

NOW
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Retail **24/7.**

FREESTANDING RESTAURANT BUILDING **2310 FAIR OAKS BOULEVARD**

SACRAMENTO :: CALIFORNIA



FOR MORE INFORMATION
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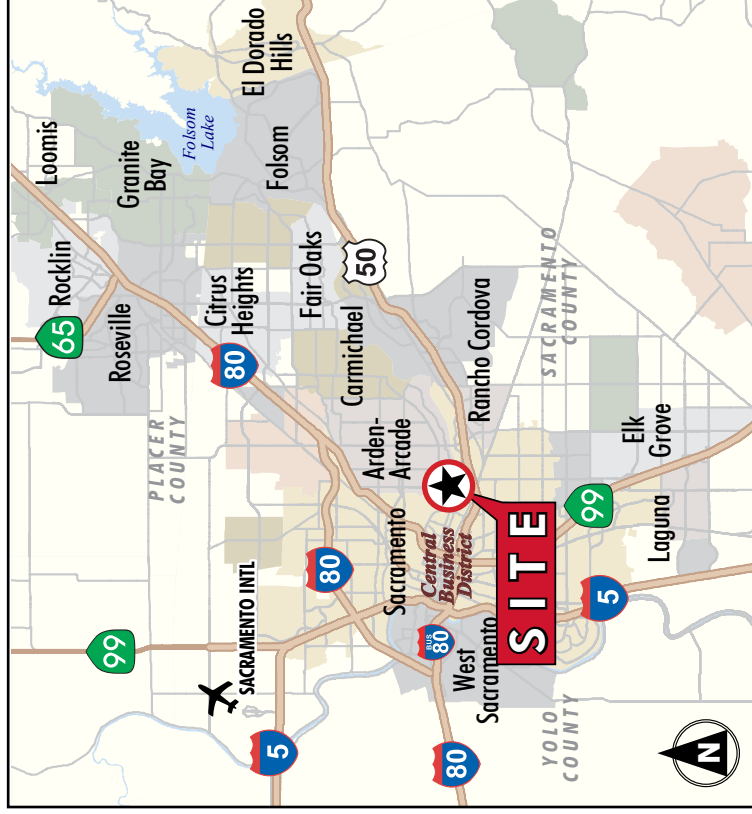
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2310 FAIR OAKS BOULEVARD

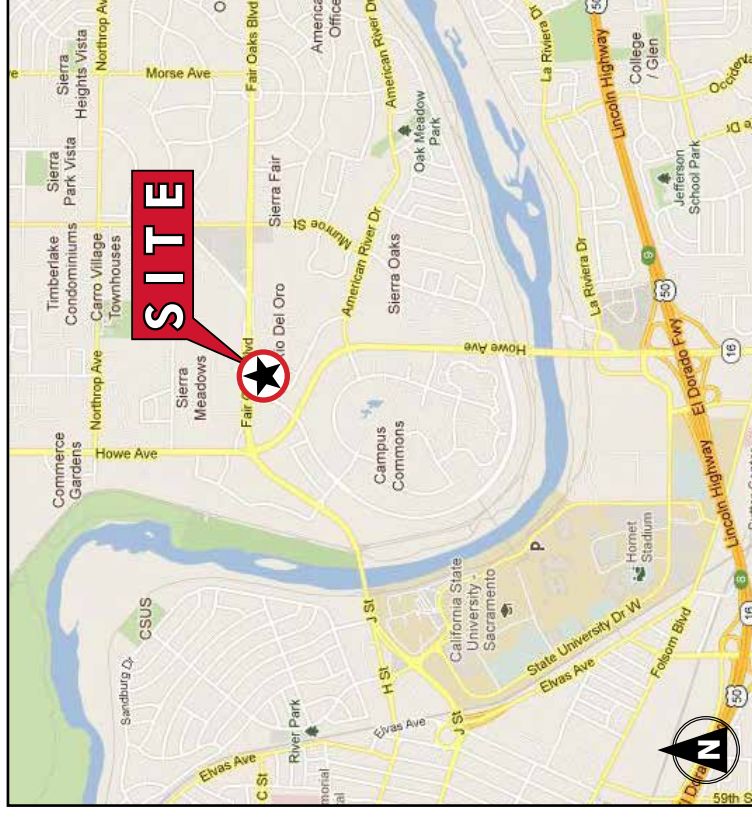
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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HIGHLIGHTS

- ± 4,110 SF fully-improved, freestanding restaurant building
 - Full bar/banquet area
 - Hood and walk-in refrigerators
 - Patio seating areas (2)
 - Building and monument signage
- High identity, high visibility location
- Excellent traffic counts
- Located .3 miles from one of the busiest intersections in the Sacramento region
- Located within 2 miles of Sacramento's most prestigious residential neighborhoods
- Nearby traffic generators include:
 - California State University, Sacramento - with nearly 29,000 students and 3,000 full- and part-time faculty
 - Upscale retail, including the Pavilions Shopping Center and Loehmann's Plaza; University Village Shopping Center anchored by Safeway and CVS; and the Arden Fair Regional Mall—the number one retail location in the Sacramento Metropolitan Area
 - East Sacramento
 - Nearby Highway 50
- Strong daytime population with over 1.4 million SF of Office in the immediate area
- Restaurants in the area include: Ruth's Chris Steakhouse, Bandera's, Piatti, Tokyo Fro's, Greek Village Inn, Roxy's, McDonalds, Boston Market, and more

DEMOGRAPHICS (2013 EST.)

Population

1-mile	18,481
3-mile	117,715
Trade Area	23,803

Average HH Income

1-mile	\$65,092
3-mile	\$66,674
Trade Area	\$100,064

Median HH Income

3-mile	\$42,378
5-mile	\$45,552
Trade Area	\$62,127

Daytime Employment (3-mile)

Employees	116,068
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Source: Claritas

Traffic Count

Fair Oaks Blvd (2010)	27,442 ADT
Howe Ave (2011)	43,434 ADT

Source: County of Sacramento

Significant Employers (2.5-mile)

<u>Employer</u>	<u>Employees</u>
California State University	3,000
California State Exposition & Fair	2,000
Mercy Hospitals Regional Rehab	1,500
Securitas Security Service USA	1,100
Discovery Petition Management Company	1,000
Sacramento County Probation	999
American Medical Response	400

Source: Claritas

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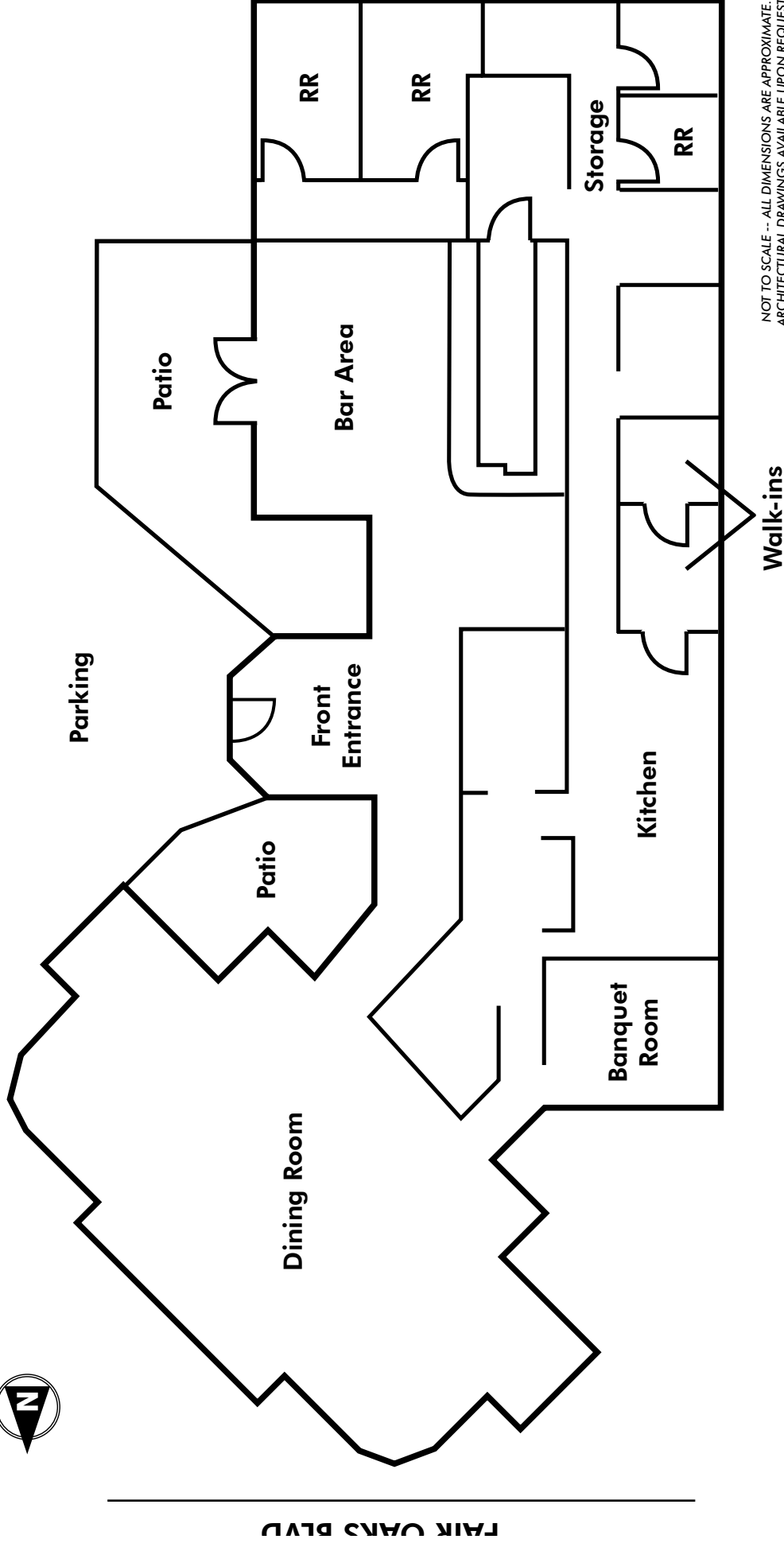
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SITE PLAN



FAIR OAKS BLVD

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NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.
ARCHITECTURAL DRAWINGS AVAILABLE UPON REQUEST.

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INTERIOR DINING AREA



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KITCHEN AND BAR



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