



ADDRESS	TOTAL RENTABLE AREA	PRICE	RETAIL OCCUPANCY	YEAR BUILT	PARKING
SWC of Madison & Hazel Avenues Fair Oaks, CA	±258,492 square feet	Seller to Consider Best Offer of Price and Terms	±91%	1956 (Redeveloped 1996 - 2016)	1,170 Parking Spaces 4.53:1,000 Ratio

## THE OFFERING

Madison Marketplace is the trade area's dominant grocery-anchored retail center situated at the high-traffic intersection of Madison Avenue and Hazel Avenue in Fair Oaks, CA. The property benefits from an infill location surrounded by established, affluent residential neighborhoods. Drawing from a robust 360-degree trade area, the center serves nearly 240,000 residents within a 5-mile radius, where average household incomes approach \$118,000.

## OFFERING HIGHLIGHTS

- » **DOMINANT GROCER IN THE MARKET** - High-performing Raleigh's store - #1 grocer in region by market share
- » **STRONG TENANT SALES AND LOW OCCUPANCY COST RATIOS**
- » **OVER 83% SF NATIONAL OR REGIONALLY-DOMINANT RETAILERS**
- » **TOP TIER JUNIOR ANCHORS** - TJ Maxx; Petco; Dollar Tree; O'Reilly Auto Parts - All in place over 20 years
- » **ALL PADS INCLUDED/FULL SITE CONTROL** - Potential for Parcelized exit
- » **VALUE ENHANCEMENT OPPORTUNITIES** - ±21,000 square foot junior anchor leasing opportunity, future development land in rear of center
- » **AFFLUENT DEMOGRAPHICS** - 240,000 people in 5 miles with Average Household Income \$118,000
- » **HIGH TRAFFIC LOCATION** - Hazel Avenue=45,165 ADT; Madison Avenue=33,842 ADT - ±79,000 TOTAL ADT



PALMER CAPITAL INC