

8001  
MADISON AVENUE  
Citrus Heights, California



## Medical Office Building for Sale or Lease

**NEWMARK**

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# PROPERTY OVERVIEW

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**Sale Price**  
\$1,250,000

**Lease Rate**  
\$1.75 per sf, modified gross



**Property Address**  
8001 Madison Avenue  
Citrus Heights, CA 95610



**Size**  
±4,641 SF



**APN**  
233-0043-008-0000



**Land Area**  
±1.03 Acres



**Year Built**  
1979



**Parking**  
Abundant On-Site Parking (10:1,000)



# RENDERINGS

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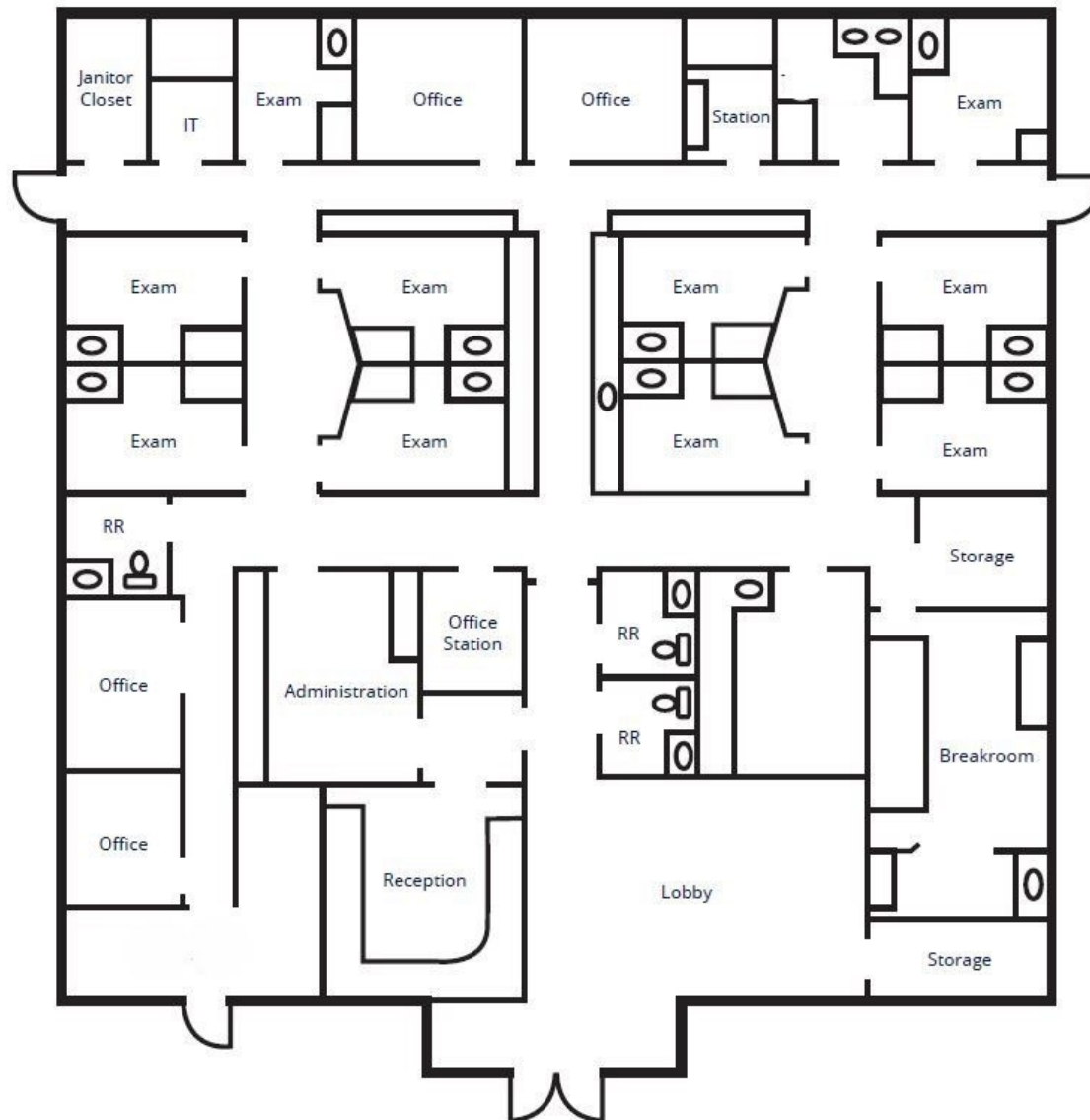
## Proposed Building Remodel (remodel not included in pricing)





# FLOOR PLAN

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**YOUR NAME HERE**

# BUILDING HIGHLIGHTS

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- Efficient floorplan that includes 10 exam rooms (all with plumbing and upper/lower cabinetry), 3 private restrooms, a variety of office/administrative areas, MA stations, lab area, breakroom, and large waiting area/reception.
- Corner location with monument signage
- Excellent traffic counts (more than 39,000 vehicles per day)
- Less than 5 minutes to a wide variety of shopping and dining options

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population (2024)	15,794	127,144	298,984
Projected Population (2029)	15,922	127,842	301,430
Average Household Income (2024)	\$104,419	\$109,947	\$104,602
Households	6,606	51,088	117,587





# AERIAL MAP



GREENBACK LN



CHASE

BANK OF AMERICA



River City Bank



Citi

ANGRY CHICKZ  
NASHVILLE HOT CHICKEN

8001  
MADISON AVENUE

FAIR OAKS BLVD



SUBWAY

FISH GRILL

Smart & Final



Black Bear Diner

ALMADEN WY

MADISON AVE



KIKI'S

PAUSE  
COFFEE HOUSE



FIRE WINGS

HONEYBAKED





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