Creative Sublease | Excellent Location

±27,500 SF AVAILABLE

2339 FAIR OAKS BLVD SACRAMENTO, CA



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PROPERTY HIGHLIGHTS

The opportunity currently exists to acquire (sublease or buyout of lease) the building at this excellent location formally occupied by The Fresh Market (TFM). The property is a 27,500 SF grocery box that is immediately adjacent to the Pavilions shopping center on the East side. TFM closed all of its Sacramento-area locations; however, TFM is paying all rent & NNN costs. A buyout of The Fresh Market lease and a re-leasing of the space to another grocer, entertainment concept, medical supply or gym tenant would most likely be the best economic use of the Property. The current lease expires 10/2028 with options to extend to 2058.

The Fresh Market would consider either a sublease of their current lease or a buyout of their lease.

Let's Get Creative! Contact Broker for more information.

- √ Strong Recent Leasing/Renovation- Surrounded by the most successful centers in Sacramento: Pavilions adjacent to the West (The Landmark Lifestyle Center), University Village Center (Complete Transformation Underway) a block away on Fair Oaks Blvd & University Avenue, New CVS & Raley's at Howe Ave & Fair Oaks Blvd a block away, Loehmans Plaza and Lyon's Village just two blocks East of the site.
- √ Highly Affluent Demographics- Located between the wealthy neighborhoods of East Sacramento, Sierra Oaks, and Arden Park/Arden Oaks, Pavilions is the retail destination for Sacramento's sophisticated and affluent residents. These neighborhoods feature Median Household Incomes approaching \$115,000 per year.
- √ Low Vacancy Retail Corridor- The retail vacancy rate along Fair Oaks Blvd from Howe Ave to Munroe St is currently 3.3%.
- √ Parking & Signage- There is a large parking lot directly in front of the building dedicated to serve this location. There is a monument sign on Fair Oaks Blvd as well as building signage available to use.







DEMOGRAPHIC PROFILE



DEMOGRAPHICS (2016 EST)					
		1 MILE	2 MILES	3 MILES	
»	Population	19,256	63,896	125,907	
>>	Med. Household Income	\$56,406	\$60,460	\$62,520	
>>	Total Businesses	1,548	4,947	9,653	
>>	Total Employees	10,390	58,281	110,623	

TRAFFIC COUNTS	
Fair Oaks Blvd	35,000 VPD
Howe Ave	50,000 VPD

EXTERIOR PHOTOS









INTERIOR PHOTOS

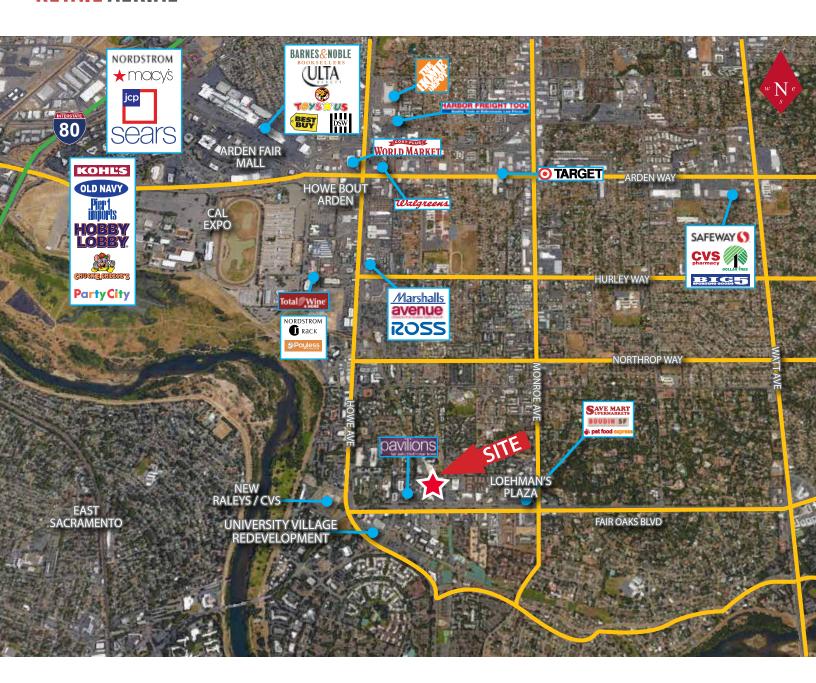








RETAIL AERIAL





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