

# FOR LEASE

# MADISON AND MAIN SHOPPING CENTER

+/- 602 - 24,689 SF RETAIL SPACE

ANCHOR SPACE AVAILABLE – FORMER “THAT’S CHEAP” LOCATION



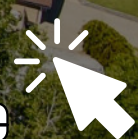
WELLS  
FARGO



Main Ave: 8,259 ADT

Madison Ave: 17,048 ADT

3D Tour  
Click Here



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**ROME**  
REAL ESTATE GROUP

# MADISON & MAIN SHOPPING CENTER

| SUITE             | SIZE          | LEASE RATE      | SPACE NOTES                            |
|-------------------|---------------|-----------------|----------------------------------------|
| 9415 Madison Ave. | +/- 24,689 SF | \$1.50 PSF, NNN | Anchor space – Former That's Cheap!    |
| 9431 Madison Ave. | +/- 1,800 SF  | \$1.65 PSF, NNN | Open retail floorplan in vanilla shell |
| 9443 Madison Ave. | +/- 1,170 SF  | \$1.65 PSF, NNN | Open retail floorplan in vanilla shell |
| 9445 Madison Ave. | +/- 1,385 SF  | \$1.65 PSF, NNN | End cap in vanilla shell condition     |
| 5936 Main Ave.    | +/- 900 SF    | \$1.50 PSF, NNN | Open retail floorplan in vanilla shell |
| 5948 Main Ave.    | +/- 602 SF    | \$1.50 PSF, NNN | Open retail floorplan in vanilla shell |

## PROPERTY HIGHLIGHTS:

- **High-Traffic Madison Corridor:** ~50,000 cars zip past Madison & Hazel each day—your signage can't miss those eyes.
- **Affluent Trade Area:** Within three miles, 85 K residents average \$127 K household income—plenty of spending power for retail or service concepts.
- **Neighborhood Density:** 12.7 K people live inside a quick one-mile ring, keeping foot traffic flowing from breakfast runs to late-night stops.
- **Walk & Ride Ease:** A 74 Walk Score plus SacRT Routes 10 & 124 less than 500 ft away put customers on your threshold without a steering wheel.
- **Streetscape Upgrade Pipeline:** County-funded widening of Madison (Sunrise → Hazel) will add buffered bike lanes, landscaped medians and smoother signals—fresh curb appeal on the way.



### STRONG TRAFFIC COUNTS

MAIN AVE: 8,259 ADT  
MADISON AVE: 17,048 ADT



AVERAGE  
**\$103,486**  
WITHIN 1 MILE  
**HOUSEHOLD INCOME**



**PROPERTY ZONING**  
**SHOPPING CENTER (SC)**  
SACRAMENTO COUNTY



**276 SURFACE**  
**SPACES**

# SITE PLAN

## Madison & Main Shopping Center

Main Ave: 8,259 ADT

Pad

Pad

Madison Ave: 17,048 ADT

±24,689 ANCHOR SPACE  
AVAILABLE

| Unit | Address        | Tenant                   | Size    |
|------|----------------|--------------------------|---------|
| 1    | 5950 Main      |                          | ±691    |
| 2    | 5948 Main      | AVAILABLE                | ±602    |
| 3    | 5944 Main      |                          | ±1,432  |
| 4    | 5940 Main      | Laundromat               | ±614    |
| 5    | 5936 Main      | AVAILABLE                | ±900    |
| 6    | 5920 Main      | Save More Liquor & Foods | ±1,500  |
|      | 9415 Madison   | AVAILABLE                | ±24,689 |
| 7A   | 9417 Madison   | Star Dry Cleaners        | ±1,500  |
| 7    | 9419 Madison   | Evolution Flow Yoga      | ±1,660  |
| 8    | 9427 Madison   | Domino's Pizza           | ±1,500  |
| 8A   | 9427-A Madison | Perfect Nails            | ±745    |
| 9    | 9431 Madison   | AVAILABLE                | ±1,800  |
| 10   | 9433 Madison   | Fast Alterations         | ±1,000  |
| 11   | 9437 Madison   | Wa-Me Chinese Food       | ±1,890  |
| 12   | 9441 Madison   | Paragon Hair Salon       | ±1,000  |
| 13   | 9443 Madison   | AVAILABLE                | ±1,170  |
| 14   | 9445 Madison   | AVAILABLE                | ±1,385  |
| Pad  | 9411 Madison   | Ashley's Country Kitchen | ±3,300  |
| Pad  | 9407 Madison   | Wells Fargo Bank         | ±3,324  |



# 5948 MAIN FLOOR PLAN

**Size: +/- 602 SF**

**Base Rent: \$1.50 PSF, NNN**

**3D Tour**  
**Click Here**

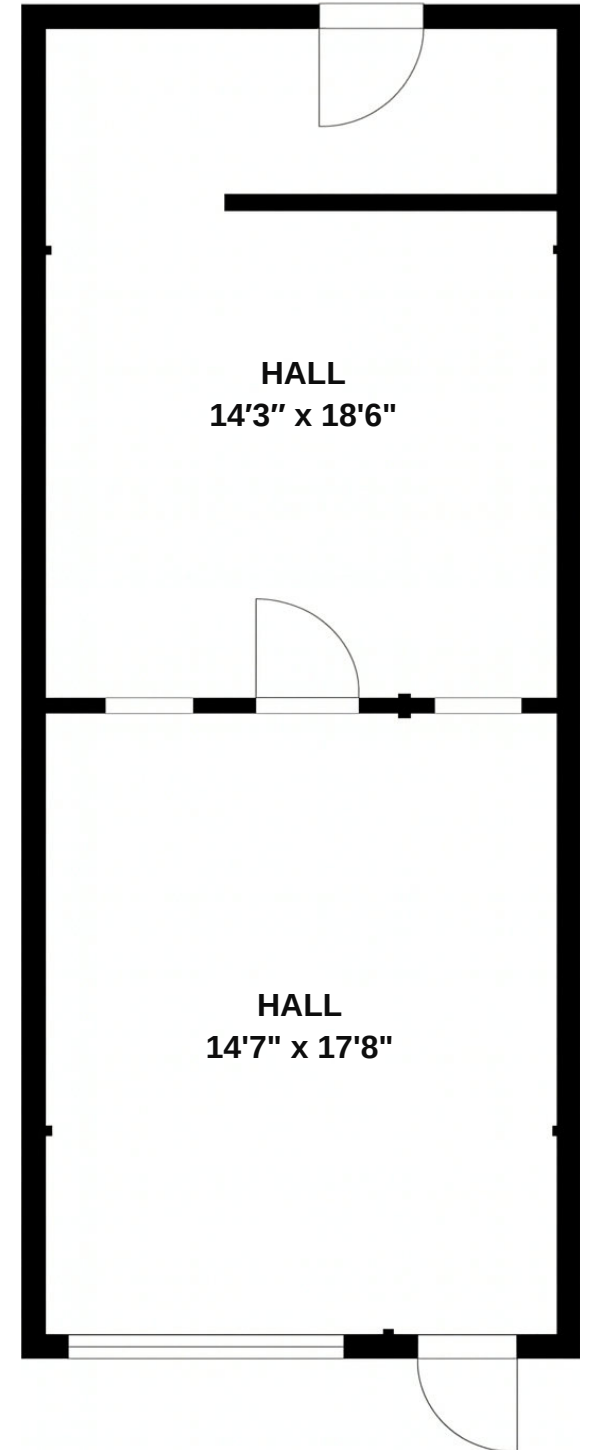


## INTERIOR PHOTOS



**HALL**  
**14'3" x 18'6"**

**HALL**  
**14'7" x 17'8"**



# 5936 MAIN FLOOR PLAN

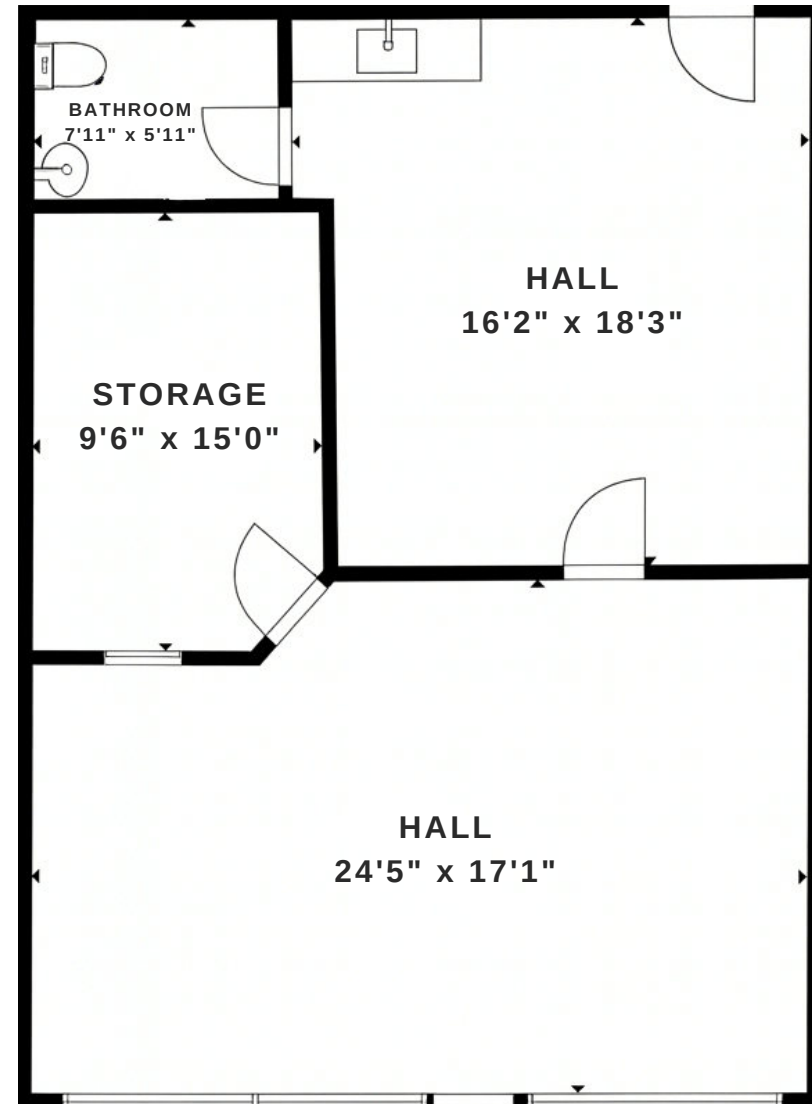
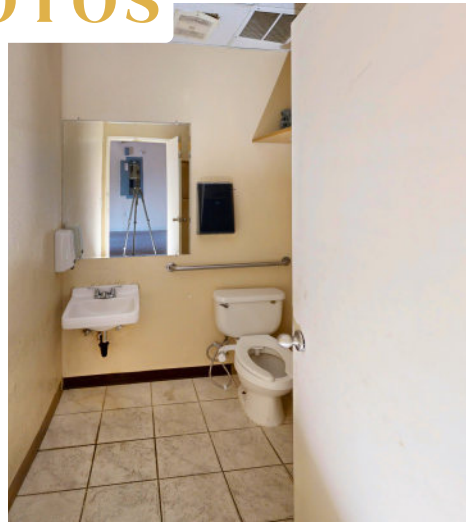
**Size: +/- 900 SF**

**Base Rent: \$1.50 PSF, NNN**

**3D Tour**  
**Click Here**



## INTERIOR PHOTOS



# 9431 MADISON FLOOR PLAN

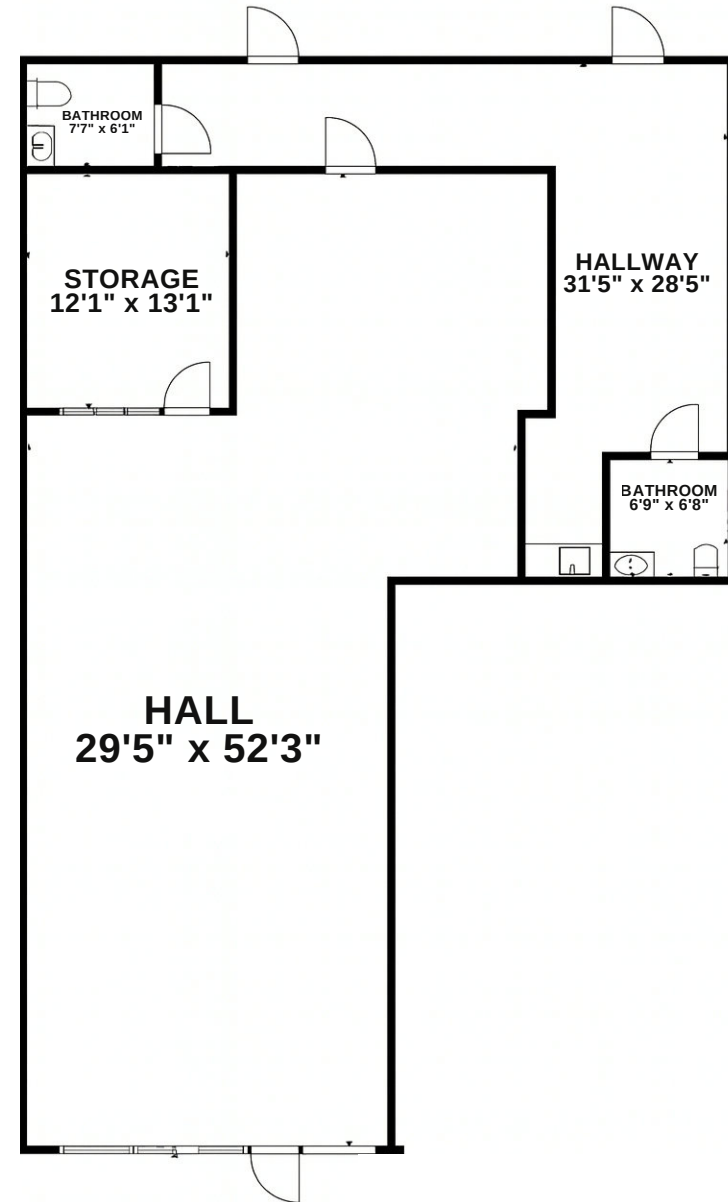
**Size: +/- 1,800 SF**

**Base Rent: \$1.65 PSF, NNN**

**3D Tour**  
**Click Here**



## INTERIOR PHOTOS



# 9443 MADISON FLOOR PLAN

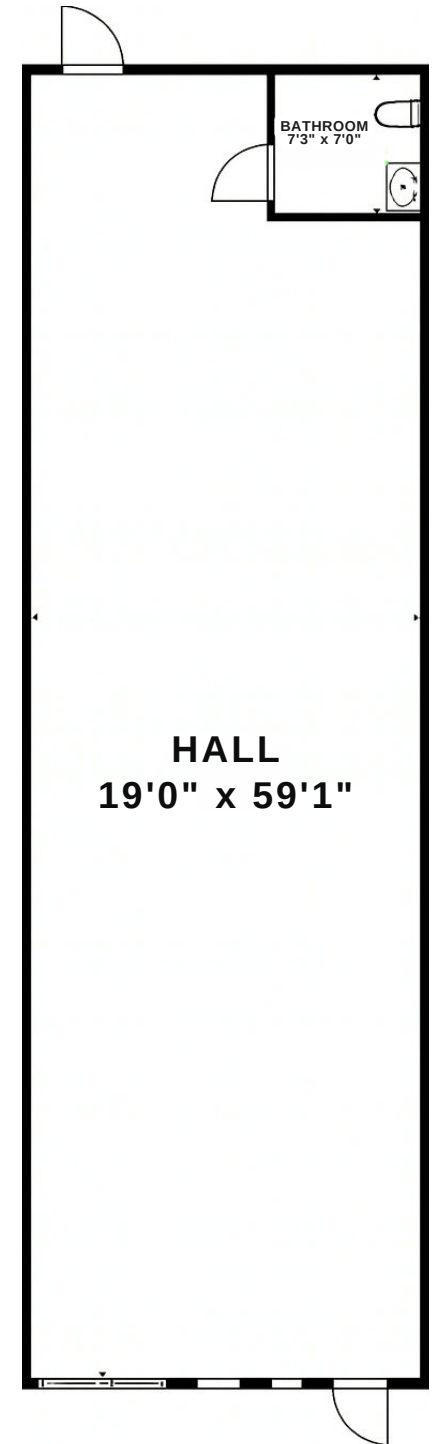
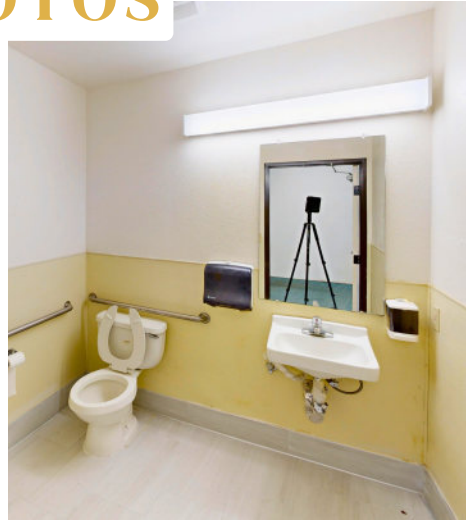
**Size: +/- 1,170 SF**

**Base Rent: \$1.65 PSF, NNN**

**3D Tour**  
**Click Here**



## INTERIOR PHOTOS



# 9445 MADISON FLOOR PLAN

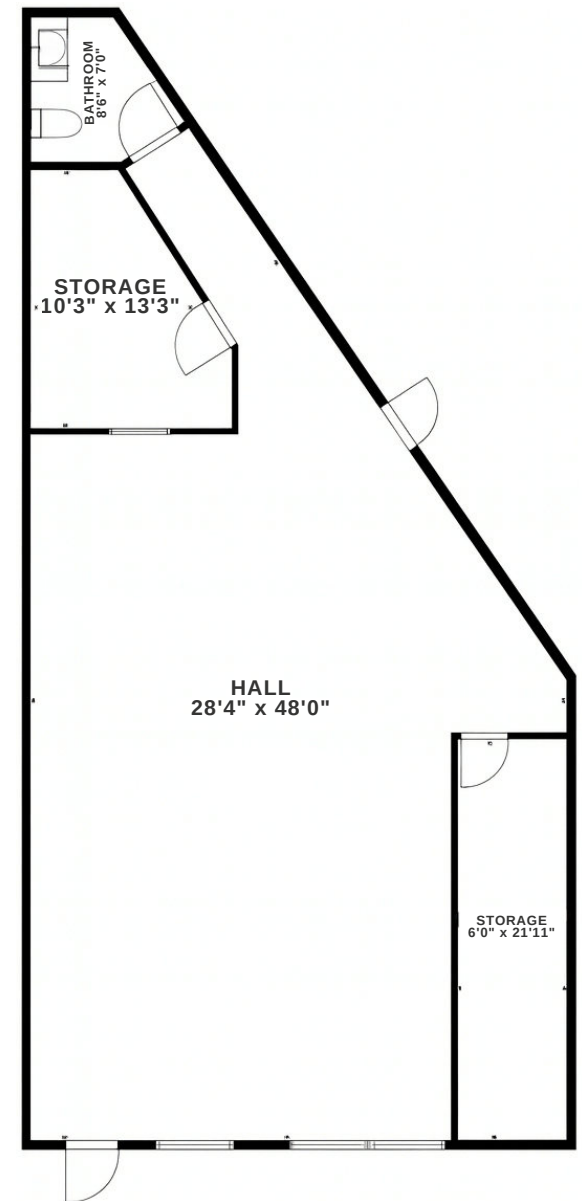
**Size: +/- 1,385 SF**

**Base Rent: \$1.65 PSF, NNN**

**3D Tour**  
**Click Here**

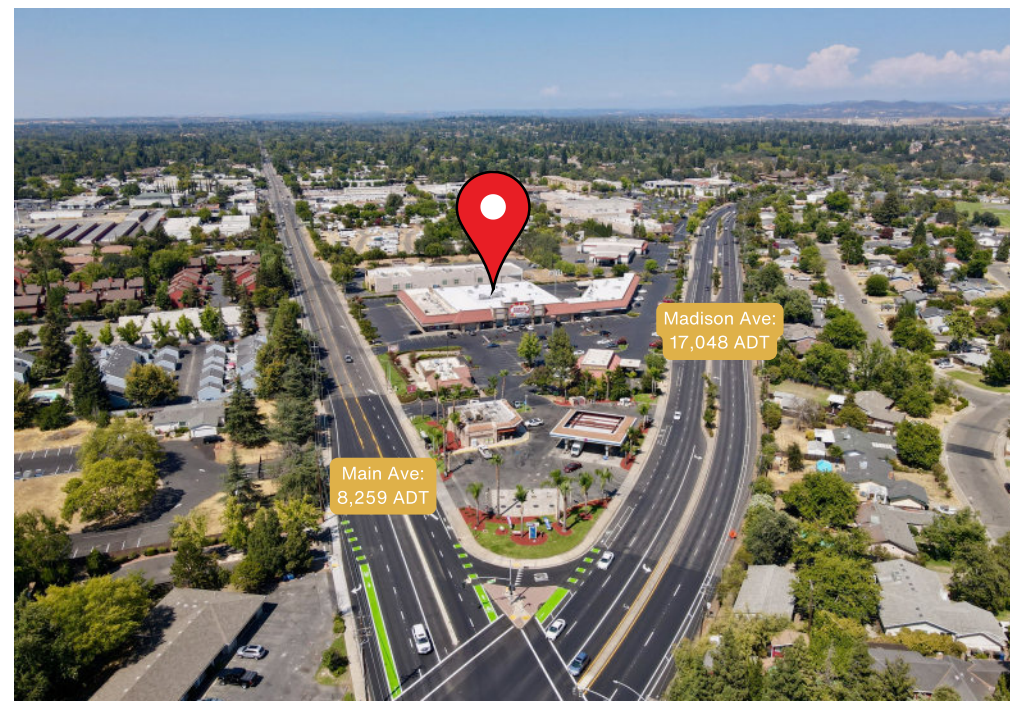


## INTERIOR PHOTOS





# EXTERIOR PHOTOS



**WinCo  
FOODS**

**Walmart**



Greenback Ln



Hazel Ave



PROPERTY  
LOCATION

Main Ave

Madison Ave



# DEMOGRAPHIC SUMMARY REPORT

9415 MADISON AVE, ORANGEVALE, CA 95662



## POPULATION

### 2024 ESTIMATE

|                |         |
|----------------|---------|
| 3-MILE RADIUS  | 84,294  |
| 5-MILE RADIUS  | 209,395 |
| 10-MILE RADIUS | 751,187 |



## HOUSEHOLD INCOME

### 2024 AVERAGE

|                |              |
|----------------|--------------|
| 3-MILE RADIUS  | \$127,756.00 |
| 5-MILE RADIUS  | \$129,655.00 |
| 10-MILE RADIUS | \$118,647.00 |



## POPULATION

### 2024 BY ORIGIN

|                           | 3-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|---------------------------|---------------|---------------|----------------|
| WHITE                     | 57,567        | 140,931       | 468,025        |
| BLACK                     | 3,411         | 6,796         | 35,923         |
| HISPANIC ORIGIN           | 12,311        | 31,252        | 132,757        |
| AM.INDIAN & ALASKAN       | 548           | 1,446         | 6,509          |
| ASIAN                     | 6,822         | 20,465        | 78,072         |
| HAWAIIAN/PACIFIC ISLANDER | 257           | 698           | 3,480          |
| OTHER                     | 15,689        | 39,059        | 159,177        |

## POPULATION

### 2029 PROJECTION

|                |         |
|----------------|---------|
| 3-MILE RADIUS  | 84,848  |
| 5-MILE RADIUS  | 212,183 |
| 10-MILE RADIUS | 767,852 |

## HOUSEHOLD INCOME

### 2024 MEDIAN

|                |              |
|----------------|--------------|
| 3-MILE RADIUS  | \$102,386.00 |
| 5-MILE RADIUS  | \$103,322.00 |
| 10-MILE RADIUS | \$92,840.00  |

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE RETAIL SUITES



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