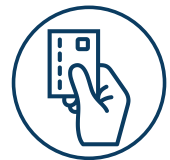


Watt-Fair Oaks Professional Center

3461 Fair Oaks Blvd. Sacramento, CA

±9,456 RSF Available



New Lease will Earn a \$10,000.00 VISA
Gift Card Plus a Full 5% Commission*

*Applies only to a Lease for all of Suite 200 (±9,456 RSF).

*Valid through June 30, 2022, must be for a minimum three
year lease term, and is subject to Landlord approval.

Property Highlights



Building Atrium



Building and Monument Signage Available



New Common Area Lobby and Building Entryway Finishes



Daily Traffic Count 140,000



New Landscaping

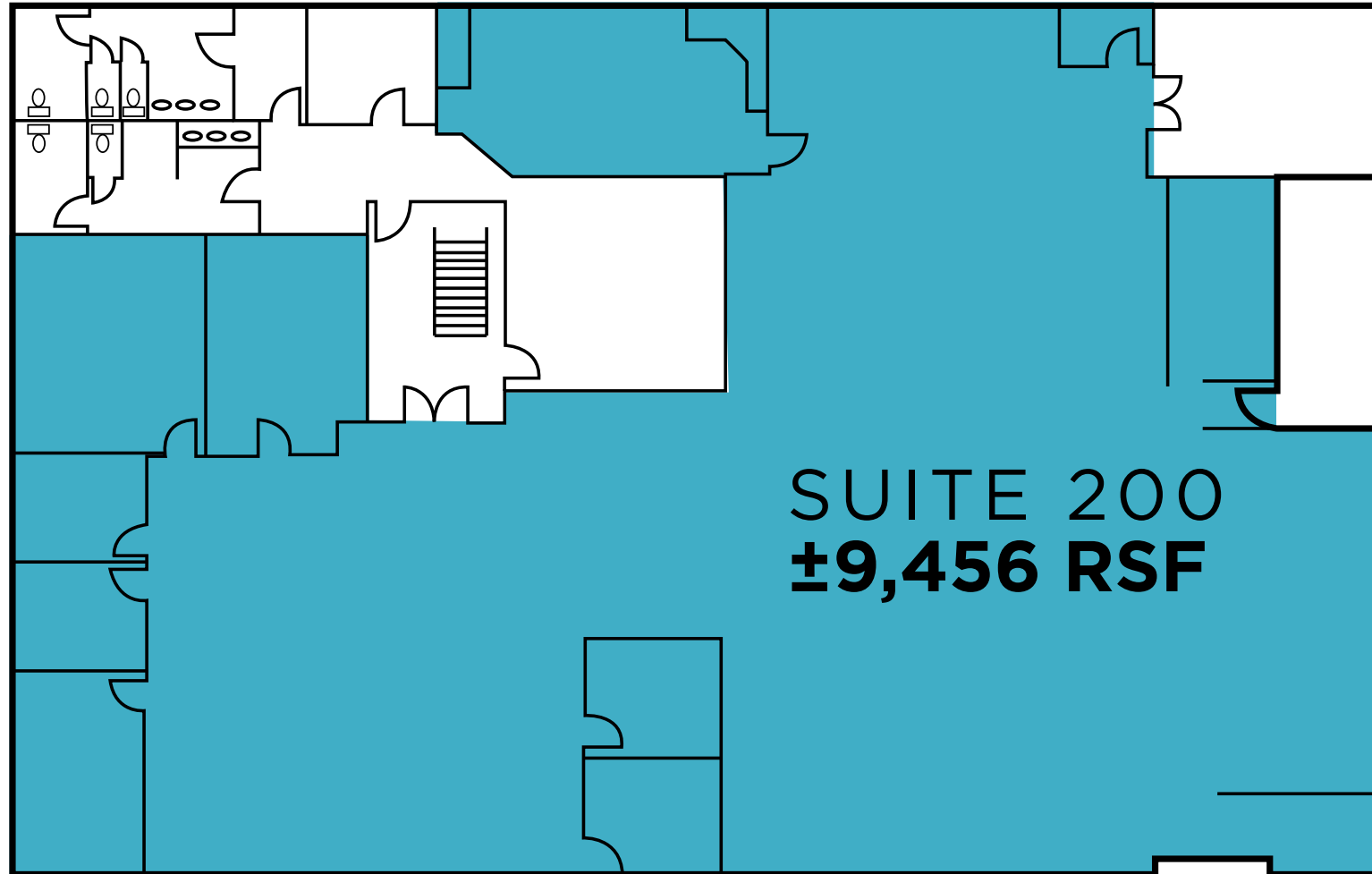


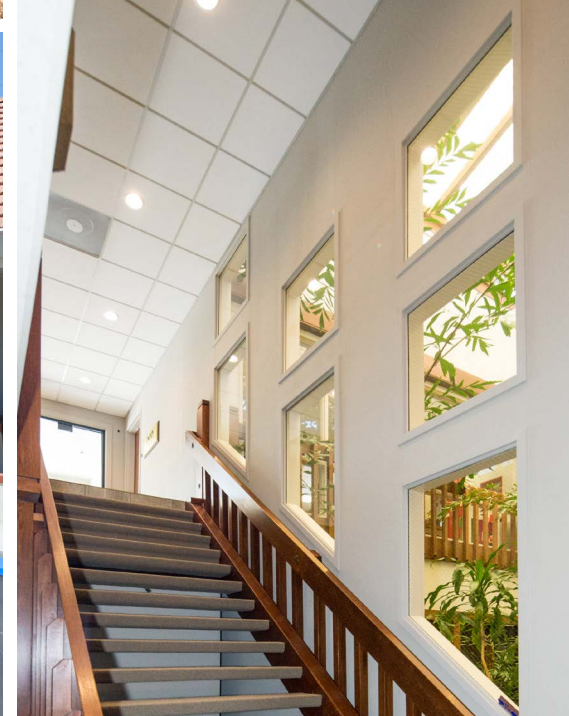
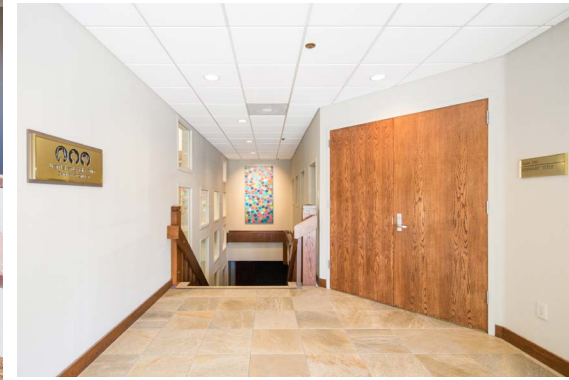
Easy Access to Highway 50

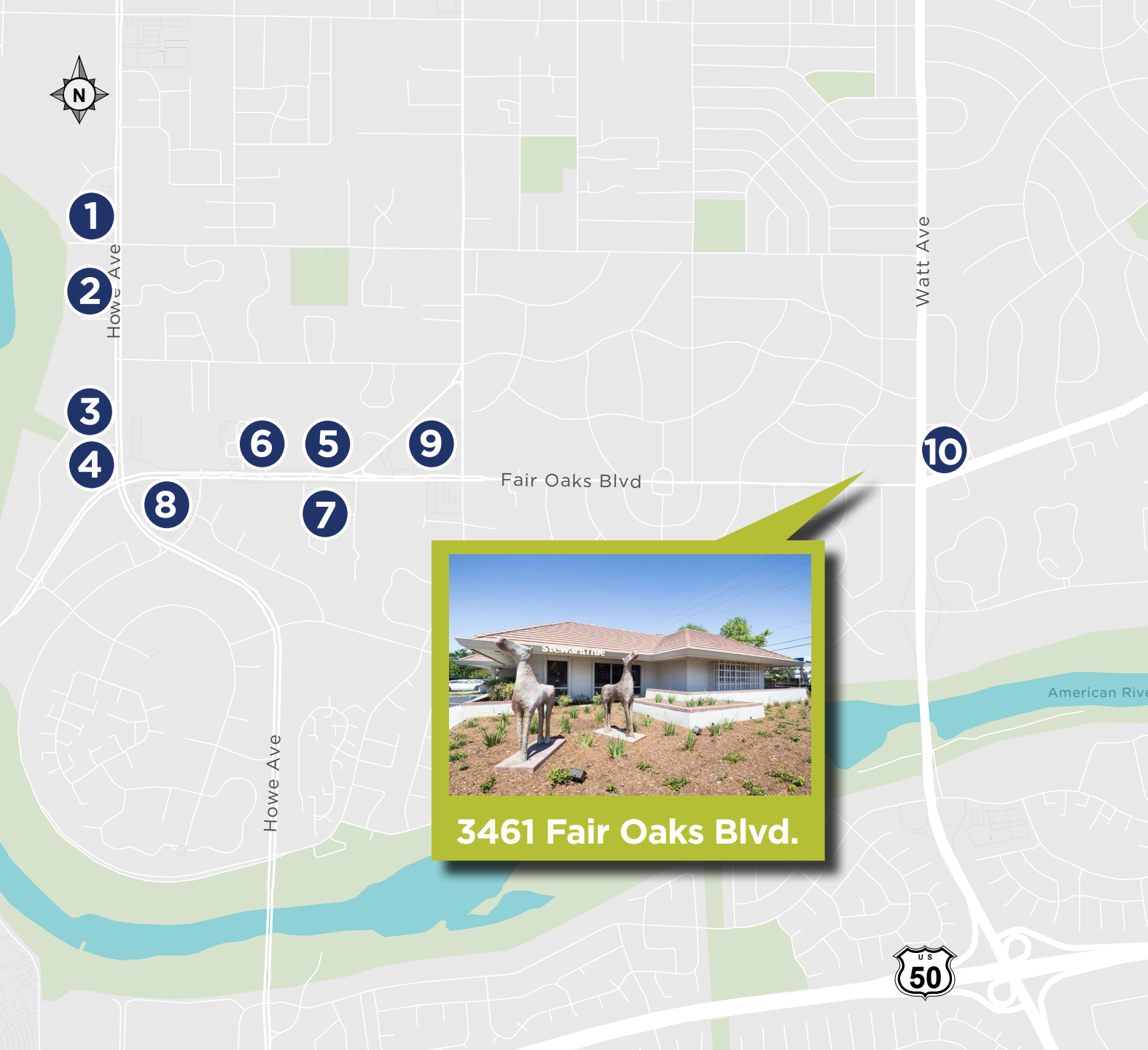


Availability

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







3461 Fair Oaks Blvd.

- 1**
 - Panera Bread
 - La Bou
 - California Family Fitness
 - Jack in the Box
 - Korean BBQ
 - Canton Buffet
 - Sprint
- 2**
 - Total Nutrition
 - Sushi Hook
 - Ramen & More
- 3**
 - Mel's Diner
 - Bruchi's Cheese Steak
- 4**
 - Roxy Restaurant & Bar
 - Yogurtland
 - Beal Bank
 - CVS
 - Starbucks
- 5**
 - Kaiser Permanante
- 6**
 - Ruth's Chris Steak House
 - Piatti Ristorante & Bar
 - Café Bernado
 - Wildwood Kitchen & Bar
 - Insight Coffee
- 7**
 - Zinfandel Grille
 - Ettore's Bakery & Café
 - Sumo Sushi
- 8**
 - Raley's
 - Poke Noke
 - Buckhorn Grill
 - Starbucks Coffee
 - Grub Burger Bar
 - Zocalo's
 - Pieology Pizza
 - Capitol Beer and Tap Room
 - Menchie's Frozen Yogurt
 - US Bank
 - AT&T
 - Pearl's Boba
 - Citibank
- 9**
 - Jack's Urban Eats
 - Chipotle
 - Lemon Grass
 - Beach Hut Deli
 - Bento Box
 - Boudin SF
 - Thai House Restaurant
 - Papa Murphy's
 - Noodles & Company
 - Noah's Bagels
 - Grateful Bread
 - Jamba Juice
 - Pinkberry
 - Save Mart
 - GNC
 - Bank of the West
 - Petfood Express
- 10**
 - Starbucks Coffee
 - Mas Taco
 - Varimax Fitness
 - Dukes Plates & Pints
 - FitGolf Performance
 - Chase

Watt-Fair Oaks Professional Center

3461 Fair Oaks Blvd. Sacramento, CA

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