

Watt-Fair Oaks Professional Center

3461 Fair Oaks Blvd. Sacramento, CA

±4,142 RSF Available
(Expandable up to ±13,598 RSF)

High Quality Common Area Lobby and Building Entryway Finishes

Property Highlights



Fair Oaks Blvd.
Prime Signage
Available



Easy Access to
Highway 50



Wonderful Retail
Amenities Nearby



Daily Traffic
Count 140,000



Building
Atrium



High Quality Common
Area Lobby and
Building Entryway
Finishes

Availabilities

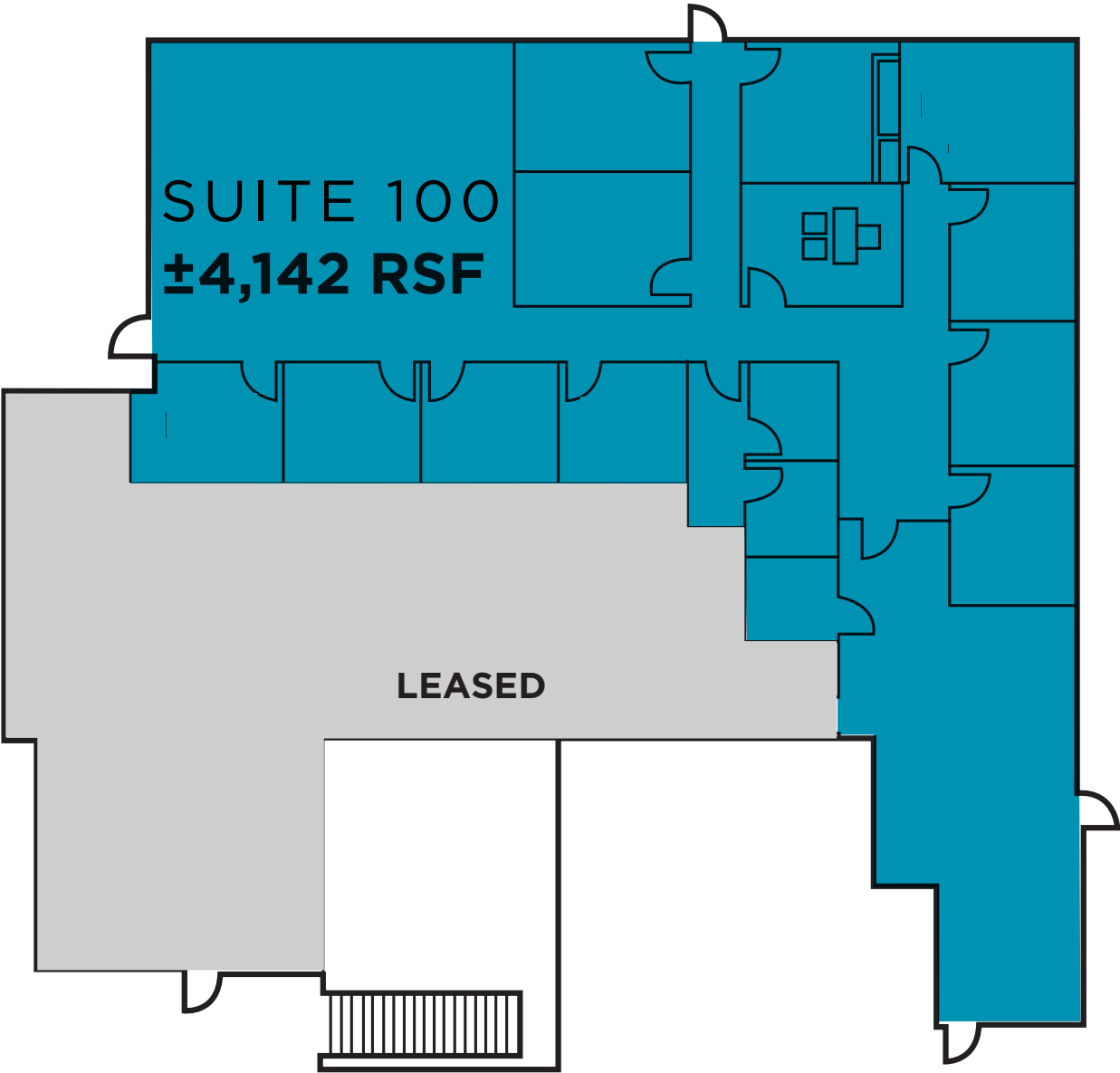
Suite 100*	±4,142 RSF	\$2.25/RSF Full Service Gross
Suite 200	±9,456 RSF	\$1.25/RSF Full Service Gross

* Suite 100 can be available with 30 days notice



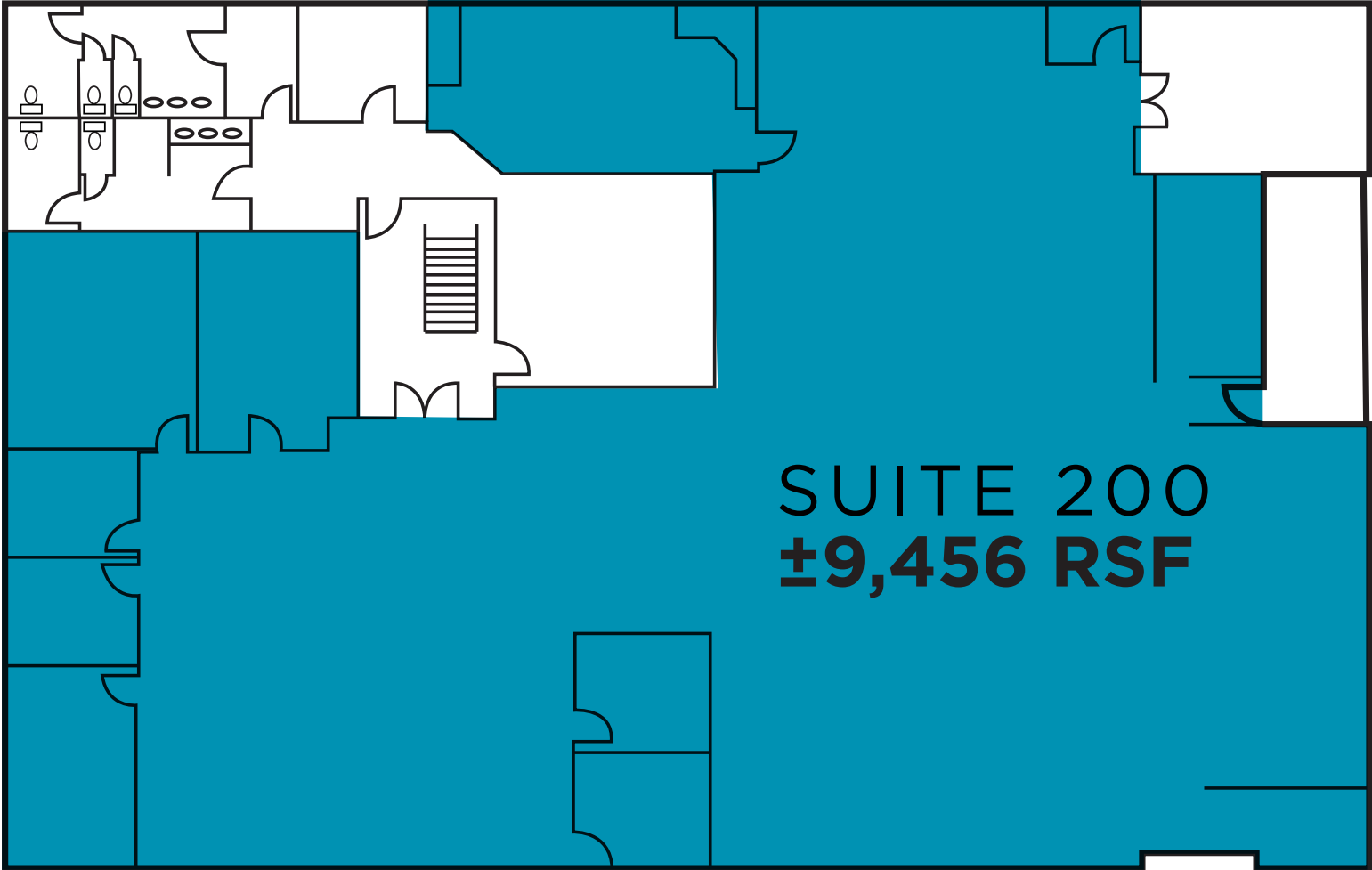
Availability

Suite 100 ±4,142 RSF \$2.25/RSF Full Service Gross



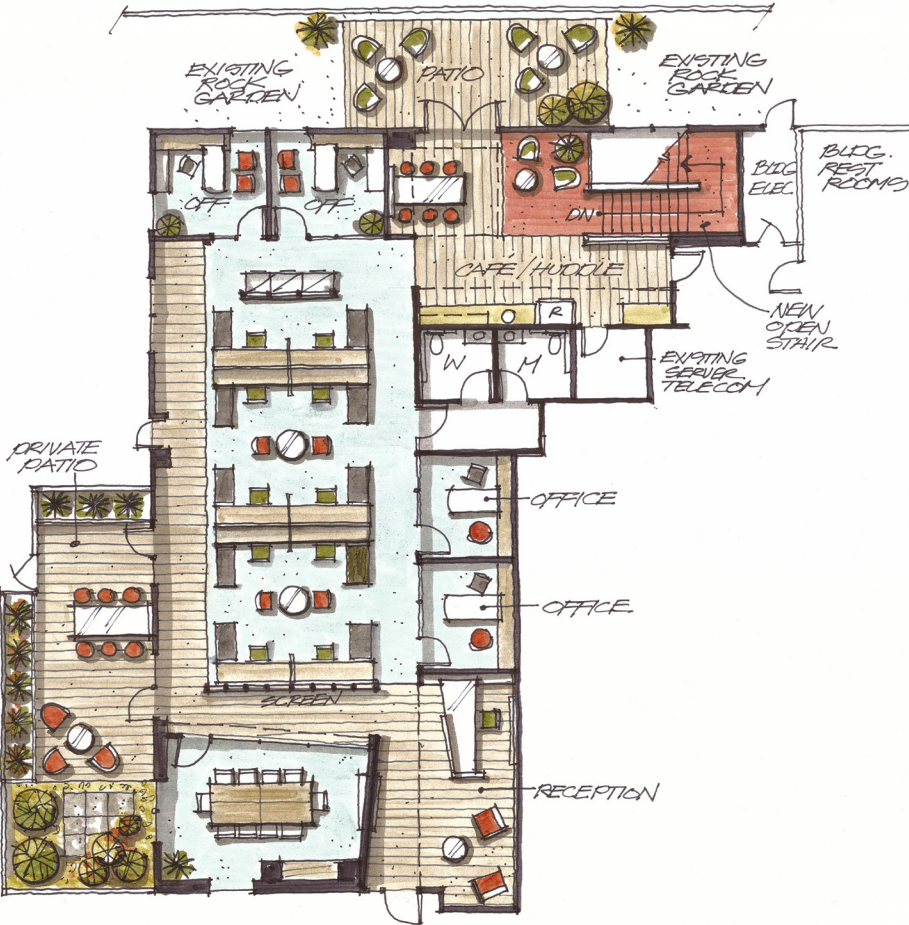
Availability

Suite 200 ±9,456 RSF \$1.25/RSF Full Service Gross

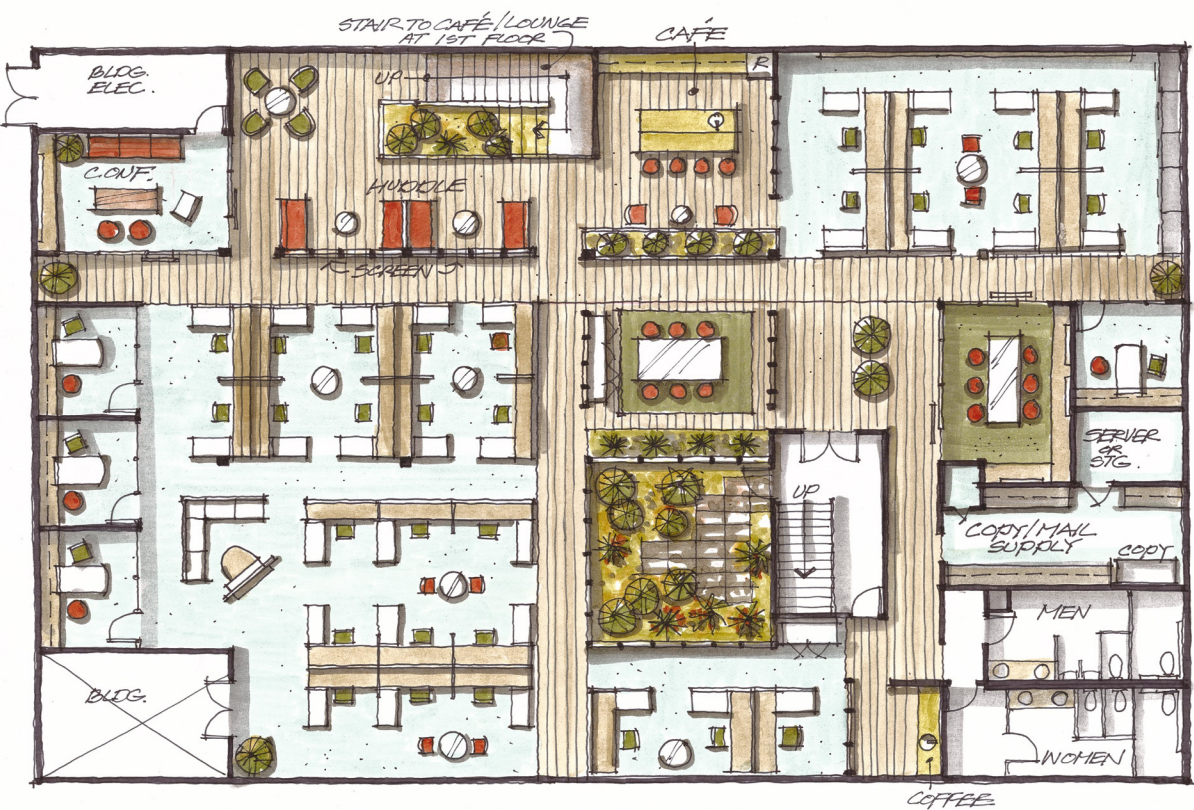


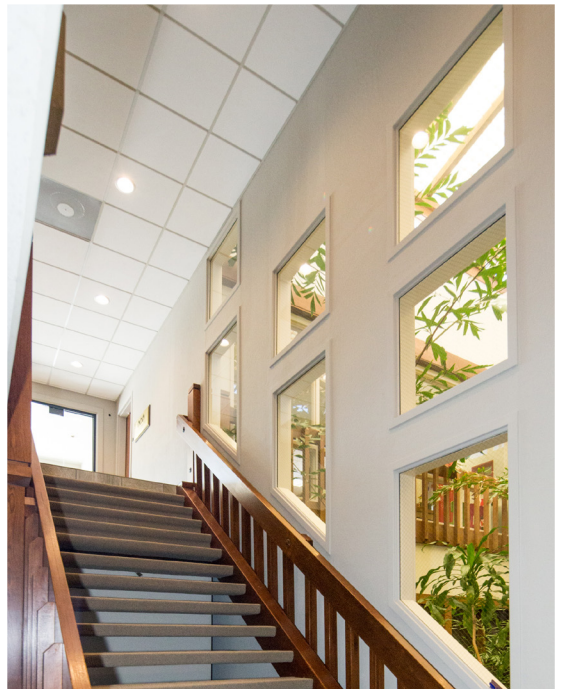
Hypothetical Renderings

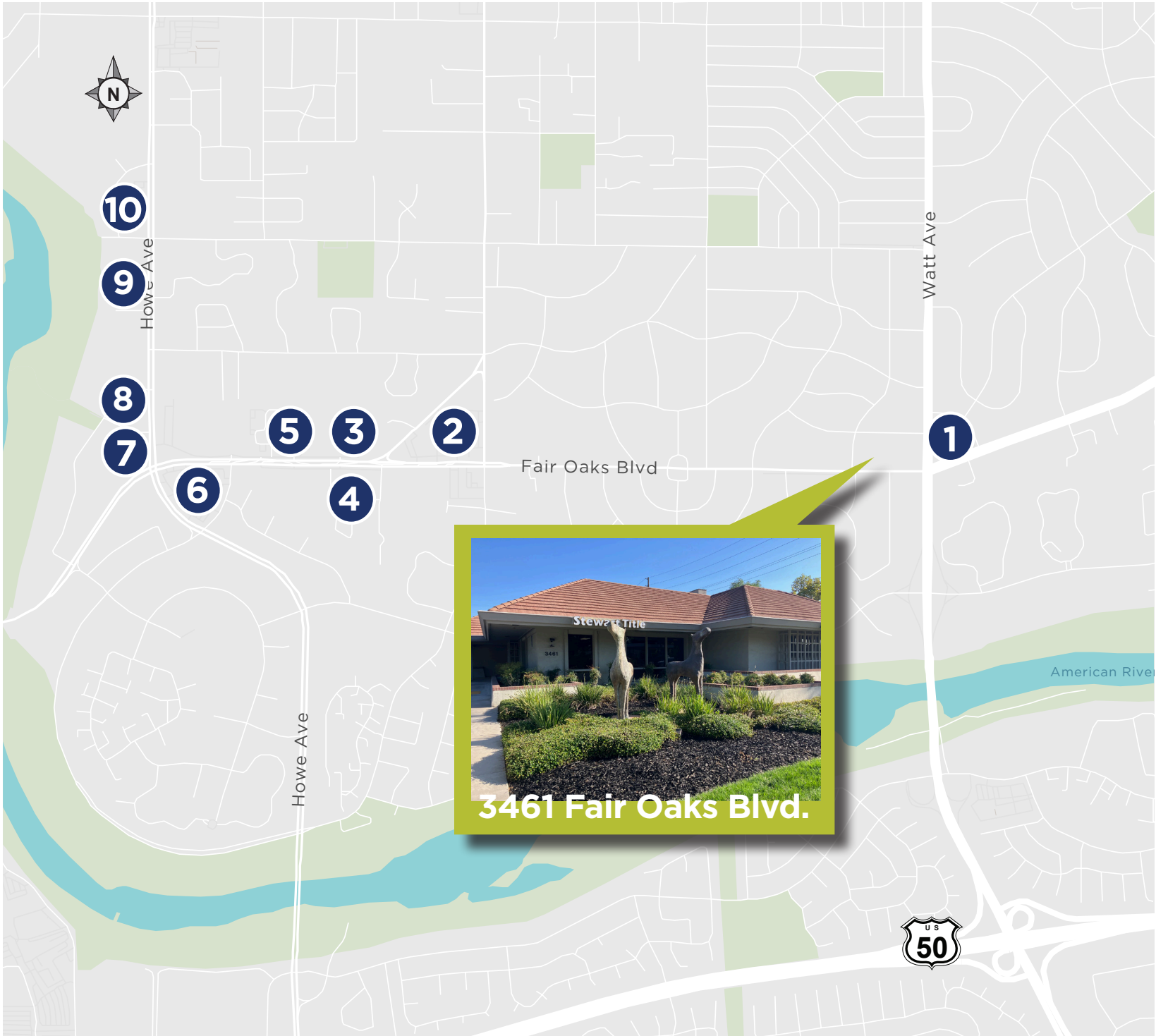
SUITE 100



SUITE 200







1

Jersey Mike's Subs
Starbucks Coffee
Mas Taco
Danielle's Crêperie
Varimax Fitness
FitGolf Performance
Chase

2

Jack's Urban Eats
Chipotle
Lemon Grass
Beach Hut Deli
Bento Box
Boudin SF
Thai House Restaurant
The UPS Store
Noodles & Company
Noah's Bagels
Grateful Bread
Jamba Juice
Save Mart
GNC
Bank of the West
Petfood Express
Sees Candy
Nothing Bundt Cakes
Temple Coffee

3

Kaiser Permanente

4

Zinfandel Grille
Ettore's Bakery & Café
Makisu Sushi

5

Ruth's Chris Steak House
Piatti Ristorante & Bar
Café Bernardo
Wildwood Kitchen & Bar
Williams-Sonoma
Mikuni
Mendocino Farms

6

Safeway
Poke Noke
Buckhorn BBQ + Grill
Starbucks Coffee
Bennett's American Cooking
Zocalo's
DryBar
Capitol Beer and Tap Room
Menchie's Frozen Yogurt
US Bank
AT&T
Pearl's Boba
Citibank
Great Clips

7

CVS Pharmacy
Starbucks Coffee
Raley's
Orangetheory Fitness
KB Nails

8

Mel's Diner
Bruchi's Cheese Steak
Twin Peaks

9

California Sun
Sushi Hook
Ramen & More

10

Panera Bread
La Bou
Jack in the Box
Korean BBQ

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**For more information,
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