

FOR LEASE

**5900 Wedgewood
Carmichael, CA 95608**

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.

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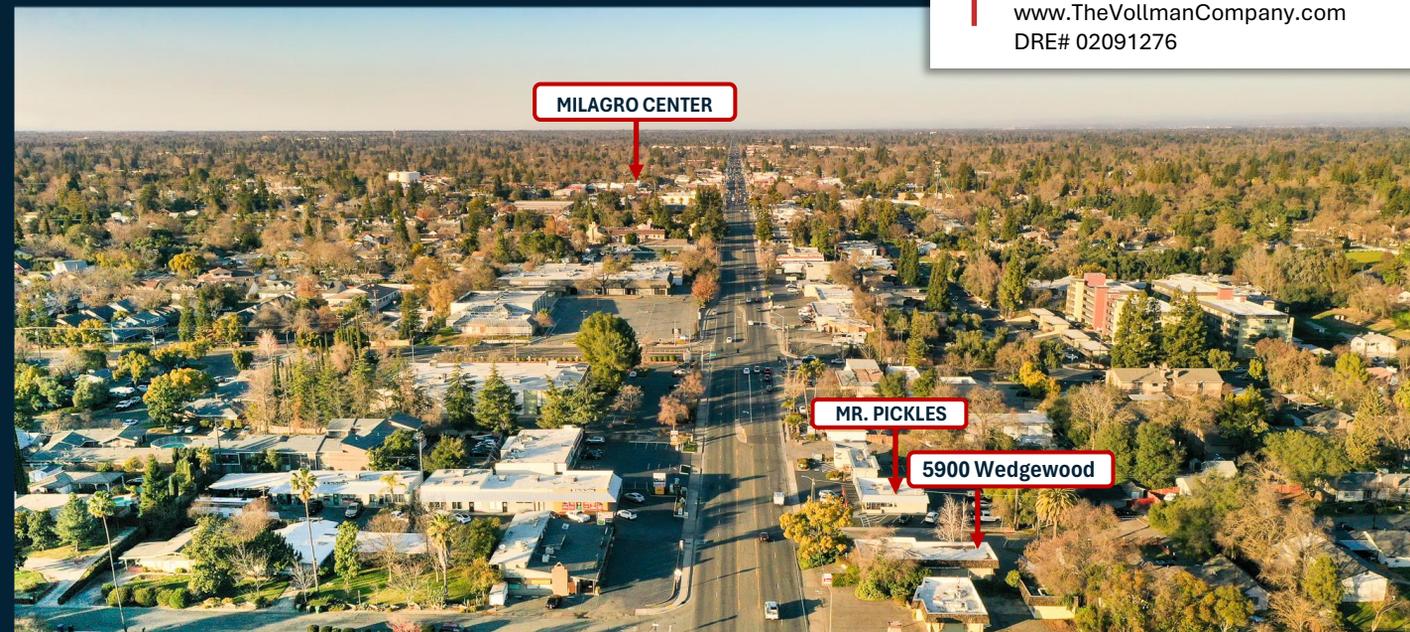
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DRE# 02091276

MILAGRO CENTER

MR. PICKLES

5900 Wedgewood





± 1,820 SF
TOTAL RSF

\$1.70/SF
RATE

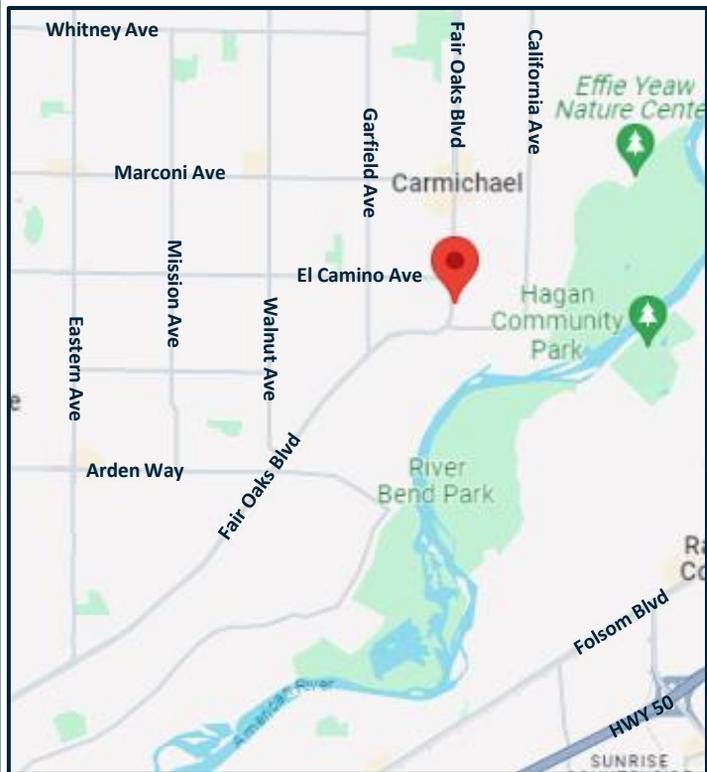
TRIPLE NET
LEASE TYPE

\$0.30/SF
Est. Nets



Property Type:	Office/Retail/Medical
Total SF:	± 1,820 SF (± 1,200 Office ± 620 SF Garage/Storage)
Parcel Size:	0.25 Acres or ± 10,920 SF
Parking:	Estimated 16 Spots
Renovated:	5/23/2025 – New Everything
Year Built:	1950
Construction Type:	Cinder Block
Zoning:	Light Commercial (LC)
APN:	283-0050-038
Location:	Excellent Visibility
Traffic Count:	± 30,000 Cars/Day





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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