

FOR LEASE

MADISON AND MAIN SHOPPING CENTER

+/- 602 - 24,689 SF RETAIL SPACE

ANCHOR SPACE AVAILABLE !



Main Ave: 8,259 ADT

Madison Ave: 17,048 ADT

3D Tour
Click Here



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ROME
REAL ESTATE GROUP

MADISON & MAIN SHOPPING CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
9415 Madison Ave.	+/- 24,689 SF	\$1.25 PSF, NNN	Anchor space – Former That's Cheap!
9431 Madison Ave.	+/- 1,800 SF	\$1.65 PSF, NNN	Open retail floorplan in vanilla shell
9443 Madison Ave.	+/- 1,170 SF	\$1.65 PSF, NNN	Open retail floorplan in vanilla shell
9445 Madison Ave.	+/- 1,385 SF	\$1.65 PSF, NNN	End cap in vanilla shell condition
5948 Main Ave.	+/- 602 SF	\$1.50 PSF, NNN	Open retail floorplan in vanilla shell

PROPERTY HIGHLIGHTS:

- **High-Traffic Madison Corridor:** ~50,000 cars zip past Madison & Hazel each day—your signage can't miss those eyes.
- **Affluent Trade Area:** Within three miles, 85 K residents average \$127 K household income—plenty of spending power for retail or service concepts.
- **Neighborhood Density:** 12.7 K people live inside a quick one-mile ring, keeping foot traffic flowing from breakfast runs to late-night stops.
- **Walk & Ride Ease:** A 74 Walk Score plus SacRT Routes 10 & 124 less than 500 ft away put customers on your threshold without a steering wheel.
- **Streetscape Upgrade Pipeline:** County-funded widening of Madison (Sunrise → Hazel) will add buffered bike lanes, landscaped medians and smoother signals—fresh curb appeal on the way.



STRONG TRAFFIC COUNTS

MAIN AVE: 8,259 ADT
MADISON AVE: 17,048 ADT



AVERAGE
\$103,486
WITHIN 1 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
SHOPPING CENTER (SC)
SACRAMENTO COUNTY



276 SURFACE SPACES

SITE PLAN

Madison & Main Shopping Center

Main Ave: 8,259 ADT

Pad

Pad

Madison Ave: 17,048 ADT

±24,689 ANCHOR SPACE
AVAILABLE

Unit	Address	Tenant	Size
1	5950 Main		±691
2	5948 Main	AVAILABLE	±602
3	5944 Main		±1,432
4	5940 Main	Laundromat	±614
5	5936 Main	Jake's Journey Home	±900
6	5920 Main	Save More Liquor & Foods	±1,500
	9415 Madison	AVAILABLE	±24,689
7A	9417 Madison	Star Dry Cleaners	±1,500
7	9419 Madison	Evolution Flow Yoga	±1,660
8	9427 Madison	Domino's Pizza	±1,500
8A	9427-A Madison	Perfect Nails	±745
9	9431 Madison	AVAILABLE	±1,800
10	9433 Madison	Fast Alterations	±1,000
11	9437 Madison	Wa-Me Chinese Food	±1,890
12	9441 Madison	Paragon Hair Salon	±1,000
13	9443 Madison	AVAILABLE	±1,170
14	9445 Madison	AVAILABLE	±1,385
Pad	9411 Madison	Ashley's Country Kitchen	±3,300
Pad	9407 Madison	Wells Fargo Bank	±3,324



5948 MAIN FLOOR PLAN

Size: +/- 602 SF

Base Rent: \$1.50 PSF, NNN

3D Tour
Click Here

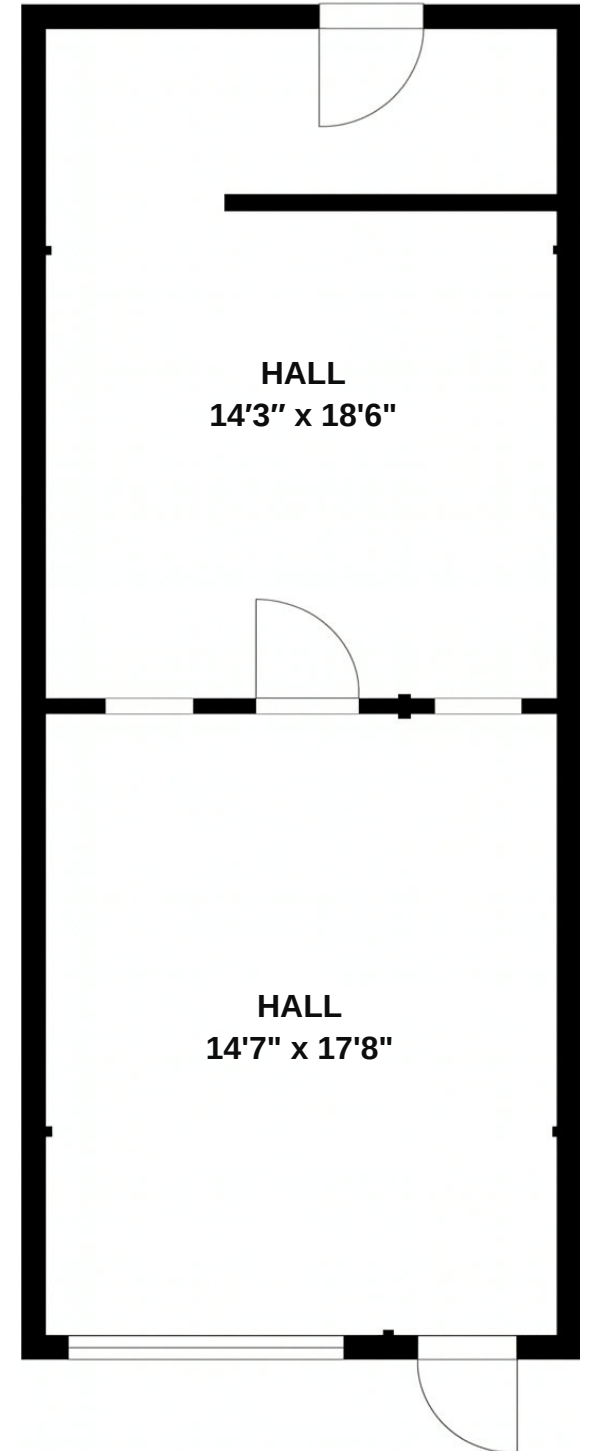


INTERIOR PHOTOS



HALL
14'3" x 18'6"

HALL
14'7" x 17'8"

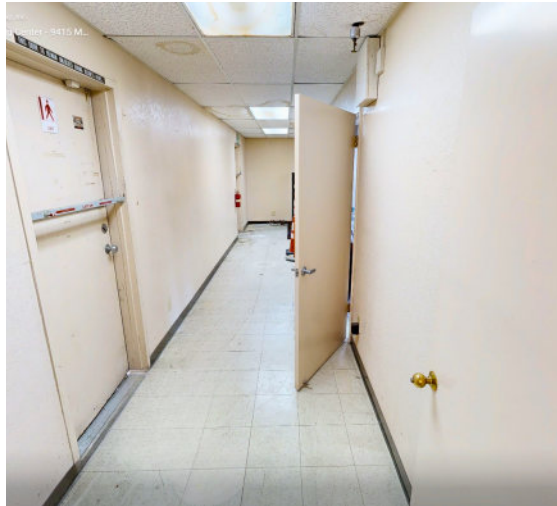


9431 MADISON FLOOR PLAN

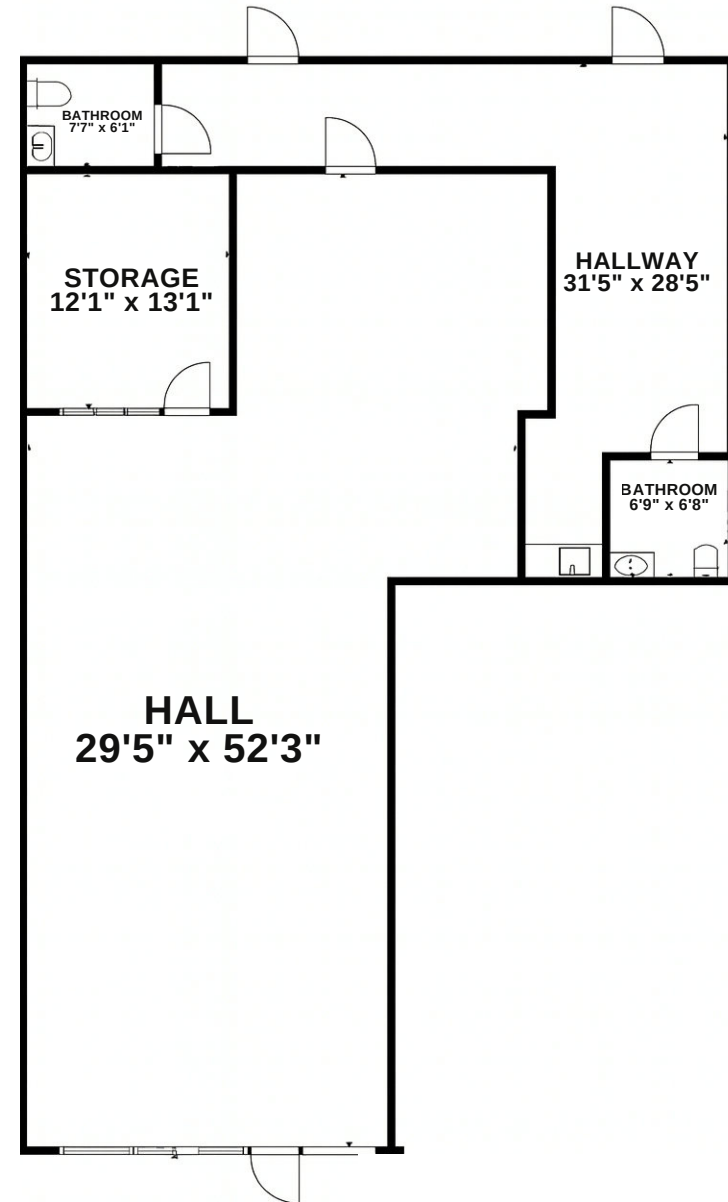
Size: +/- 1,800 SF

Base Rent: \$1.65 PSF, NNN

3D Tour
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INTERIOR PHOTOS



9443 MADISON FLOOR PLAN

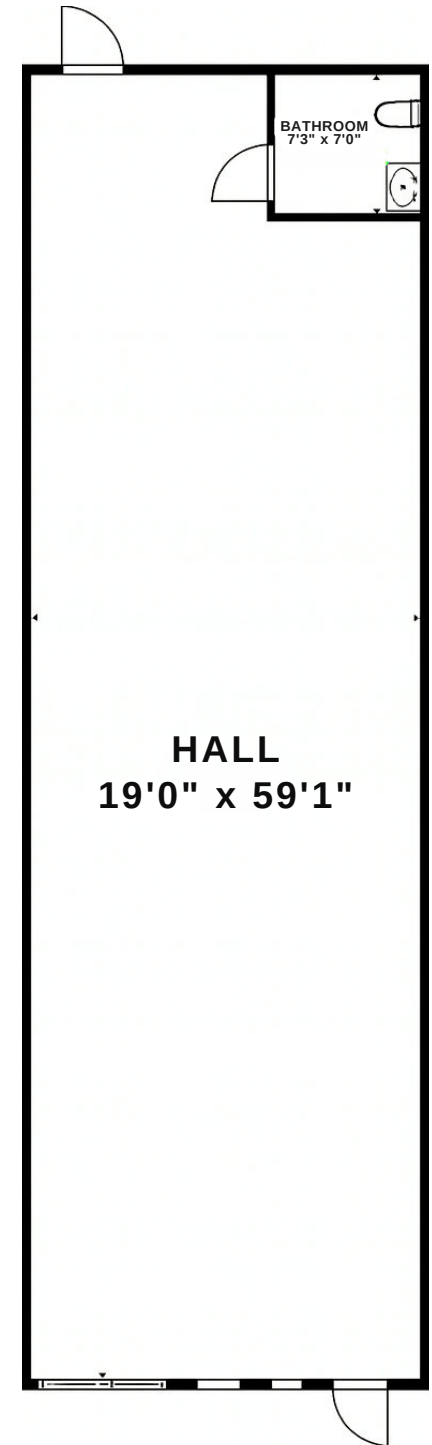
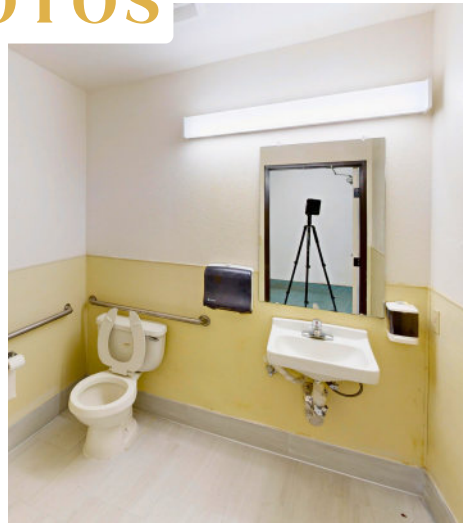
Size: +/- 1,170 SF

Base Rent: \$1.65 PSF, NNN

3D Tour
Click Here



INTERIOR PHOTOS



9445 MADISON FLOOR PLAN

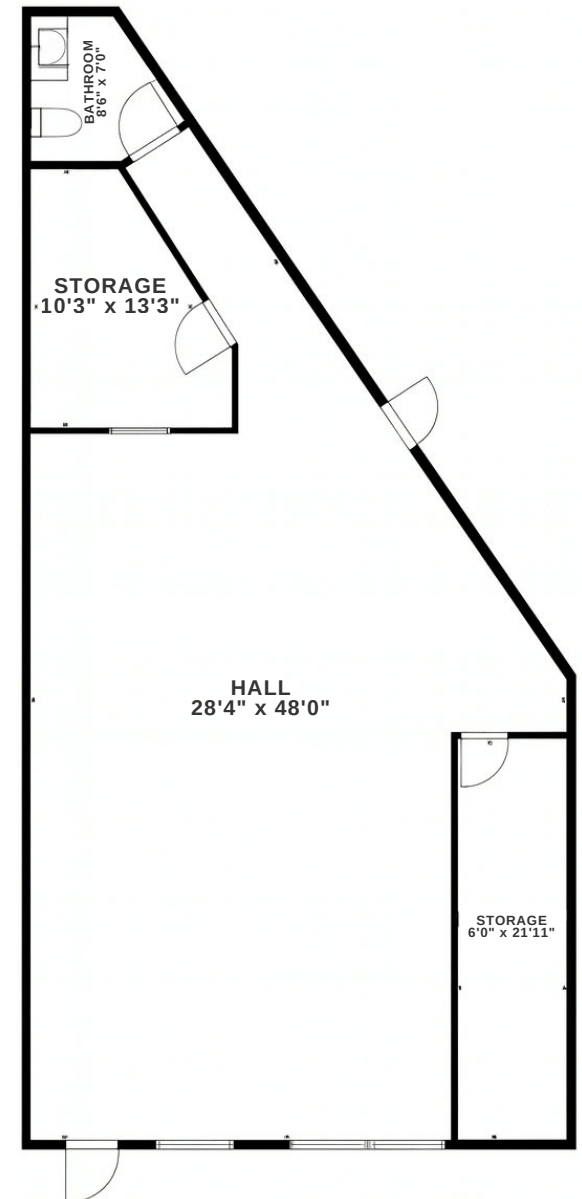
Size: +/- 1,385 SF

Base Rent: \$1.65 PSF, NNN

**3D Tour
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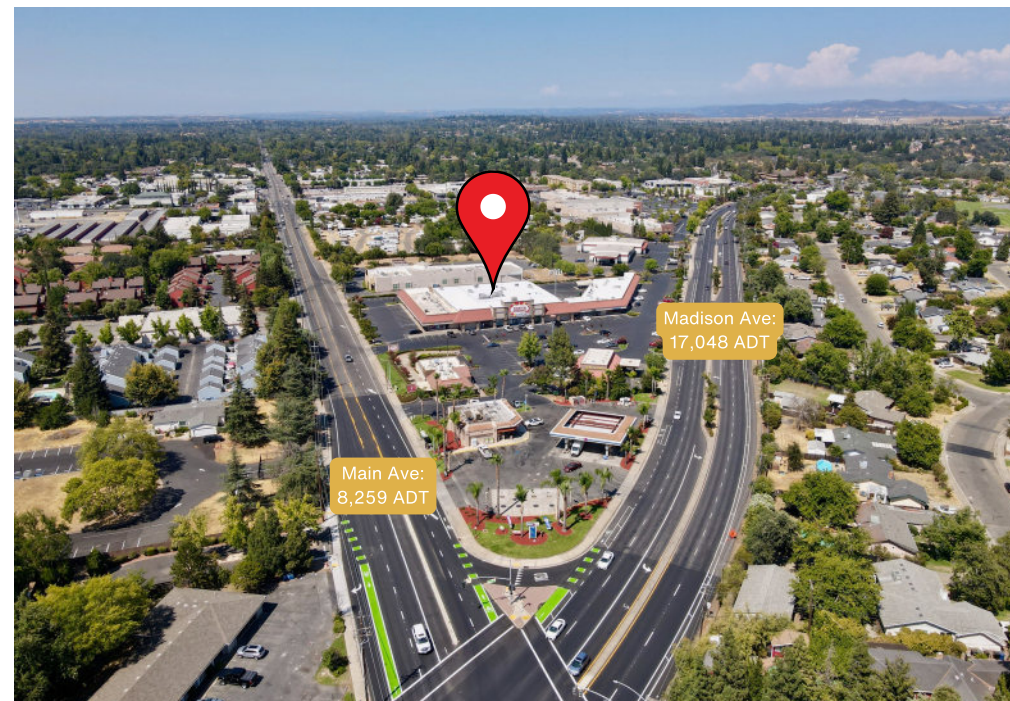


INTERIOR PHOTOS





EXTERIOR PHOTOS



**WinCo
FOODS**

Walmart



Greenback Ln



Hazel Ave



PROPERTY
LOCATION

Main Ave

Madison Ave



DEMOGRAPHIC SUMMARY REPORT

9415 MADISON AVE, ORANGEVALE, CA 95662



POPULATION

2024 ESTIMATE

3-MILE RADIUS	84,294
5-MILE RADIUS	209,395
10-MILE RADIUS	751,187



HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$127,756.00
5-MILE RADIUS	\$129,655.00
10-MILE RADIUS	\$118,647.00



POPULATION

2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	57,567	140,931	468,025
BLACK	3,411	6,796	35,923
HISPANIC ORIGIN	12,311	31,252	132,757
AM.INDIAN & ALASKAN	548	1,446	6,509
ASIAN	6,822	20,465	78,072
HAWAIIAN/PACIFIC ISLANDER	257	698	3,480
OTHER	15,689	39,059	159,177

POPULATION

2029 PROJECTION

3-MILE RADIUS	84,848
5-MILE RADIUS	212,183
10-MILE RADIUS	767,852

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$102,386.00
5-MILE RADIUS	\$103,322.00
10-MILE RADIUS	\$92,840.00

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



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