

FOR SALE OR LEASE | ±4,700 SF RETAIL STRIP CENTER

5660-5666 MAIN AVE, ORANGEVALE, CA 95662

LOCATED ON MAIN AVE JUST SOUTH OF MADISON AVE, NEAR TWIN LAKES ELEMENTARY

LEASE RATE REDUCED



Veronica Sukkary
Associate | Office & Retail

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

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5660-5666 MAIN AVE,
ORANGEVALE, CA

Available Spaces

- **5660 Main Ave: ±1,054 SF**
- **5662 Main Ave: ±988 SF**
- **5664 Main Ave: ±526 SF**
- **5666 Main Ave: ±2,200 SF**

Property Details

- 20 parking spaces including ADA parking spaces in front of door entrances.
- For sale / Lease NNN
- Street faces glass storefronts for maximum exposure
- Great owner user opportunity
- Fully Vacant Ready for your vision
- Average Daily Traffic Counts:
Madison Ave: 22,195 Vehicles Per Day
Main Ave: 7,230 Vehicles Per Day
- NNN Estimated \$0.45/SF

LEASE RATE: \$1.45/SF/MONTH, NNN

SALE PRICE: CALL FOR INFORMATION



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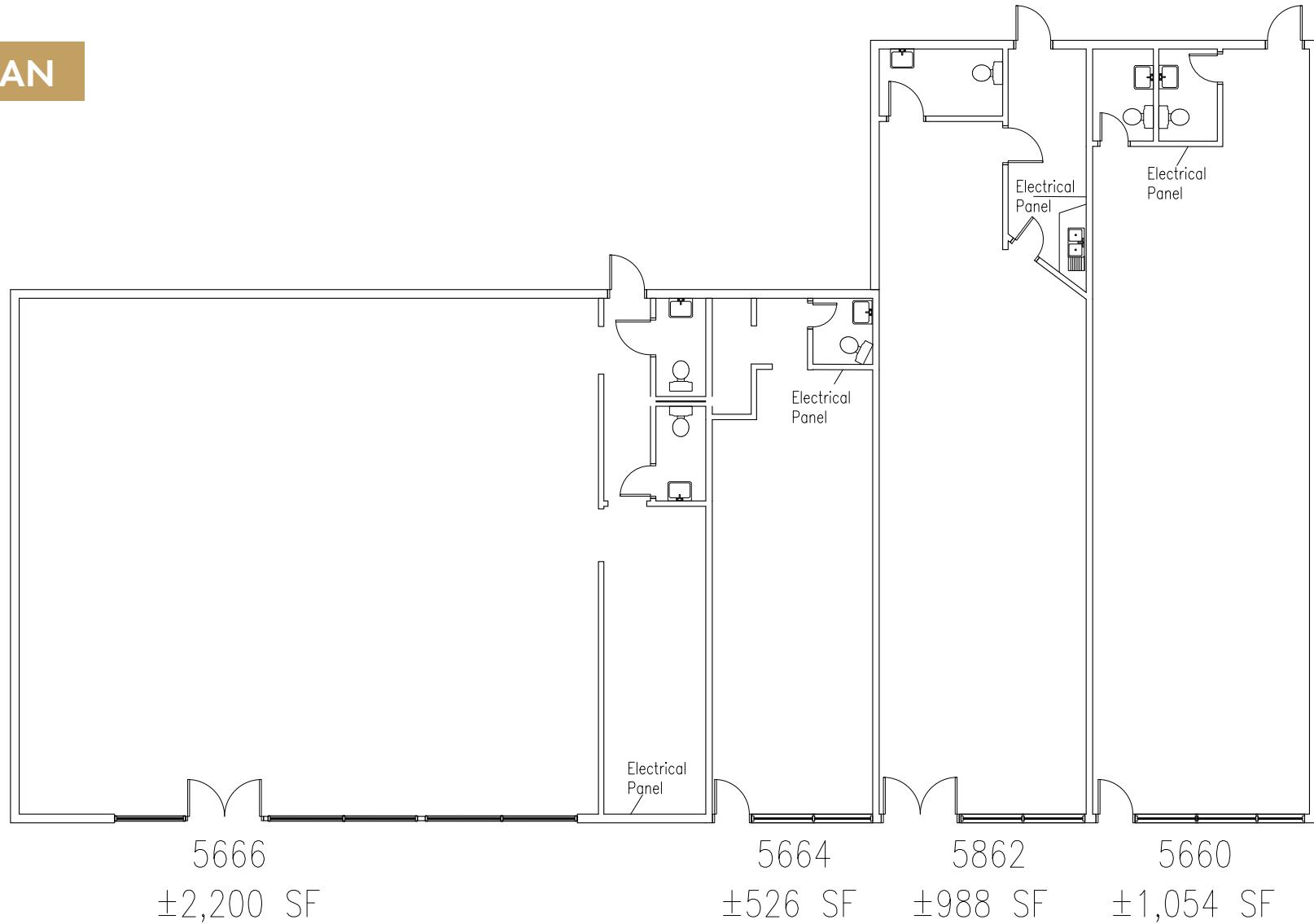
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SITE PLAN



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ORANGEVALE, CA**



Demographics	1 Mile	3 Miles	5 Miles
Population	12,229	84,695	205,200
Households	4,987	32,075	79,588
Average Household Income	\$122,641	\$146,838	\$152,468
Median Age	42.5	43.5	42.8
Total Businesses	498	4,098	9,080
Daytime Demographics 16+	5,911	63,659	136,957
White Collar Workers	68.0%	71.0%	71.0%
Blue Collar Workers	32.0%	29.0%	29.0%

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