4401 HAZEL AVENUE

SACRAMENTO (FAIR OAKS), CA

HIGH VISIBILITY CORNER LOCATION FOR LEASE



OFFICE / RETAIL OPPORTUNITY

CBRE

BUILDING HIGHLIGHTS

Asking rates between
$1.60-$1.70 PER SQ. FT.,
modified gross

Convenient
HIGHWAY 50 ACCESS
(only 5 minutes away)

AMENITY-RICH AREA of Fair Oaks (Temple Coffee and Mikunis next door, multiple grocery-anchored retail centers within two miles, e.g., Safeway, Raley's, Trader Joe's)

MONUMENT/BUILDING SIGNAGE available (fantastic visibility along the heavily vehicle trafficked Hazel Avenue for company branding)

ABUNDANT
parking available





SITE PHOTOS

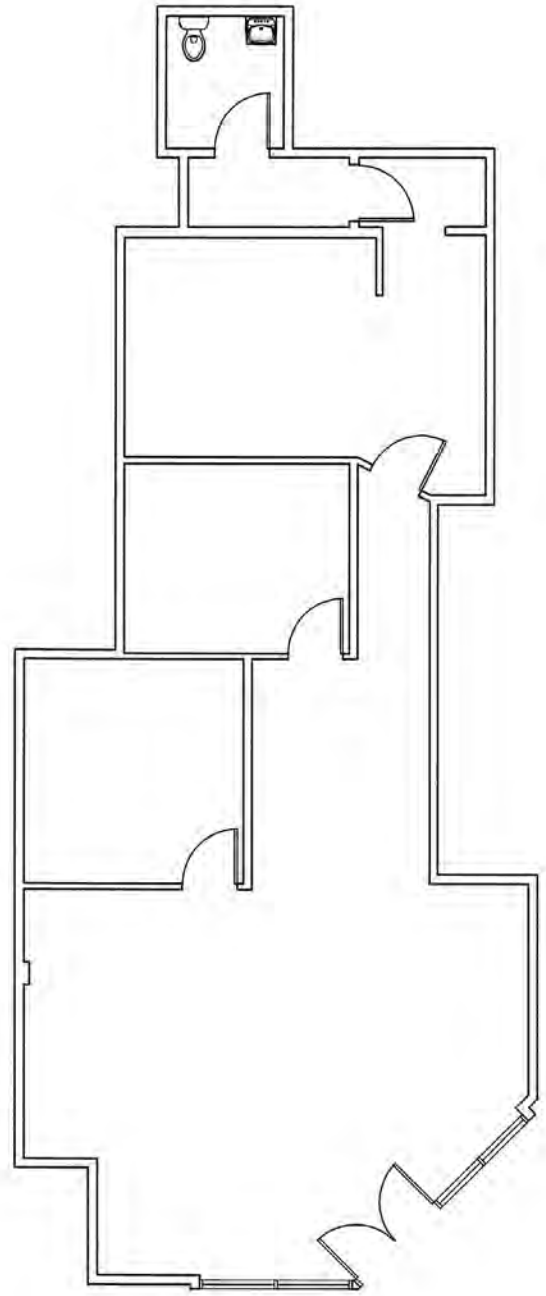




FLOOR PLAN

SUITE 110 - ±1,657 RSF

- Two Private Offices
- Kitchen
- In-suite Restroom



1ST FLOOR

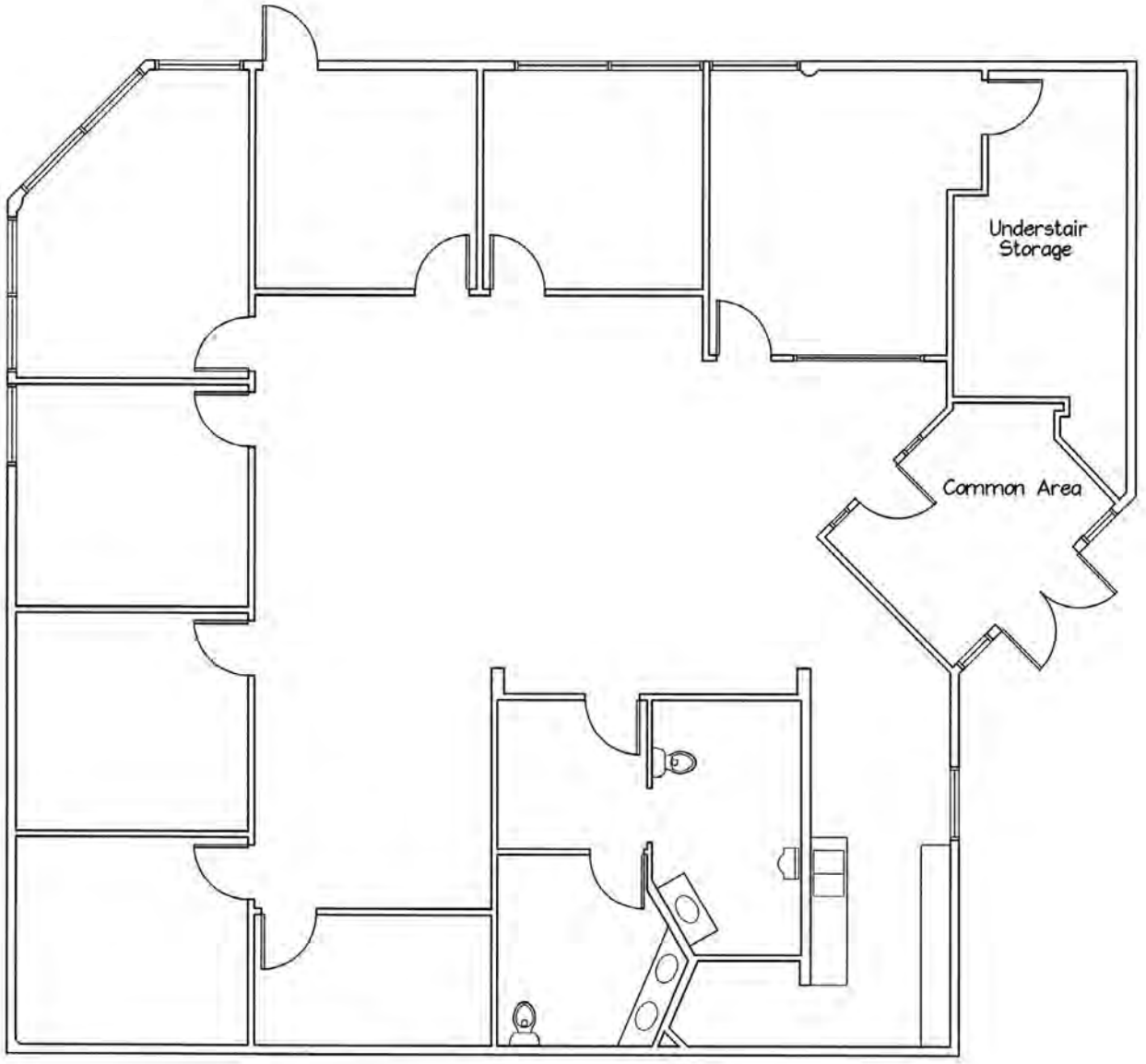
$1.70 PSF, MODIFIED GROSS

TAKE SUITE TOUR

FLOOR PLAN

SUITE 135 - ±3,127 RSF

- Seven Private Offices
- Conference Room
- Kitchen
- Two In-suite Restrooms



1ST FLOOR
$1.60 PSF, MODIFIED GROSS

TAKE SUITE TOUR

FLOOR PLAN

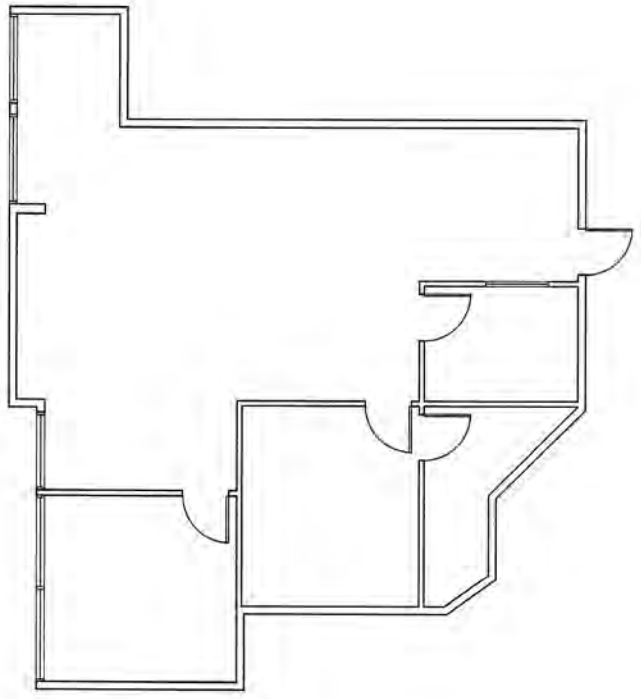
SUITE 200 - ±956 RSF

- Three Private Offices
- 0pen Space

TAKE SUITE TOUR

SUITE 214 - ±1,279 RSF

- Two Private Offices
- Conference Room
- Open Space



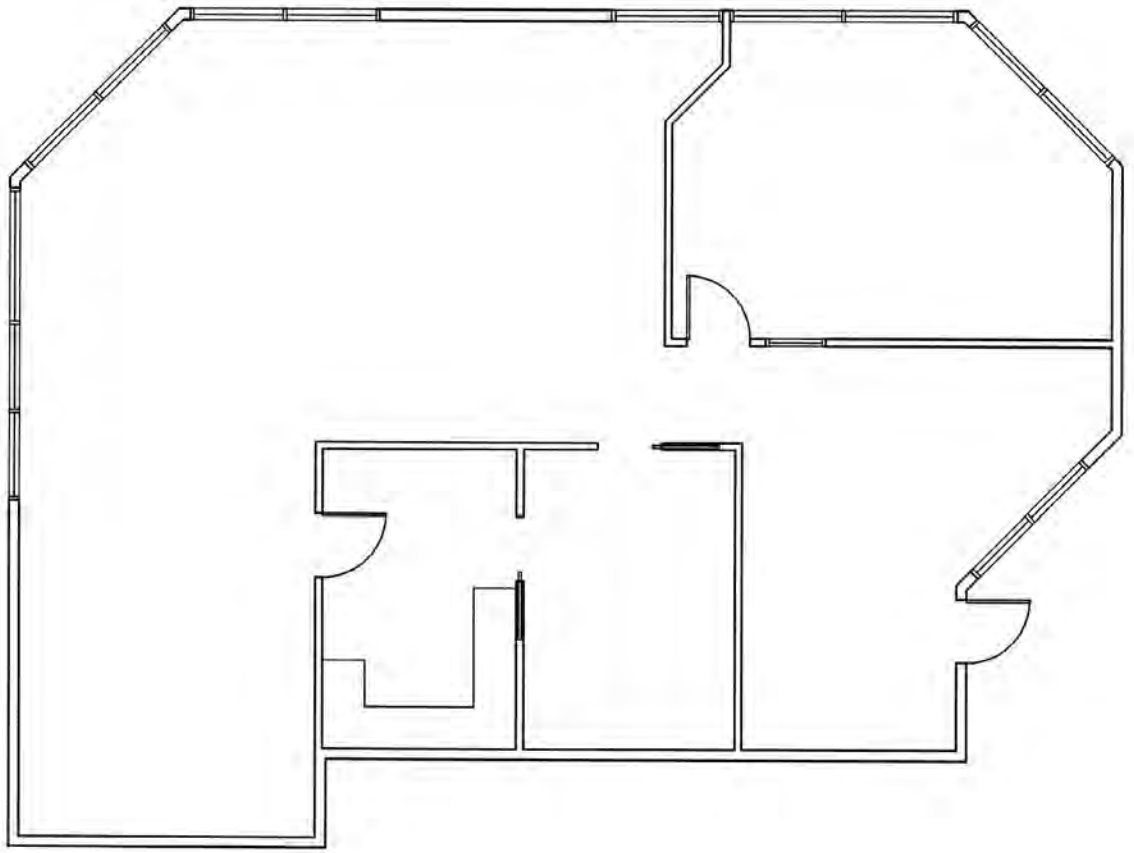
2ND FLOOR

$1.60 PSF, MODIFIED GROSS

FLOOR PLAN

SUITE 240 - ±1,987 RSF

- Private Office
- Conference Room
- Kitchen
- 0pen Space

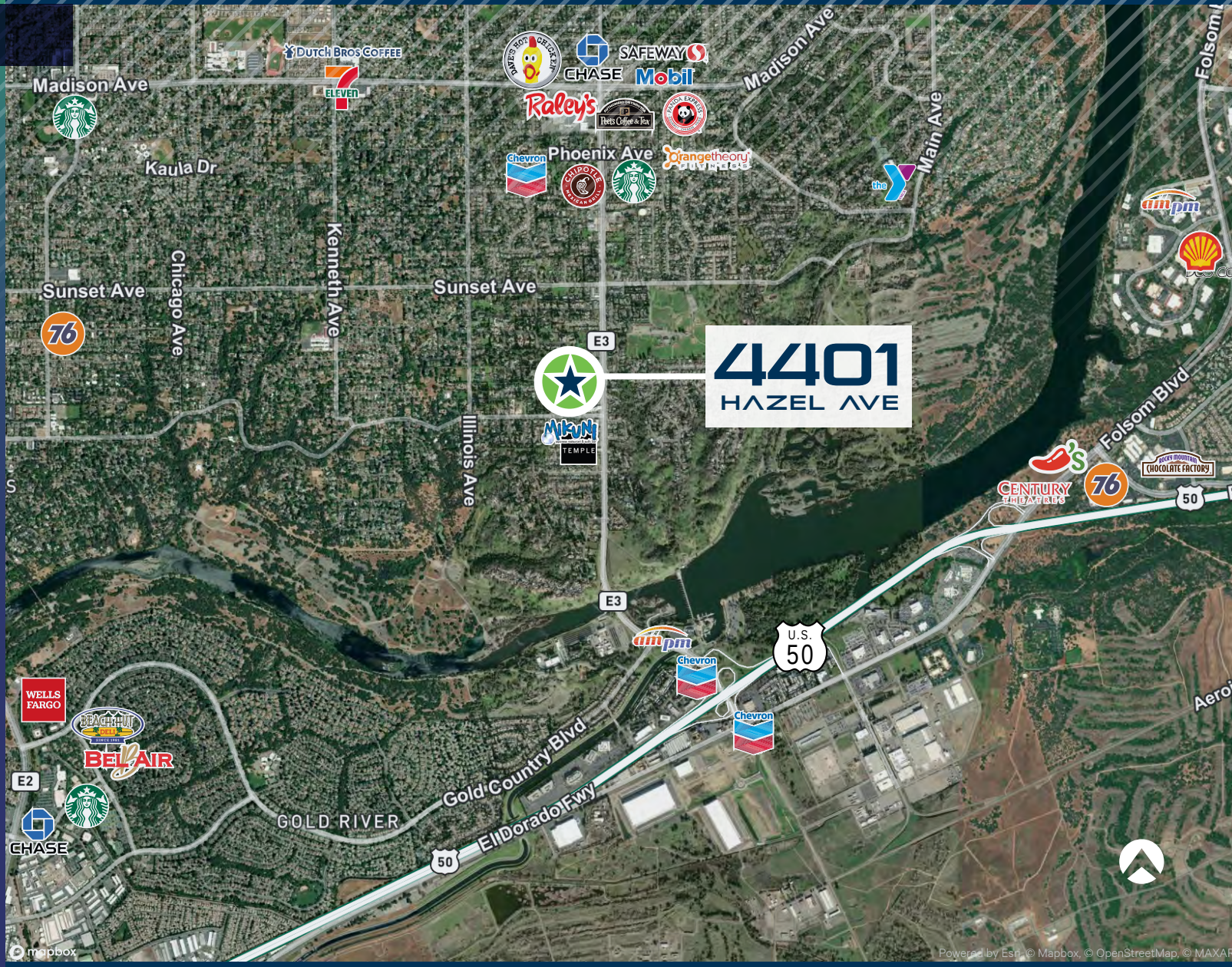


2ND FLOOR

$1.60 PSF, MODIFIED GROSS

TAKE SUITE TOUR

AMENITIES



CONTACT FOR MORE INFORMATION

HAYDEN NABERS
Associate
+1 916 817 0140
hayden.nabers@cbre.com
Lic. 02231233

cbre.com/sacramento

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_November2026