

5301
MADISON AVE
SACRAMENTO, CA 95841

FOR LEASE



Property Highlights:

- 1,000 sf office space for lease
- Open office area with in-suite restroom
- Immediate freeway access
- Located within an established business park
- Abundant parking
- Rare, small office space on major street
- Centrally located in the Sacramento metro area
- Rent: \$1.45 per sf modified gross

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



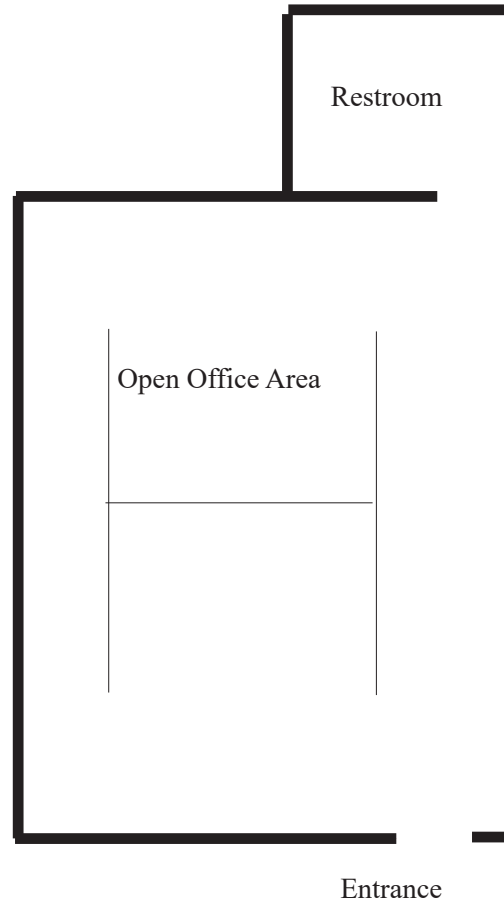
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PROPERTY PHOTOS



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FLOOR PLAN

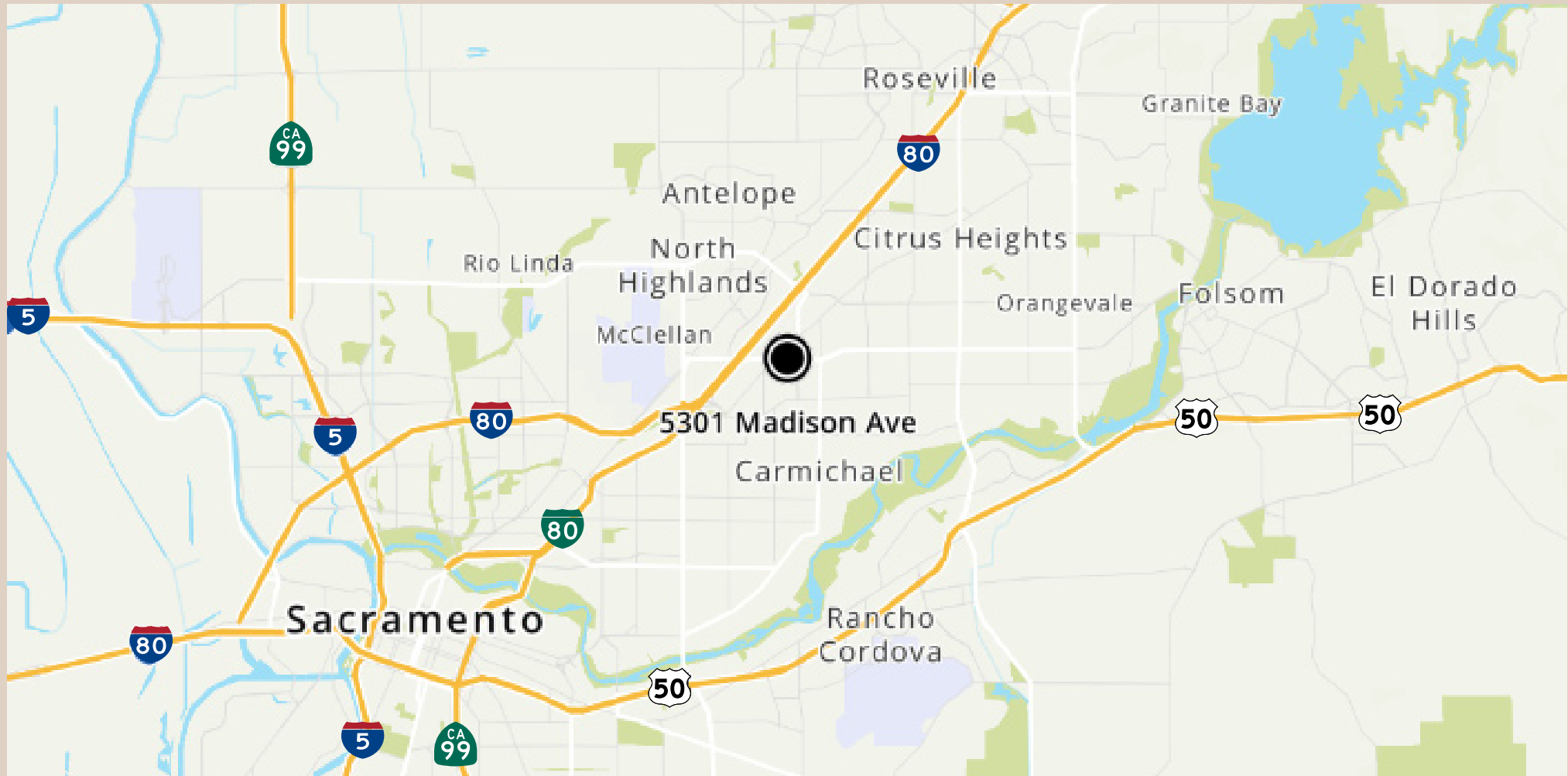


Floor Plan - Not to scale

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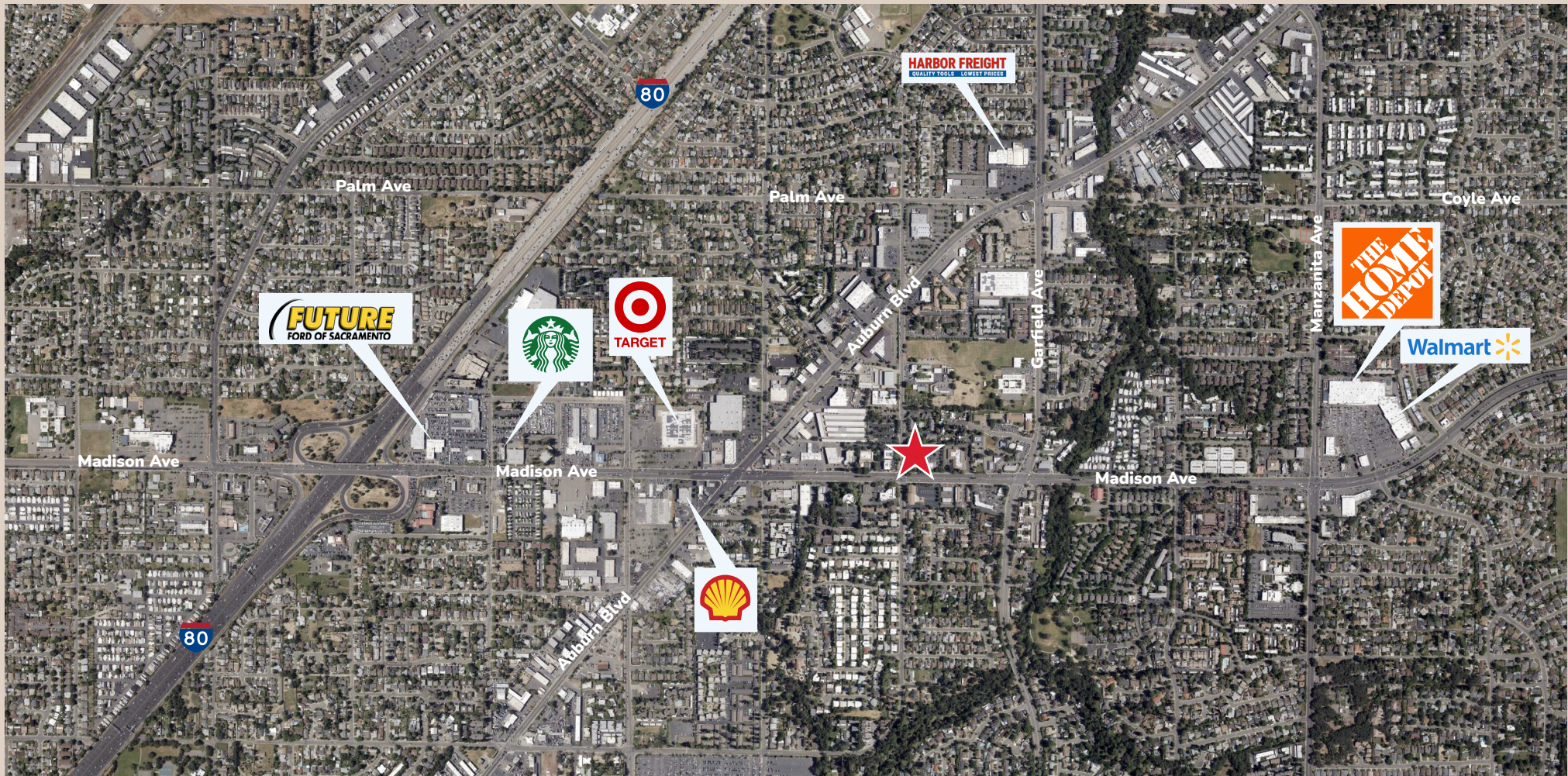
LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



382,816
Total Population



\$93,540
Average Household Income



15,075
Businesses



102,056
Daytime Employees



78,856
Owner Occupied Households



\$430,993
Median Home value

ADT Madison Ave. at Garfield Ave.(E) **29,291** (2024)

Data obtained from CoStar