

# 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



Access into Adjacent Pavilions Shopping Center



Rollup Door in the Back



## INTERIOR PHOTOS





## RETAIL AERIAL







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