



YARD SPACE/ INDUSTRIAL SPACE/ STRIP CENTER ON 2.35 ACRES

8212 FAIR OAKS BLVD
CARMICHAEL, CA 95608

**Jahn-Rich Commercial
Real Estate**

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PROPERTY SUMMARY

Offering Price	\$1,930,000.00
Price PSF	\$115
NOI	\$135,205
Cap Rate	7.01%
Building SqFt	16,850 SqFt
Year Built	1966
Lot Size (SF)	102,366.00 SqFt
Parcel ID	260-0031-033-0000
Zoning Type	LC
County	Sacramento
Number of Buildings	2

INVESTMENT SUMMARY

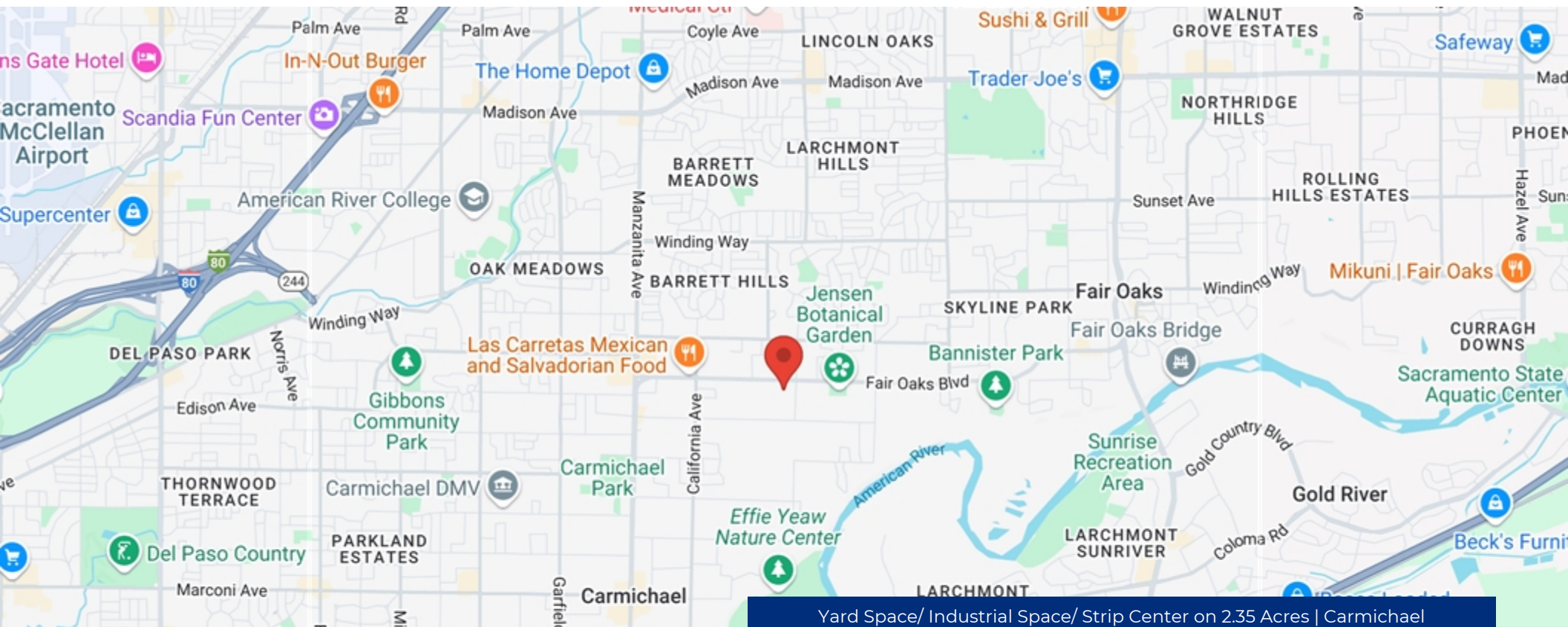
Jahn-Rich Commercial is pleased to present the opportunity to acquire the Vierra Center which consists of Yard space, warehouse space and a strip center located at 8212 Fair Oaks Blvd, Carmichael, CA, 95608. The 16,850 square feet of rentable space sits on a prime 2.35-acre parcel along Fair Oaks Blvd. This portion of Fair Oaks Blvd is known for its substantial traffic counts of approximately 30,029 vehicles per day. The property features 7,600 square feet dedicated to industrial space, including a large yard area, with 9,250 square feet of street front retail space. Zoned LC (Limited Commercial), the Vierra Center offers potential for redevelopment, providing a new owner with a wide array of possible uses. Currently, the retail portion is 90% leased to 6 local and regional tenants. The warehouse is fully leased at under market rents. The large yard space presents a unique opportunity for businesses requiring storage or distribution facilities while also generating income from the already leased retail and yard space. This property is well-suited for both investors looking to capitalize on rental income and owner users interested in utilizing the space for their business operations.



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INVESTMENT HIGHLIGHTS

- 7,600 SF warehouse with w/ large yard space
- 9,250 SF retail strip center
- 2.35 Acre Parcel
- Flexible LC zoning allows for a wide variety of uses
- Traffic counts of over 30,000 CPD
- Below market rents
- 7.01% cap rate on actual income (upside in leasing the one vacant space)



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LOCATION HIGHLIGHTS

- **High Traffic Volume:** The property benefits from significant daily traffic, with an estimated 30,029 vehicles per day passing along Fair Oaks Blvd, ensuring high visibility and accessibility for businesses.
- **Affluent Demographics:** Carmichael is known for its stable, affluent demographic, with median household incomes significantly above the state average, providing a solid customer base for retail and services.
- **Commercial Corridor:** Fair Oaks Blvd is a primary commercial artery in Carmichael, lined with a mix of retail, restaurants, and professional services, making it a hub for local commerce.
- **Proximity to Amenities:** The property is near numerous amenities including parks (e.g., Ancil Hoffman Park), educational institutions, and healthcare facilities like Mercy San Juan Medical Center, which is less than 3 miles away.
- **Retail Synergy:** Being part of an established retail environment, the property can benefit from the synergy of neighboring businesses, including supermarkets, banks, and specialty stores, which attract a steady flow of customers.
- **Strategic Location:** Situated in the heart of Carmichael, the property is easily accessible from major thoroughfares, including Highway 80, approximately 5 miles away, and Highway 50, about 2 miles away, enhancing connectivity to Sacramento, the Bay Area, and surrounding regions.



3 MILE RADIUS



POPULATION
140,910



DAYTIME POPULATION
122,452



HOUSEHOLDS
55,971



AVG. HOUSEHOLD INCOME
\$ 114,692

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RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Warehouse	Irish Iron	7,600	\$66,000.00	\$8.68	Other Income - \$0.00	11/01/2014	9/30/2025
Yard Space (.73 Acres)	Rent-A-Fence	0	\$30,900.00	\$0.00	Other Income - \$0.00	02/01/2023	1/31/26
8214/8212A	Fair Game	2,000	\$32,400.00	\$16.20	Other Income - \$0.00	05/01/2018	5/1/28
8216	Special Touch Grooming	1,500	\$11,880.00	\$7.92	Other Income - \$0.00	01/01/2009	-
8220	House Of Prayers	3,250	\$30,000.00	\$9.23	Other Income - \$0.00	01/01/2006	-
8212B	Office User	1,000	\$12,000.00	\$12.00	Other Income - \$0.00	02/03/2025	-
8218	Vacancy	1,500	\$18,000.00	\$12.00			
	Total Occupied	15350	\$183,180.00				
	Total Vacant	1500	\$18,000.00				
	TOTAL	16850	\$201,180.00		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$1,930,000.00
PRICE PSF	\$114.54
YEAR 1 NOI	\$135,205.00
YEAR 1 CAP RATE	7.01%
YEAR 1 LEVERAGED CASH / CASH RETURN	7.01%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	02/03/2025
MARKET RENT/SF	\$11.93

EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$6,500.00
PROPERTY TAX	\$24,375.00
MANAGEMENT FEE	\$6,400.00
GARBAGE	\$3,600.00
ELECTRICITY	\$2,400.00
WATER	\$2,400.00
MAINTENANCE/REPAIRS	\$2,300.00
TOTAL EXPENSES	\$47,975.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$201,180.00	\$201,180.00
ABSORPTION & TURNOVER VACANCY	\$(18,000.00)	\$(18,000.00)
SCHEDULED BASE RENTAL REVENUE	\$183,180.00	\$183,180.00
TOTAL POTENTIAL GROSS REVENUE	\$183,180.00	\$183,180.00
EFFECTIVE GROSS REVENUE	\$183,180.00	\$183,180.00
OPERATING EXPENSES		
PROPERTY TAX	\$24,375.00	\$24,375.00
INSURANCE	\$6,500.00	\$6,500.00
MANAGEMENT FEE	\$6,400.00	\$6,400.00
CAM	\$10,700.00	\$10,700.00
TOTAL OPERATING EXPENSES	\$47,975.00	\$47,975.00
NET OPERATING INCOME	\$135,205.00	\$135,205.00
CAP RATE		7.01%

House Of Prayer

For almost 20 years, House Of Prayer has been at this location. This church serves the city of Carmichael on the weekends, and has a prayer group every day at this location.

Special Touch Pet Grooming

For over a decade, Special Touch Pet Grooming has been a cornerstone in Carmichael, catering to the furry companions of the community with expertise and care. With a decade long commitment to excellence, the salon offers top notch grooming services, papering pets while ensuring their well-being

Fair Game Retro

Fair Game Retro carries the most extensive selection of retro, classic, and new video games, consoles and accessories. Fair game has offered retro video, consoles, and accessories to casual gamers and collectors in the Sacramento area since 2002.

Irish Iron

Irish Iron is one of the highest rated operators for custom made metal gates, wrought iron, and iron fencing in all of Sacramento.

Rent-A-Fence

As a full-Service provider of temporary fence, Rentafence.com provides an array of products and services to meet the needs of construction, events, and emergency response industries. They service all of California including including Bay Area, Southern California, as well as Reno and Las Vegas.

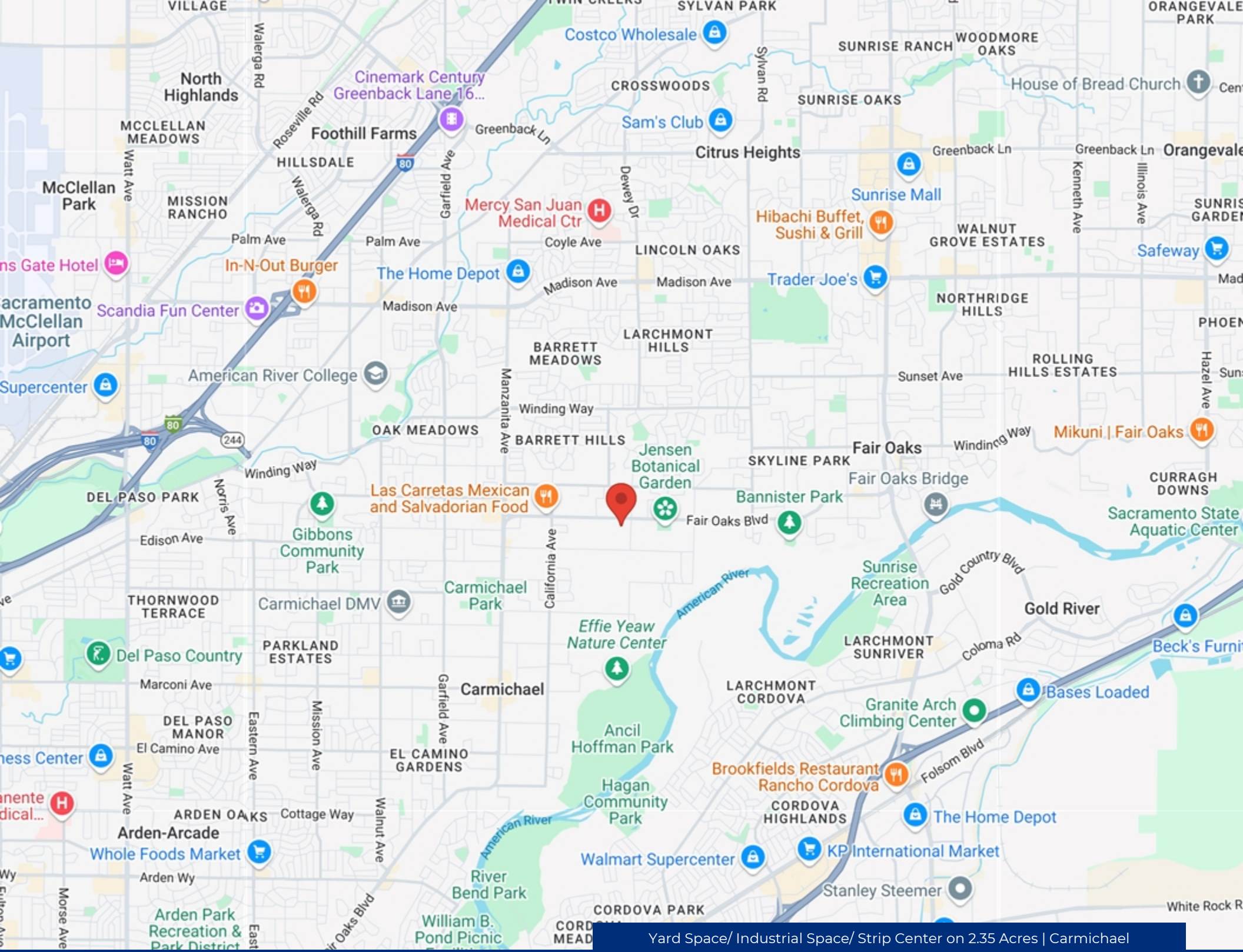
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,882	133,062	330,277
2010 Population	11,794	129,257	330,271
2024 Population	12,350	140,910	363,294
2029 Population	12,314	141,542	365,621
2024-2029 Growth Rate	-0.06 %	0.09 %	0.13 %
2024 Daytime Population	9,218	122,452	345,073

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	194	4,173	10,219
\$15000-24999	262	2,669	7,295
\$25000-34999	203	3,282	8,677
\$35000-49999	563	5,062	13,141
\$50000-74999	733	9,027	23,386
\$75000-99999	615	8,326	20,526
\$100000-149999	1,125	10,927	25,858
\$150000-199999	559	5,894	14,525
\$200000 or greater	839	6,611	15,656
Median HH Income	\$ 98,785	\$ 84,533	\$ 81,847
Average HH Income	\$ 129,604	\$ 114,692	\$ 112,318

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,892	54,315	131,237
2010 Total Households	4,933	53,414	130,673
2024 Total Households	5,093	55,971	139,282
2029 Total Households	5,019	55,622	138,690
2024 Average Household Size	2.41	2.48	2.58
2024 Owner Occupied Housing	2,972	30,800	77,669
2029 Owner Occupied Housing	3,020	31,477	79,398
2024 Renter Occupied Housing	2,121	25,171	61,613
2029 Renter Occupied Housing	2,000	24,145	59,292
2024 Vacant Housing	199	2,366	5,532
2024 Total Housing	5,292	58,337	144,814





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ABOUT CARMICHAEL

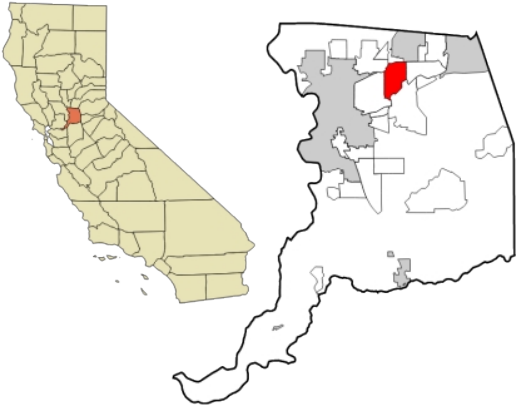
Carmichael is a census-designated place (CDP) in Sacramento County, California, United States. It is an unincorporated suburb in the Greater Sacramento metropolitan area. The population was 79,793 at the 2020 census.



CITY OF CARMICHAEL

COUNTY SACRAMENTO

AREA		POPULATION	
CITY	15.6 SQ MI	POPULATION	79,793
LAND	15.3 SQ MI	DENSITY	5,203.67 SQ MI
WATER	0.2 SQ MI		
ELEVATION	125 FT		



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE JAHN-RICH COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.**

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