

# FOR LEASE

**5900 Wedgewood**  
Carmichael, CA 95608

**VERONICA SUKKARY**

916.475.9865

V.Sukkary@thevollmancompany.com  
DRE# 01905861

**IAN A. FORNER**

916.996.4809

IForner@thevollmancompany.com  
DRE# 01967116

**THE VOLLMAN COMPANY**

11500 Sunrise Gold Circle, Suite E  
Rancho Cordova, CA 95742  
O: 916.929.2000 | F: 916.372.7717  
www.TheVollmanCompany.com  
DRE# 02091276

The Vollman Company is excited to present an exceptional opportunity to lease a prime medical office strategically positioned at the crossroads of Wedgewood Ave and Fair Oaks Boulevard in the heart of Carmichael, CA. Boasting a prime location, high visibility, and consistent traffic flow, this property offers unparalleled exposure for any prospective business fortunate enough occupy this exceptional commercial space.

Prospective tenants will find a distinctive opportunity to utilize this building seamlessly nestled along Fair Oaks Blvd, Carmichael's main thoroughfare. Occupying approximately .25 acres, this building, zoned for Light Commercial (LC) use, opens the door to a myriad of business possibilities.

MILAGRO CENTER

MR. PICKLES

5900 Wedgewood





**± 1,820 SF**

TOTAL RSF

**\$1.70/SF**

RATE

**TRIPLE NET**

LEASE TYPE

**\$0.30/SF**

Est. Nets



**Property Type:**

**Total SF:**

**Parcel Size:**

**Parking:**

**Renovated:**

**Year Built:**

**Construction Type:**

**Zoning:**

**APN:**

**Location:**

**Traffic Count:**

**Office/Retail/Medical**

**± 1,820 SF (± 1,200 Office | ± 620 SF Garage/Storage)**

**0.25 Acres or ± 10,920 SF**

**Estimated 16 Spots**

**5/23/2025 – New Everything**

**1950**

**Cinder Block**

**Light Commercial (LC)**

**283-0050-038**

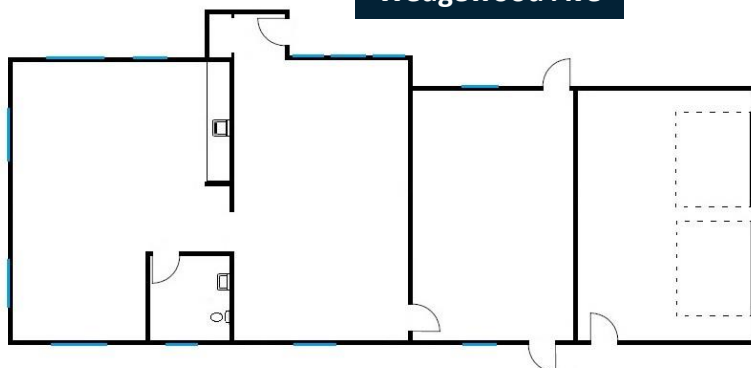
**Excellent Visibility**

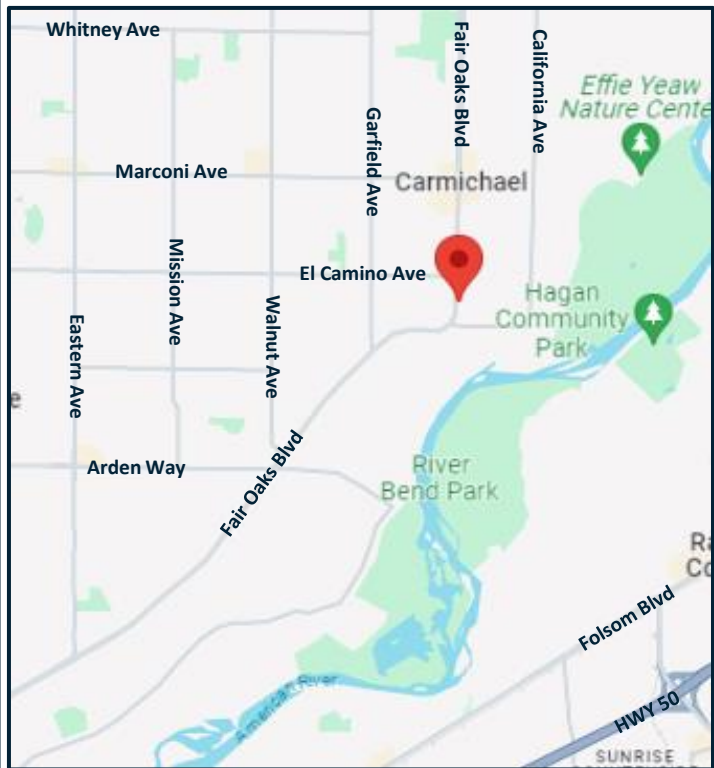
**± 30,000 Cars/Day**



**Wedgewood Ave**

**Fair Oaks Blvd**





The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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