

PROPERTY SUMMARY SHEET	
PROJECT NAME	6649 Fair Oaks Bl Blvd Surplus Sale (vacant commercial lot)
LOCATION OF PROPERTY/APN	6649 Fair Oaks Boulevard, Carmichael, CA 95608 (APN 272-0080-013)
SUBMITTING AGENCY	County of Sacramento (County)
DATE PROPERTY AVAILABLE FOR SALE	January 2026 on PublicSurplus.com
SIZE	Approximately 23,040 s.f. (0.53 acre). Due to easements, approximately 15,628 net square feet (0.359 acre) is net usable area - outlined in red on Attachment 3.
TOPOGRAPHY	Generally flat
IMPROVEMENTS	Utilities to site; curb, gutter, sidewalk and bus stop on Fair Oaks Boulevard side and NO vehicular access. Vehicular access will be from Angelina Avenue and Buyer will be responsible for sidewalk improvements on that side of the parcel.
PRESENT USE/ PROPOSED USE	Vacant commercial lot Retail / Commercial
ZONING	SPA - SPECIAL PLANNING AREA
JURISDICTION	Unincorporated area of Sacramento County
BACKGROUND AND REASON FOR DECLARING SURPLUS	County acquired this parcel in 2018 as part of the Fair Oaks Boulevard Corridor Plan and Roadway Project (Project) to widen Fair Oaks Boulevard and construct new improvements including a raised landscaped median, improvements for ADA compliance, bicycle lanes, pedestrian facilities, traffic signal improvements and intersection upgrades. The purpose of the Project was to reduce congestion, establish a safer environment for all modes of transportation, and create a more attractive, functional, and publicly inviting corridor. The property was improved with a retail building, which was demolished to accommodate the Project. The parcel is currently vacant. County has no need to retain the parcel.
LEGAL DESCRIPTION MAP	See attached legal description, assessor's map, and site map.
LAND ENCUMBRANCES	Easement for Public Utilities, Easement for Lighting The County will retain an Easement for Public Roadway and Public Utilities and an Easement for Public Utilities and Public Facilities. HCD mandates the transfer deed contains Affordability Covenant, see Quitclaim Deed, Attachment 2. Buyer to investigate prior to submission of bid. Preliminary Title Report attached for reference.
AS-IS SALE	The property will be sold "As-Is" through a bid or auction process. Interested parties are advised to conduct their own due diligence of fair market value prior to submission of bid.
DISCLAIMER	County makes every effort to ensure the accuracy and completeness of the information presented. However, County makes no representations, warranties, or guarantees as to the accuracy of the information provided, and disclaims liability for omissions or errors in the contents of this property listing.