

5411 Madison Ave
Sacramento, CA 95841



OFFERING MEMORANDUM

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SACRAMENTO

About Sacramento

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Laurel Hills Dr

Lauren Guajardo

Sultan Sanjar Yusufzai

Neptune Society of Northe

Elijah RVs RV Rental

Madison Ave

Madison Ave

Madison Ave

La Bou Bakery & Cafe

Waxing Day SPA

Papa Murphy's | Take 'N' Bake Pizza

INVESTMENT SUMMARY

The subject property is a 100% vacant 3,825 retail/office building located at 5411 Madison Ave , Sacramento, Ca 95841 within the Carmichael/Fair Oaks Sub Market. This asset is a great owner/user opportunity and also gives investors the opportunity to purchase at a significant discount with value add opportunity through leasing out the vacant suites. Originally built in 1979, the Property contains a Five suite office building situated on 0.37 acres with abundant surface parking spaces.

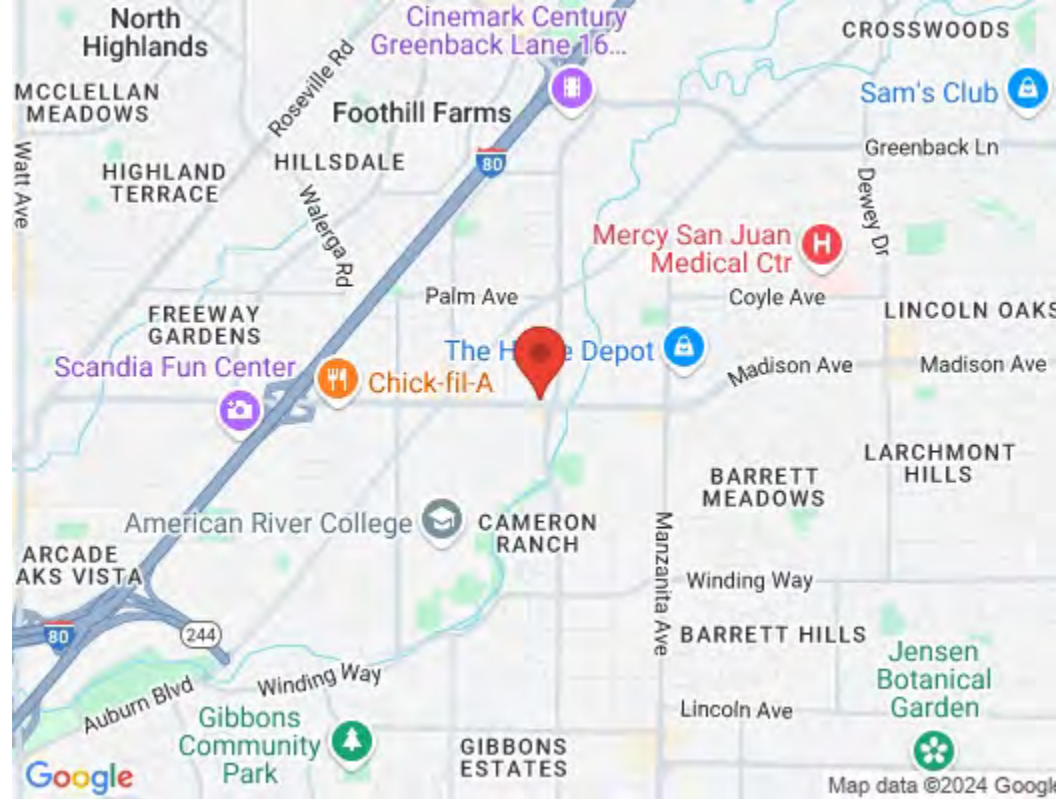
PROPERTY SUMMARY

Offering Price	\$600,000 (\$157 P/SF)
Building SqFt	3,825 SqFt
Year Built	1979
Lot Size (SF)	16,117 SqFt
Parcel ID	230-0053-016-0000
Zoning Type	Commercial
County	Sacramento
Coordinates	38.661136,-121.338410



PROPERTY HIGHLIGHTS

- 5 suites
- Ample parking/large lot
- High traffic street w/ excellent visibility
- Easy freeway access
- Flexible Zoning
- Surrounded by dense residential



TRAVLTRENDS
338-6600

Madison Avenue
Physical Therapy
338-6600

CAN WEST
DMES
Remodeling
1-4774

Madison
Avenue
Physical
Therapy

TRAVLTRENDS
338-6600

LOCATION HIGHLIGHTS

- Prime Accessibility: Convenient access to Interstate 80, along with nearby public transit options, ensuring easy connectivity.
- Strong Demographics: Located in a densely populated area with diverse residents, providing a robust customer base for businesses.
- Proximity to Amenities: Close to shopping centers, restaurants, and essential services, enhancing foot traffic and convenience for customers.
- Employment Hubs Nearby: In close proximity to significant employment centers, including government, healthcare, and education sectors.
- High Visibility: Excellent visibility and exposure on Madison Ave, with high traffic counts and opportunities for prominent signage



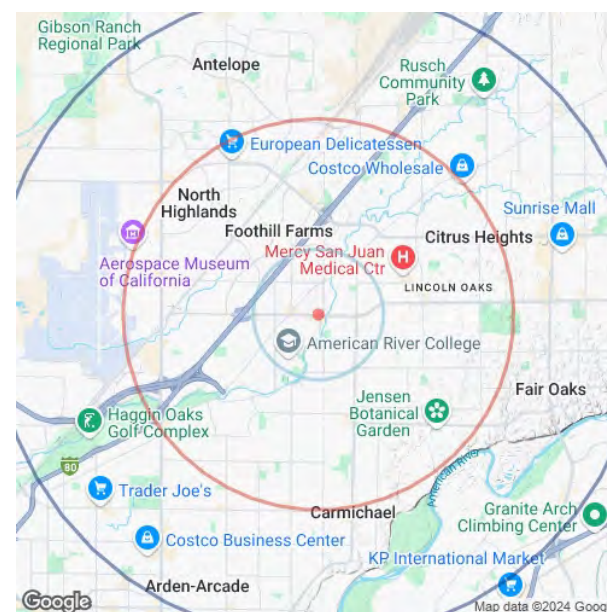


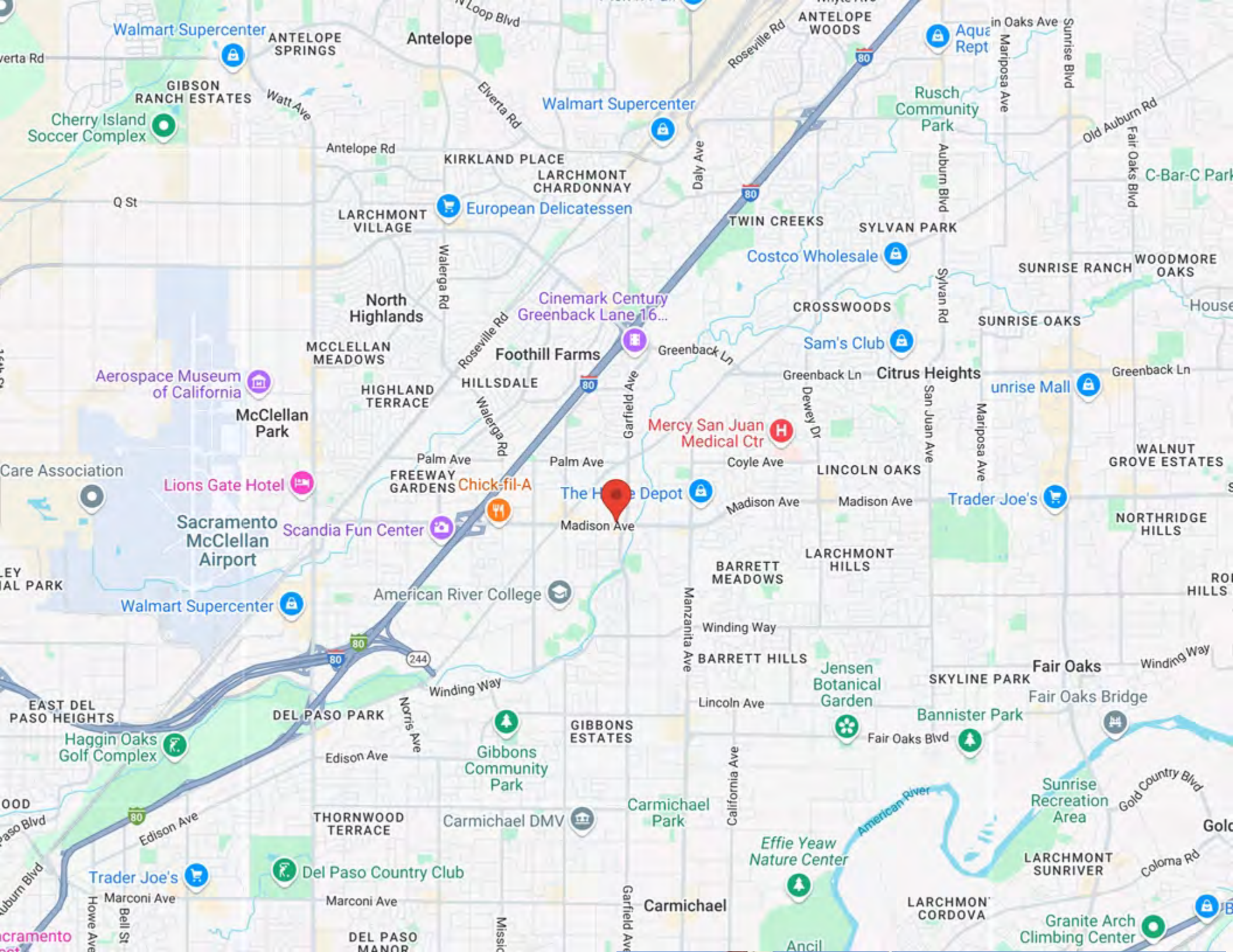
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,782	157,734	350,451
2010 Population	20,319	155,546	355,014
2024 Population	23,061	170,880	390,451
2029 Population	23,085	171,216	392,518
2024-2029 Growth Rate	0.02 %	0.04 %	0.11 %
2024 Daytime Population	21,871	146,039	339,661

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,744	61,725	136,642
2010 Total Households	8,468	60,229	136,363
2024 Total Households	9,297	63,930	145,064
2029 Total Households	9,212	63,380	144,297
2024 Average Household Size	2.46	2.64	2.66
2024 Owner Occupied Housing	3,647	34,724	81,288
2029 Owner Occupied Housing	3,750	35,423	83,037
2024 Renter Occupied Housing	5,650	29,206	63,776
2029 Renter Occupied Housing	5,463	27,957	61,260
2024 Vacant Housing	340	2,499	5,487
2024 Total Housing	9,637	66,429	150,551

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	909	5,183	11,067
\$15000-24999	692	4,007	7,816
\$25000-34999	767	4,554	9,451
\$35000-49999	1,044	6,236	13,984
\$50000-74999	1,648	11,423	24,953
\$75000-99999	1,393	9,800	22,023
\$100000-149999	1,631	11,728	27,374
\$150000-199999	693	5,884	14,119
\$200000 or greater	519	5,114	14,278
Median HH Income	\$ 66,884	\$ 76,055	\$ 79,680
Average HH Income	\$ 86,900	\$ 98,893	\$ 106,537





Cinemark Century
Greenback Lane 16...

Mercy San Juan
Medical Ctr

The Home Depot

Lions Gate Hotel

Sacramento
McClellan
Airport

Chick-fil-A

Scandia Fun Center

American River College

GIBBONS
ESTATES

Gibbons
Community
Park

THORNWOOD
TERRACE

Del Paso Country Club

Carmichael

Effie Yeaw
Nature Center

LARCHMON
CORDOVA

Granite Arch
Climbing Center

Fair Oaks

Bannister Park

LARCHMON
SUNRIVER

Sunrise
Recreation
Area

Jensen
Botanical
Garden

BARRETT
HILLS

Lincoln Ave

Winding Way

BARRETT
MEADOWS

Madison Ave

Madison Ave

Coyle Ave

Greenback Ln

Garfield Ave

Greenback Ln

Greenback Ln

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LINCOLN OAKS

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Trader Joe's

sunrise Mall

Citrus Heights

Sam's Club

Costco Wholesale

European Delicatessen

Walmart Supercenter

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CITY OF SACRAMENTO

INCORPORATED

2/26/1850

AREA

CITY	99.8 SQ MI
LAND	97.7 SQ MI
WATER	2.1 SQ MI
ELEVATION	30 FT

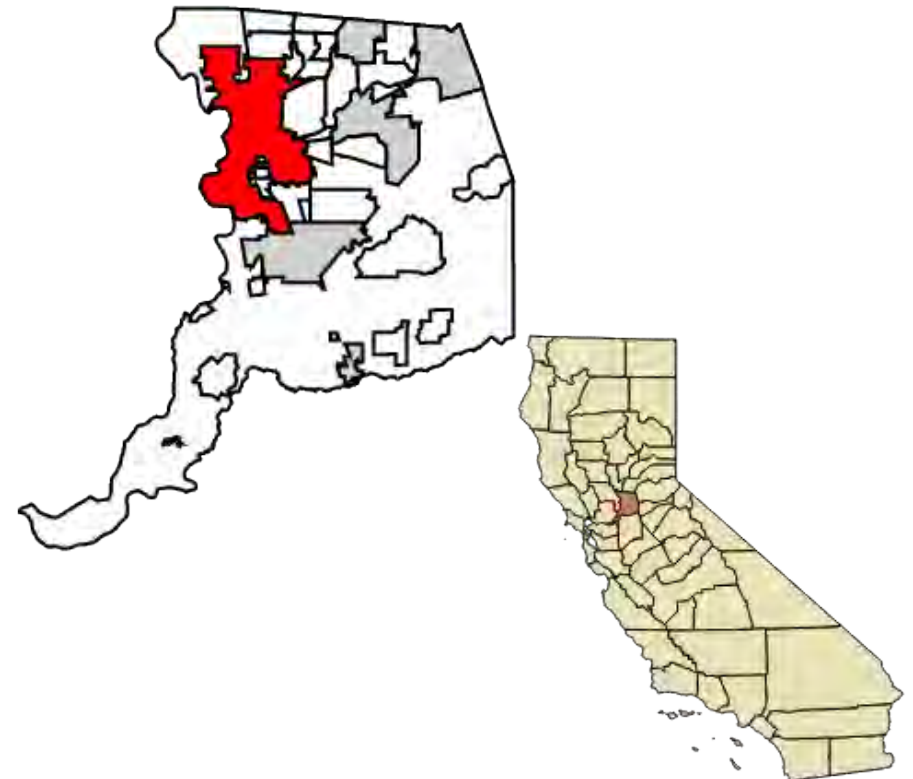
POPULATION

POPULATION	525,000
RANK	35
DENSITY	5,374.11 SQ MI
URBAN	1,946,618



ABOUT SACRAMENTO

Sacramento, the capital of California, is a vibrant city known for its rich history, diverse culture, and strong economy. With a population of approximately 525,000, it is one of the state's fastest-growing urban centers. Key sectors include government, healthcare, education, and technology, while its agricultural heritage earns it the title "Farm-to-Fork Capital." Sacramento's strategic location offers easy access to major highways and public transit, making it a hub for commerce in Northern California. The city also boasts a lively cultural scene, featuring museums, theaters, and various festivals, enhancing its appeal as a place to live, work, and invest.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE JAHN-RICH COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

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