



# Auto Repair For Lease

4410 San Juan Ave. Fair Oaks, CA



**2,580 SF Available**

**Asking Rent: \$1.50/NNN**

## We are pleased to offer the following space:

- ⇒ Busy Intersection at San Juan & Winding Way
- ⇒ Anchored by Ready Set Go Childcare Center and Round Table Pizza
- ⇒ Multiple Drive-thru Bays
- ⇒ Corner Visibility
- ⇒ Underground Access
- ⇒ Ample parking
- ⇒ **Available October 2023**



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[www.macco.org](http://www.macco.org)

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

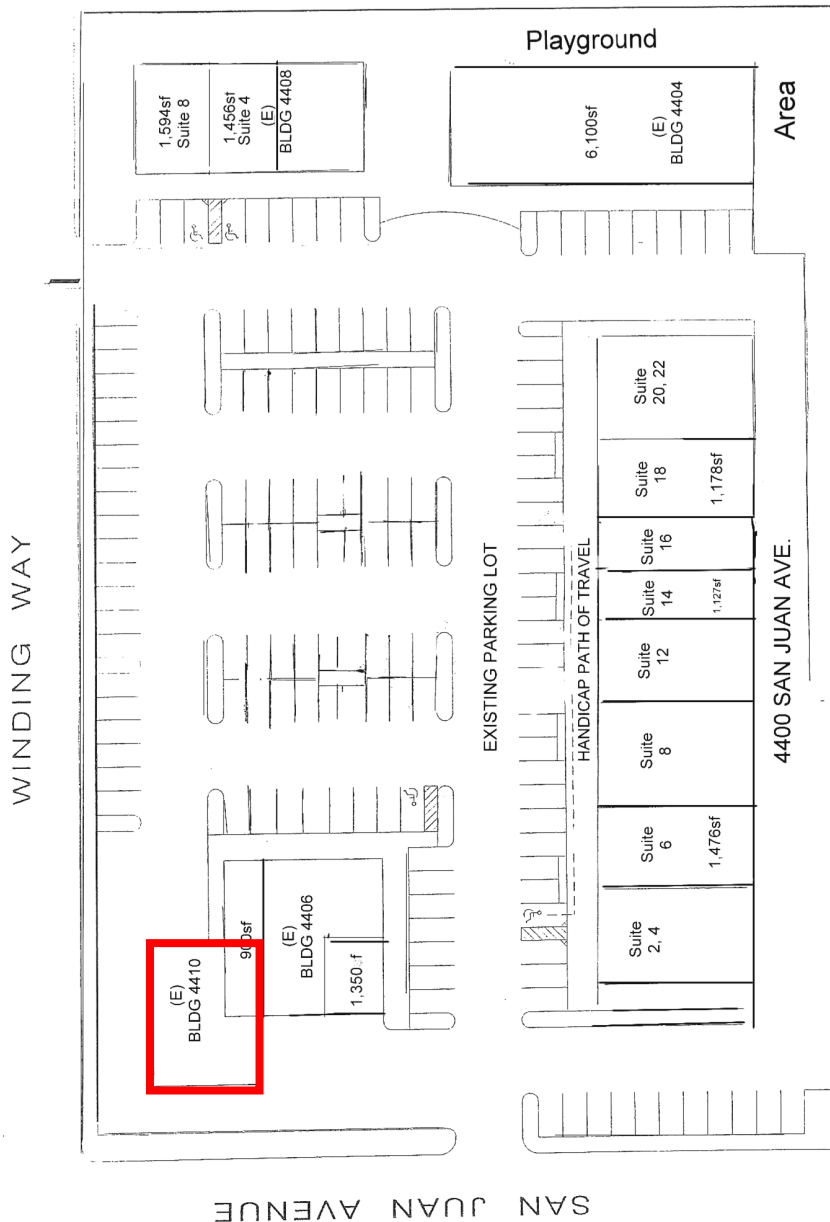
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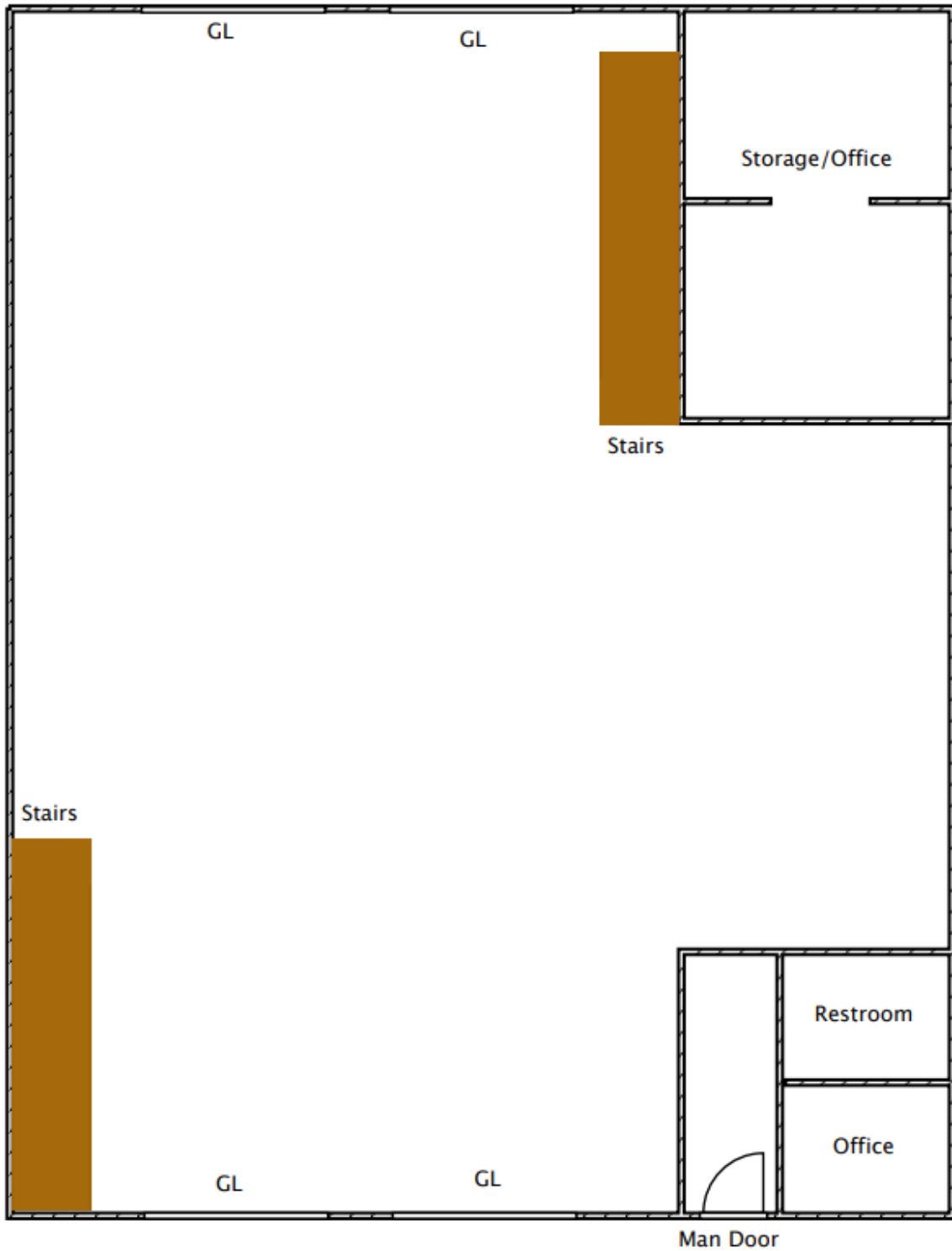
## 4400-10 San Juan Ave.

Bldg #	Total SF	Comments
4410	2,580	Auto Repair Space—Available October 2023

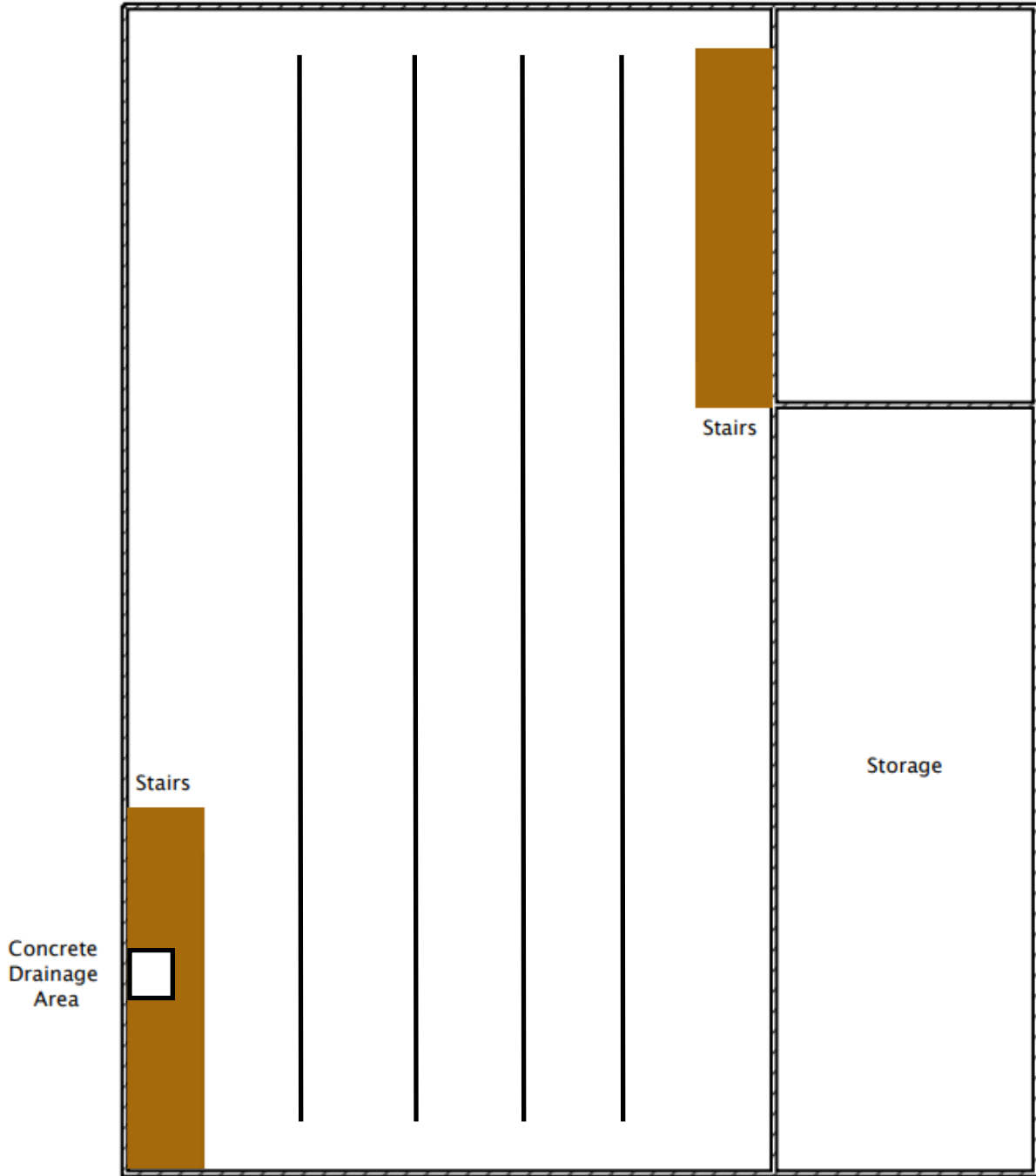
### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property																									
San Juan Ave	Ash Rd	21,251	2018	0.05 mi																									
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Winding Way	Andrew Alan Ln W	9,744	2022	0.10 mi																									
Bannister Rd	Winding Way N	828	2022	0.21 mi																									
Lincoln Ave	Joy Ln W	2,029	2022	0.30 mi </tr <tr> <td>San Juan Ave</td> <td>Kreth Rd S</td> <td>20,809</td> <td>2022</td> <td>0.35 mi</td> </tr> <tr> <td>Winding Way</td> <td>Isabella Ave San Juan Ave Aly W</td> <td>16,707</td> <td>2022</td> <td>0.38 mi</td> </tr> <tr> <td>San Juan Ave</td> <td>Amy Ave N</td> <td>19,841</td> <td>2022</td> <td>0.47 mi</td> </tr> <tr> <td>Minnesota Ave</td> <td>Trailside Dr N</td> <td>1,076</td> <td>2022</td> <td>0.47 mi</td> </tr> <tr> <td>Fair Oaks Blvd</td> <td>Willowview Ct E</td> <td>34,234</td> <td>2022</td> <td>0.51 mi</td> </tr>	San Juan Ave	Kreth Rd S	20,809	2022	0.35 mi	Winding Way	Isabella Ave San Juan Ave Aly W	16,707	2022	0.38 mi	San Juan Ave	Amy Ave N	19,841	2022	0.47 mi	Minnesota Ave	Trailside Dr N	1,076	2022	0.47 mi	Fair Oaks Blvd	Willowview Ct E	34,234	2022	0.51 mi
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**Floor Plan  
Upper Level**



Floor Plan  
Lower Level

# 4400 San Juan Aerial Site Map



