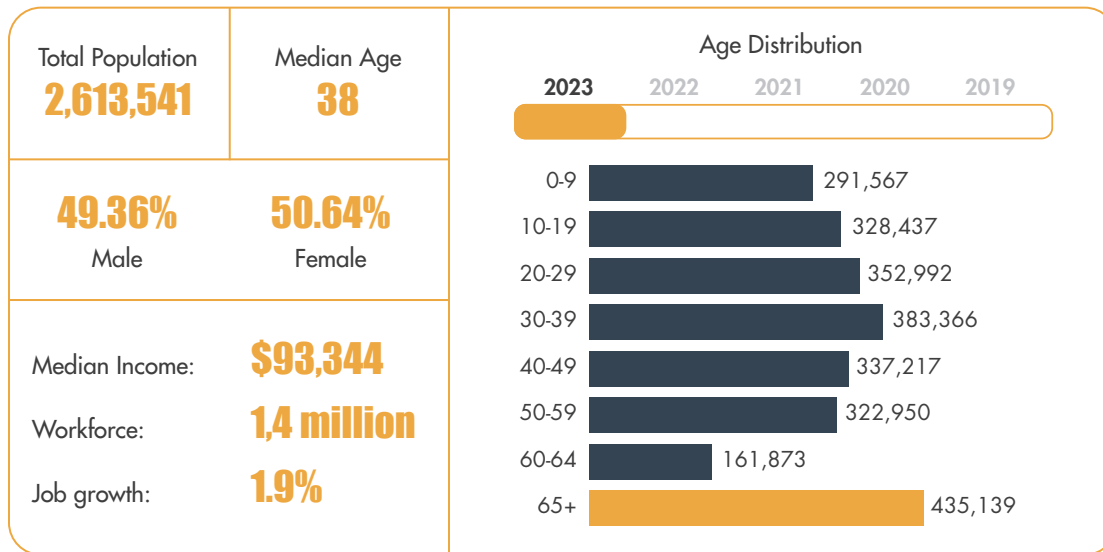
Greater Sacramento's 2.6 million residents are diverse and highly educated



Sources: Brookings 2020, Emsi 2021

Total Population breakdown

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling arts scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

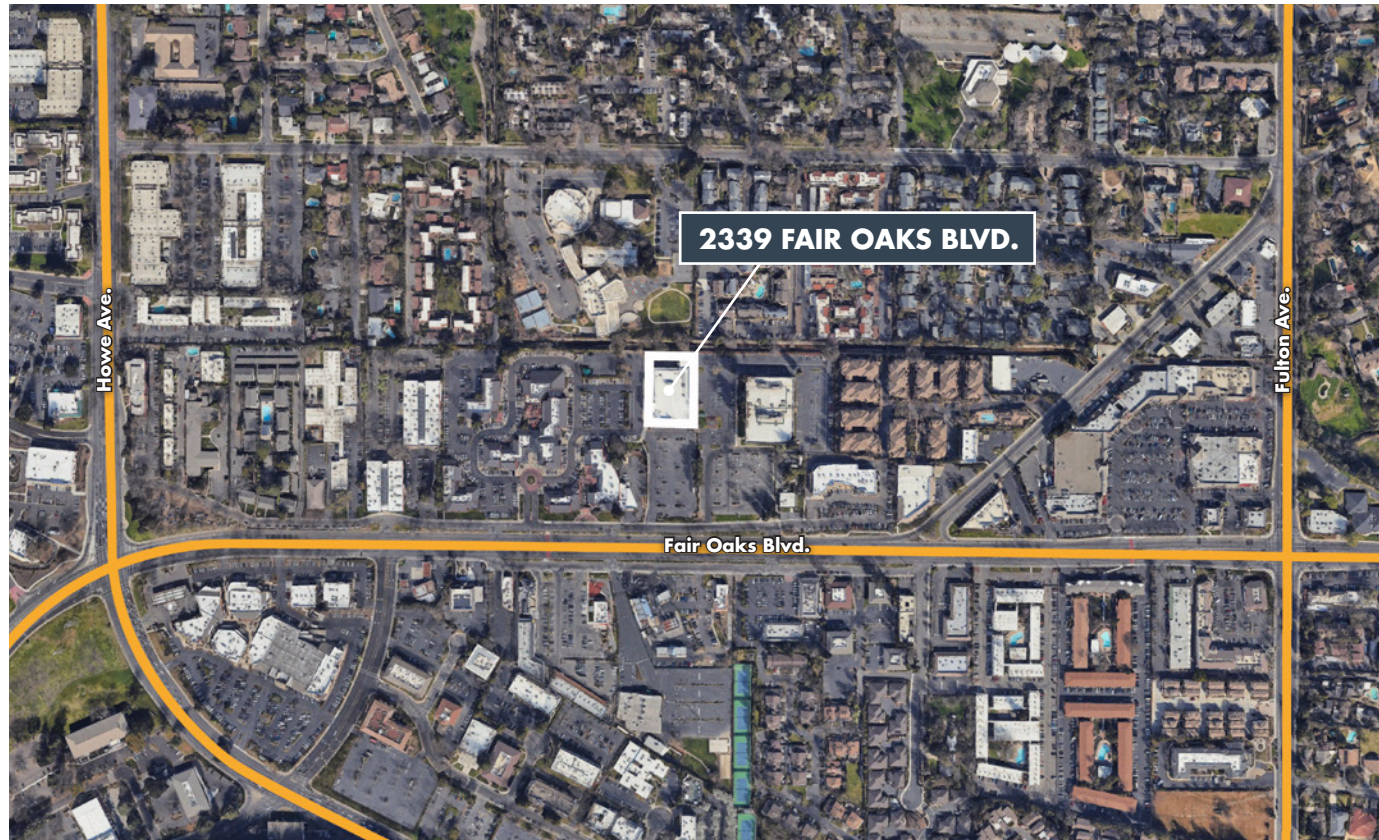
PROPERTY INFORMATION

General

Region	Sacramento
Use	Retail, Restaurant, Bar
Amenities	Parking, HVAC, Electrical Panel, Water Main , Hood shaft, Tall ceilings, Monument Signage, High Traffic Counts

Details

Listing Type	Direct
RSF	2,192
Parking	Yes
Rate (Per SF)	\$2.50 /SF/MO
Lease Type	NNN
Lease term	5-10 year
Total CAM	+/- \$.83 /SF/MO

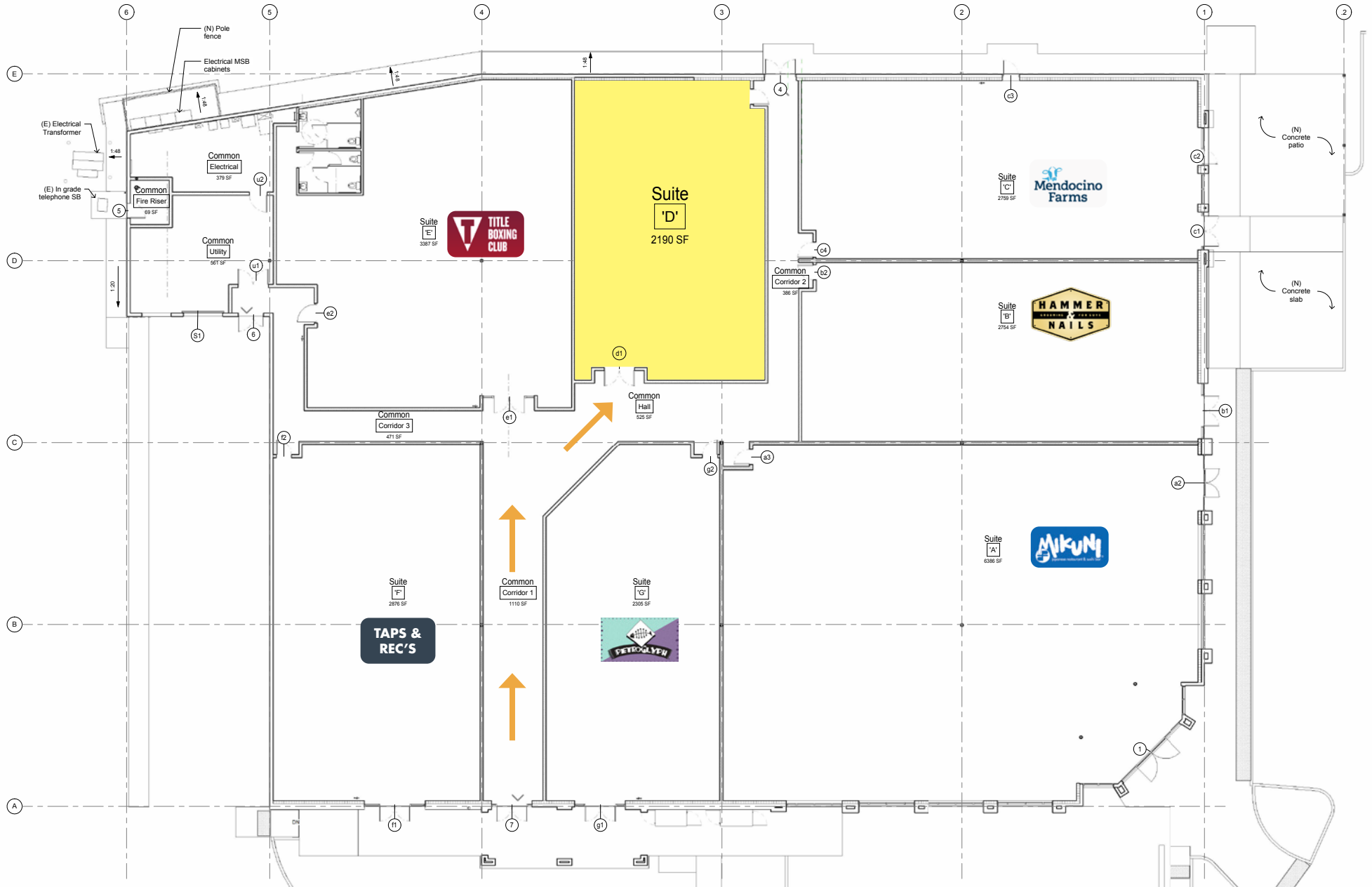


LEASABLE SQUARE FEET 2,192 /SF

LEASE RATE \$2.50 /SF/MO

FLOOR PLAN

2339 Fair Oaks Blvd.





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**Community Based.
Business Minded.**



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