

**FOR
LEASE**

5133 MADISON AVENUE,
SACRAMENTO, CA

+/- 2,136 RSF AVAILABLE FOR LEASE

**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP



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NOW LEASING:

+/- 2,136 SQ. FT. RETAIL SUITE

\$1.85 PSF, NNN - \$0.45 PSF, NNN

\$ 3,951.60 PER MONTH,
PLUS NNN



PROPERTY DETAILS

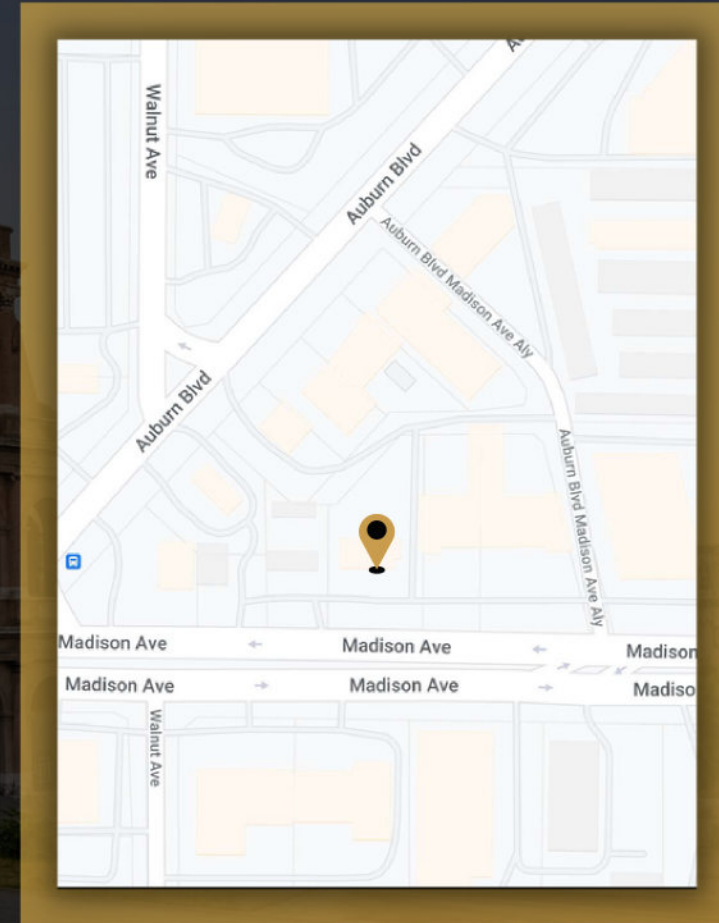
LOT AREA 0.61 AC

YEAR BUILT 1966

BUILDING AREA 3,447 SQ. FT.

PARKING 15 FREE SPACES

ZONED LC



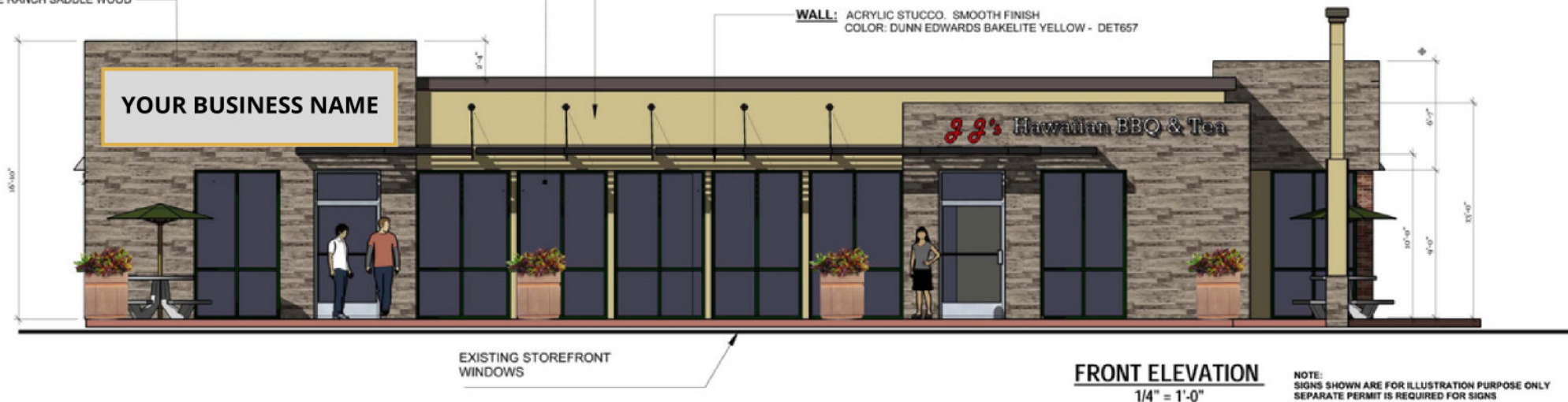
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METAL AWNING
COLOR: DUNN EDWARDS SUNKEN SHIP
DEA148

TRIM: ACRYLIC STUCCO, SMOOTH FINISH
DEC756 - Weathered Brown

WALL: ACRYLIC STUCCO, SMOOTH FINISH
COLOR: DUNN EDWARDS BAKELITE YELLOW - DET657

EL DORADO STONE VENEER
VINTAGE RANCH SADDLE WOOD



FRONT ELEVATION
1/4" = 1'-0"

NOTE:
SIGNS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY
SEPARATE PERMIT IS REQUIRED FOR SIGNS

PROPERTY HIGHLIGHTS

EXCELLENT VISIBILITY FRONT FACING MADISON AVENUE

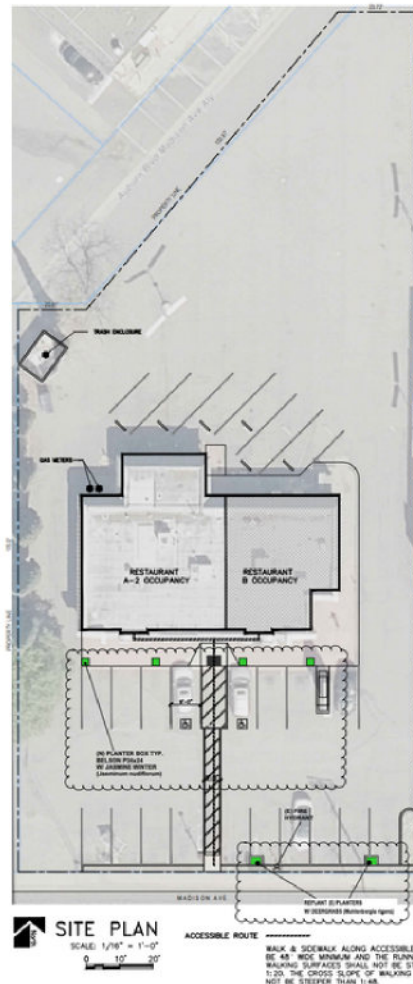
HIGH IDENTITY MONUMENT SIGNAGE AVAILABLE

COMPLETE EXTERIOR REMODEL OF BUILDING IN 2021

EASY ACCESS TO & FROM I-80

TRAFFIC COUNTS IN EXCESS OF 47,000 CARS PER DAY

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DOLLHOUSE VIEW OF VACANT SUITES

3-D Tour
Click Here



INTERIOR PHOTOS OF VACANT SUITE



WHAT'S AROUND THE AREA

EXPLORE THE NEIGHBOURHOOD

1 7-ELEVEN

2 KIKI'S CHICKEN

3 T4 TEA 4U

4 EL POLLO LOCO

5 MIDWAY ANTIQUE MALL

6 FEDEX OFFICE



COLLEGES

At least three plus trade schools within walking distance and American River College.

APARTMENT HOUSING

Multiple apartment complexes within walking distance.

RETAIL SHOPPING

Surrounded by retail shopping, such as Target, Smart & Final, and much more.



POPULATION

1-MILE RADIUS	22,048
3-MILE RADIUS	162,680
5-MILE RADIUS	376,882



EMPLOYMENT

1-MILE RADIUS	8,697
3-MILE RADIUS	43,070
5-MILE RADIUS	97,592



MEDIUM HOUSEHOLD

1-MILE RADIUS	\$52,442.00
3-MILE RADIUS	\$60,661.00
5-MILE RADIUS	\$65,245.00

EXTERIOR VIEW



BUILDING FLOOR PLAN

GAS METERS

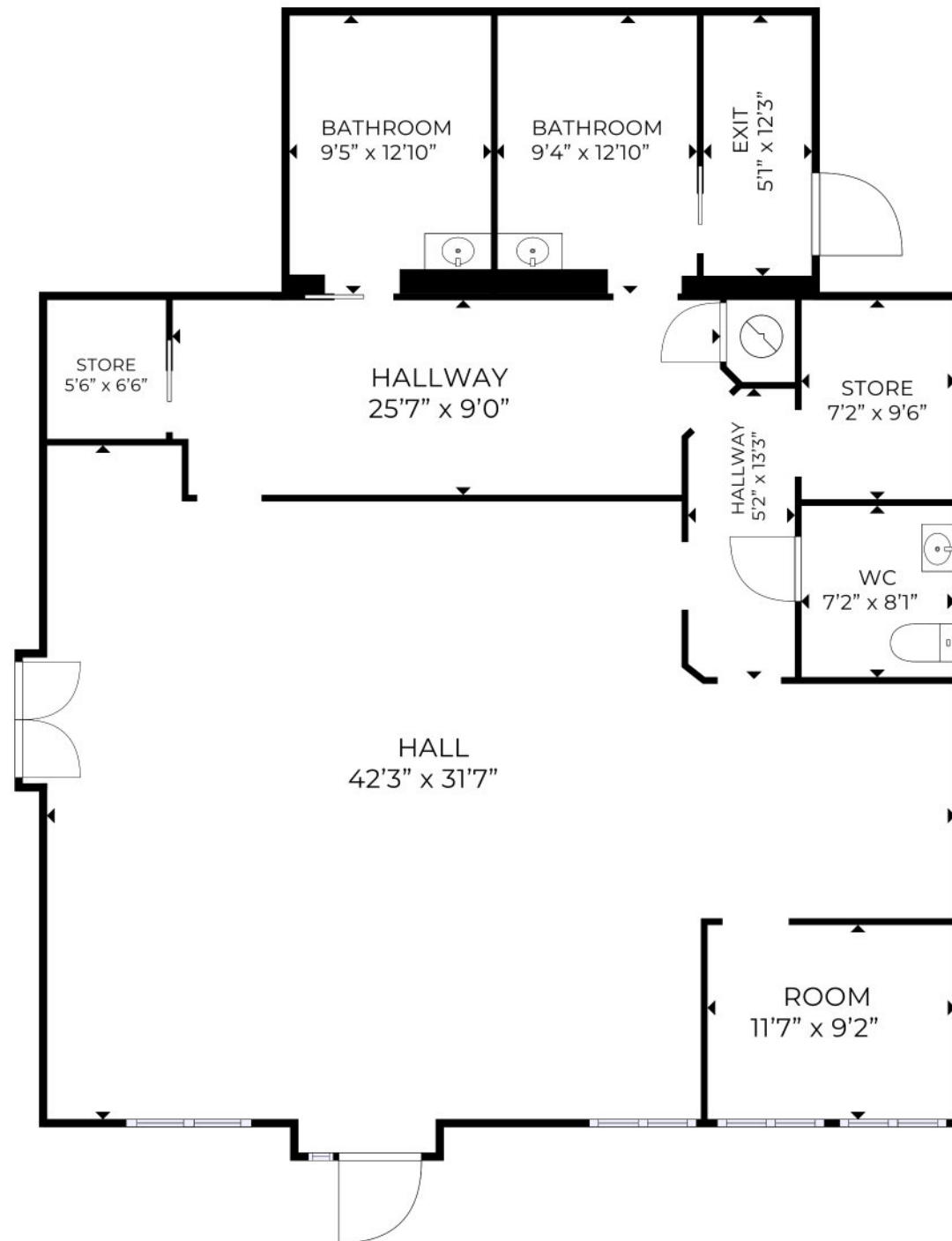
2,136 SQ. FT.

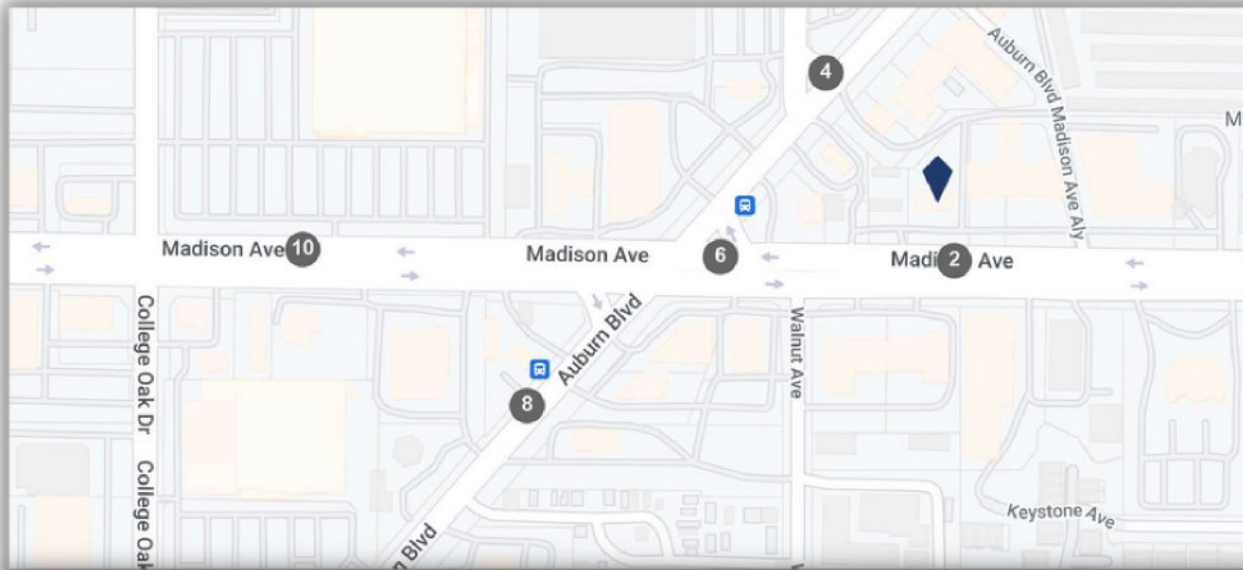
RESTAURANT
A-2 OCCUPANCY



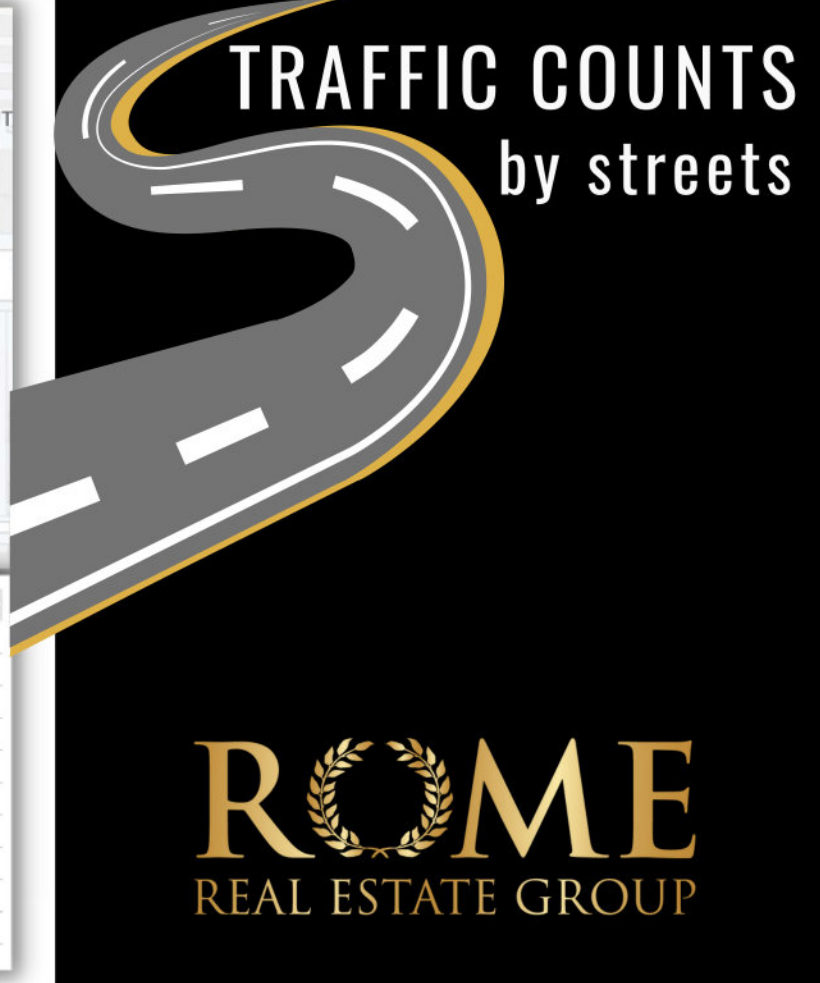
RESTAURANT
B OCCUPANCY

VACANT SUITE FLOOR PLAN





Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Madison Ave	Walnut Ave - W	44,268	2018	0.03 mi
2 Madison Ave	Walnut Ave - W	47,933	2015	0.03 mi
3 Auburn Blvd	Walnut Ave - SW	20,001	2018	0.06 mi
4 Auburn Blvd	Walnut Ave - SW	20,648	2016	0.06 mi
5 Madison Ave	Auburn Blvd - W	50,585	2018	0.09 mi
6 Madison Ave	Auburn Blvd - W	46,946	2017	0.09 mi
7 Auburn Blvd	Madison Ave - NE	21,634	2017	0.18 mi
8 Auburn Blvd	Madison Ave - NE	21,929	2018	0.18 mi
9 Madison Ave	College Oak Dr - W	47,442	2015	0.25 mi
10 Madison Ave	College Oak Dr - W	44,372	2018	0.25 mi





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