

**FOR
LEASE**

4811 CHIPPENDALE DR,
SACRAMENTO, CA

Madison Ave - 58,000 ADT



+/- 1,079 - 1,609 SF OFFICE SUITES

**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECPRE.COM
DRE: 02167493

ROME
REAL ESTATE GROUP

CHIPPENDALE OFFICE PARK

ASKING RENT: \$1.45 PSF, MG

PROPERTY DETAILS:

- Professional and convenient environment for your business office.
- The office park consists of ten individual buildings, each surrounded by mature landscaping.
- Each building provides ample parking facilities for employees and visitors.
- The office park is ideally located with easy access to I-80 via Madison Ave.
- The location is near a variety of restaurants and essential services.
- The property is well-maintained, including recently renovated restrooms in the common areas.
- The office park features an outdoor seating area in a shaded central courtyard.



AVERAGE
\$79,473

WITHIN 3 MILES
HOUSEHOLD INCOME



STRONG TRAFFIC COUNTS

CHIPPENDALE DR: 9,923 ADT

SUMMERWOOD CIR: 7,779 ADT

MADISON AVE : 57,979 ADT

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

AVAILABLE SUITE

SIZE IN SF

MONTHLY RENT

1 - 201

+/- 1,079 SF

\$1.45 PSF, MG

2 - 604

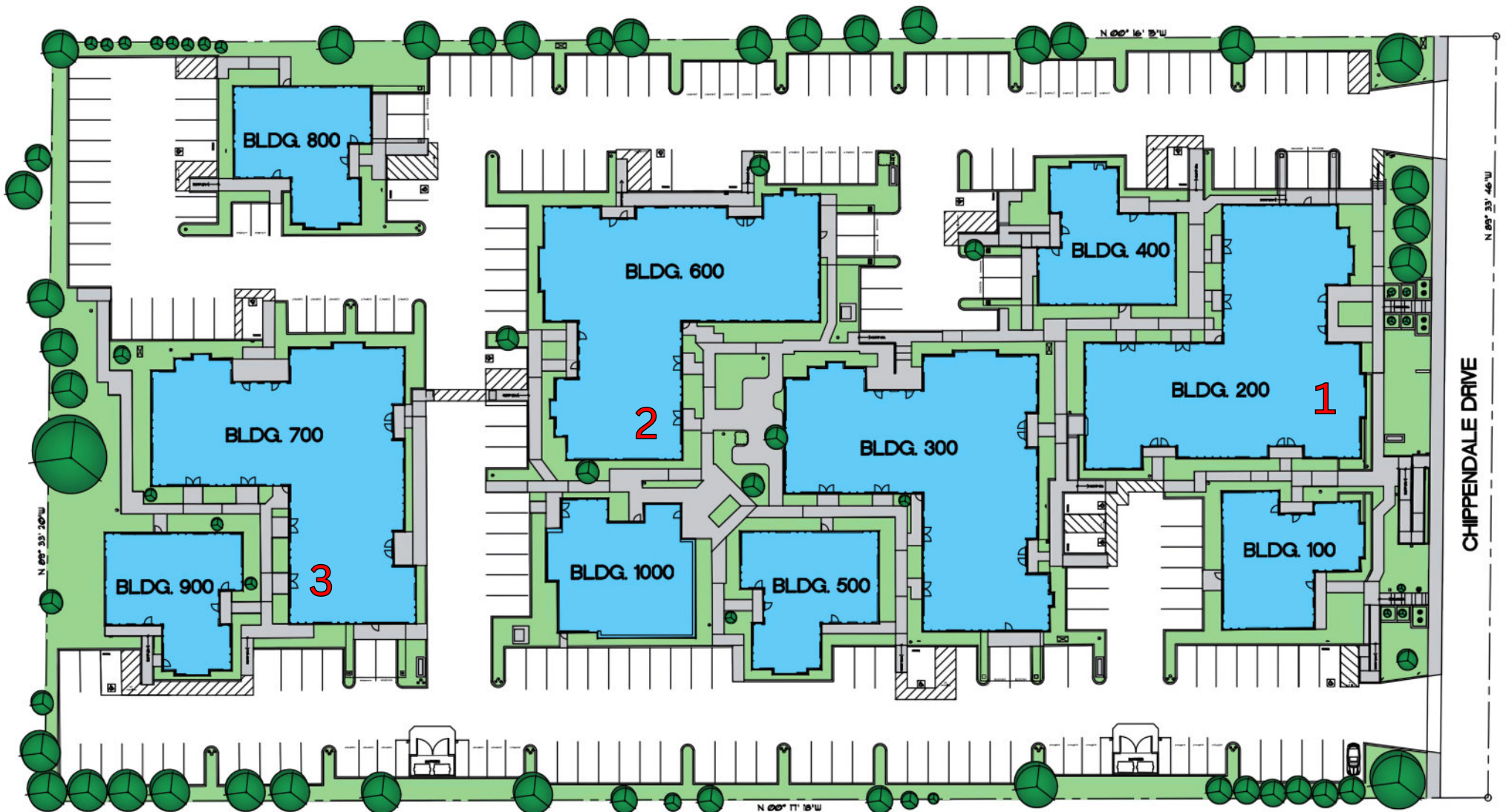
+/- 1,609 SF

\$1.45 PSF, MG

3 - 706

+/- 1,494 SF

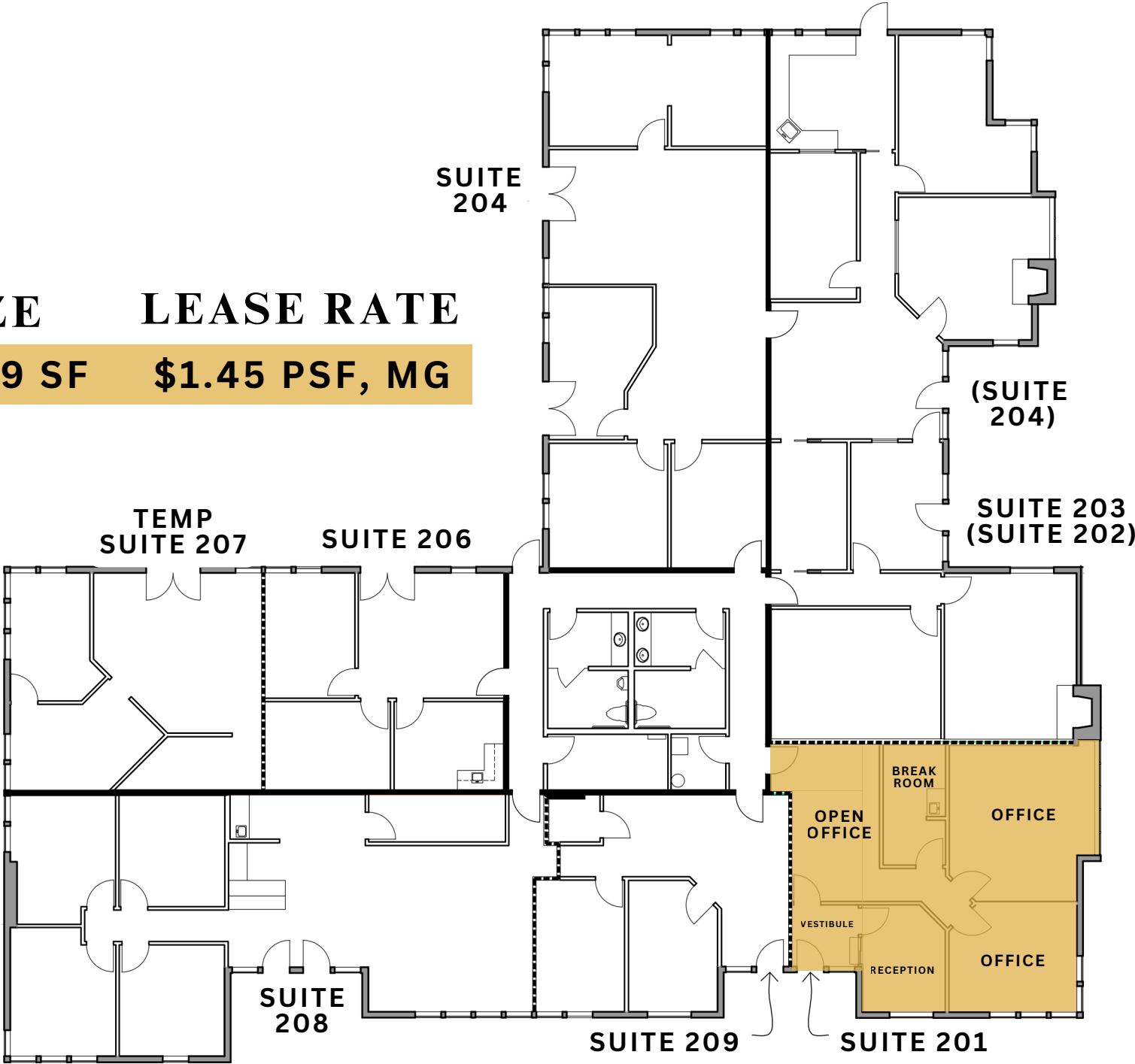
\$1.45 PSF, MG



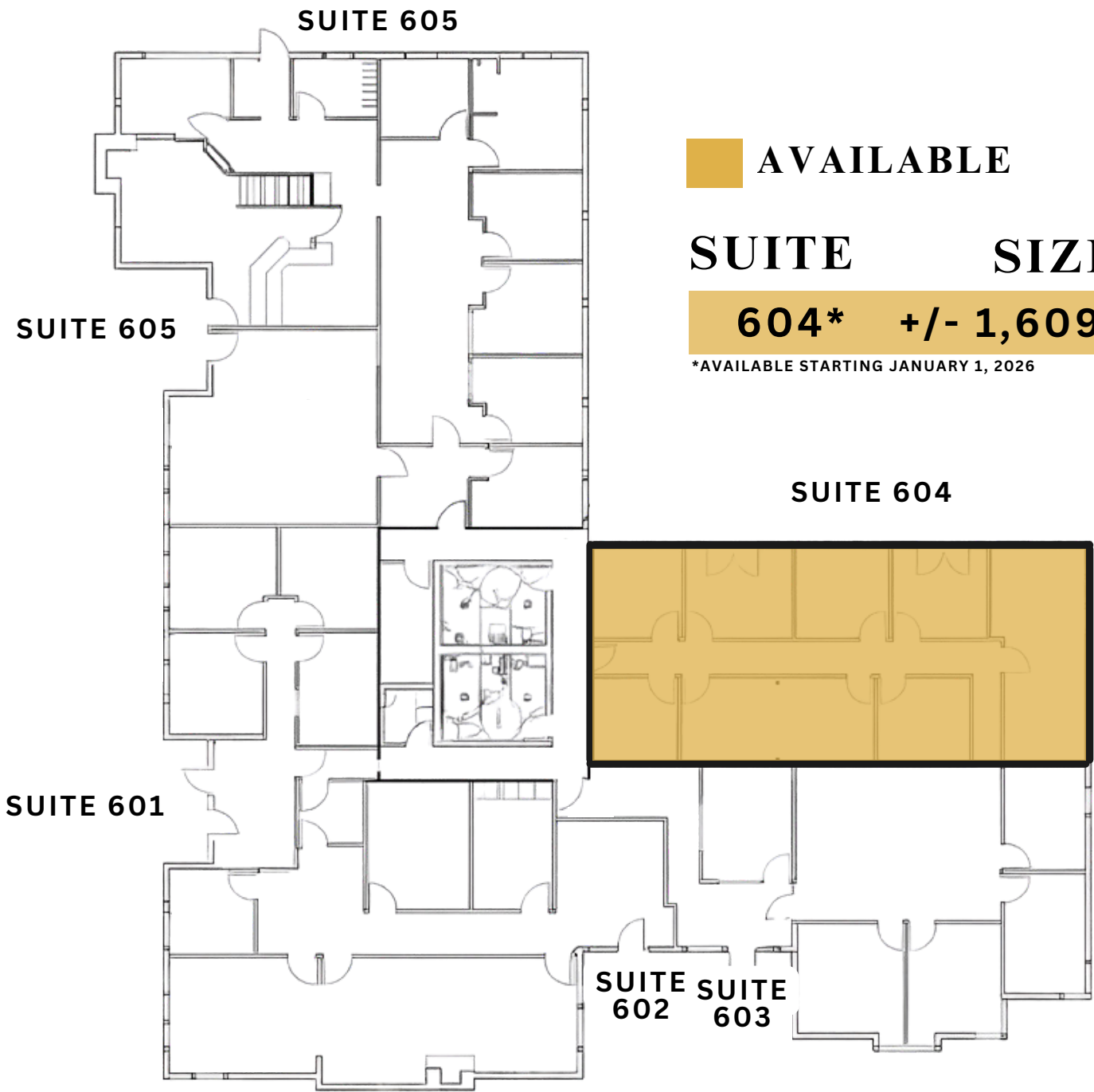
CHIPPENDALE OFFICE PARK

 AVAILABLE

SUITE	SIZE	LEASE RATE
201	+/- 1,079 SF	\$1.45 PSF, MG



CHIPPENDALE OFFICE PARK

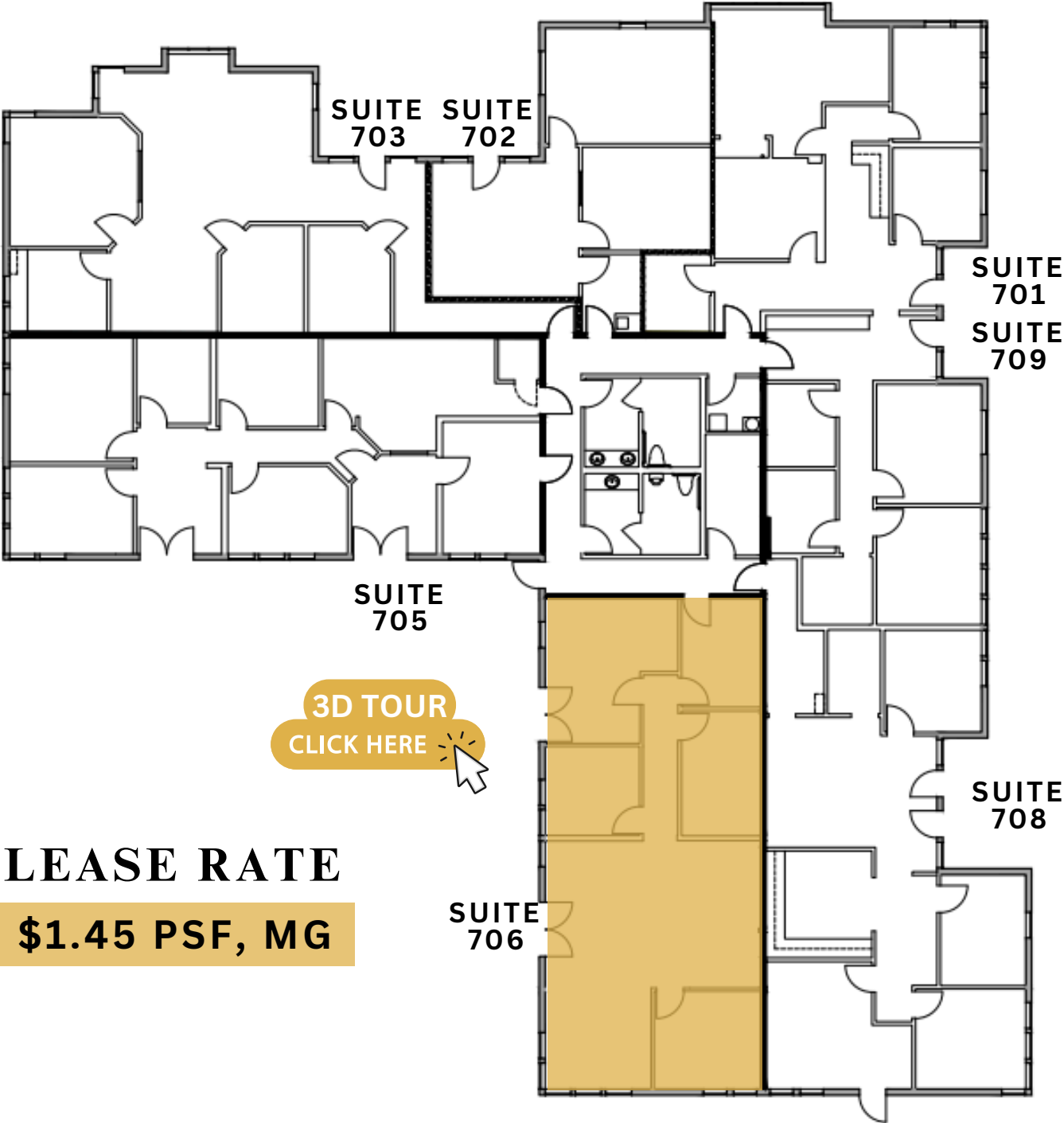


 AVAILABLE

SUITE	SIZE	LEASE RATE
604*	+/- 1,609 SF	\$1.45 PSF, MG

*AVAILABLE STARTING JANUARY 1, 2026

CHIPPENDALE OFFICE PARK



 AVAILABLE

SUITE	SIZE	LEASE RATE
706	+/- 1,494 SF	\$1.45 PSF, MG

IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

4811 CHIPPENDALE DR, SACRAMENTO, CA 95841



POPULATION

2023 ESTIMATE

1-MILE RADIUS	25,698
3-MILE RADIUS	160,288
5-MILE RADIUS	377,604

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$61,086.00
3-MILE RADIUS	\$79,473.00
5-MILE RADIUS	\$85,770.00

POPULATION

2023 BY ORIGIN

WHITE
BLACK
HISPANIC ORIGIN
AM. INDIAN & ALASKAN
ASIAN
HAWAIIAN & PACIFIC ISLAND
OTHER

POPULATION

2028 PROJECTION

1-MILE RADIUS	26,469
3-MILE RADIUS	164,371
5-MILE RADIUS	386,551

HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS	\$46,739.00
3-MILE RADIUS	\$62,223.00
5-MILE RADIUS	\$66,899.00



1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
17,436	118,056	278,281
3,809	15,138	31,510
6,352	33,207	75,089
536	2,620	6,130
1,585	10,890	31,039
282	1,489	3,740
2,051	12,095	26,903

CONTACT US!

**FOR MORE INFORMATION
ABOUT THIS OFFICE SUITE**



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DDRE: 01879336



(916) 932-2199



@ROMECREGROUP



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108



Stan Yevtushenko

BROKER ASSOCIATE

279.386.8762

stan@romecre.com

DRE: 02167493



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