



FOR LEASE

5044 Madison Ave. | Sacramento, CA



CHRIS SANTANA

Corporate Services

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NAINorthgate

LEASING TEAM



HIGHLIGHTS

- Prime corner retail located at Major signalized intersection
- Potential to purchase and owner occupy with SBA financing
- Excellent retail synergy including new Starbucks adjacent under construction.
- Area cotenants include Target, Smart & Final, McDonalds, Burger King, Chipotle, and more

PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: Light Commercial (LC)

ADDRESS: 5044 Madison Ave. Sacramento, CA

SUITE 1: ± 2,500 sq ft

SUITE 2: ± 2,500 sq ft

SUITE 3: ± 650 sq ft

CONTIGUOUS SPACE: ± 5,000 sq ft

TRAFFIC: Madison Ave: 41K ADT

Auburn Blvd: 24K ADT

AERIAL VIEW



MARKET OVERVIEW

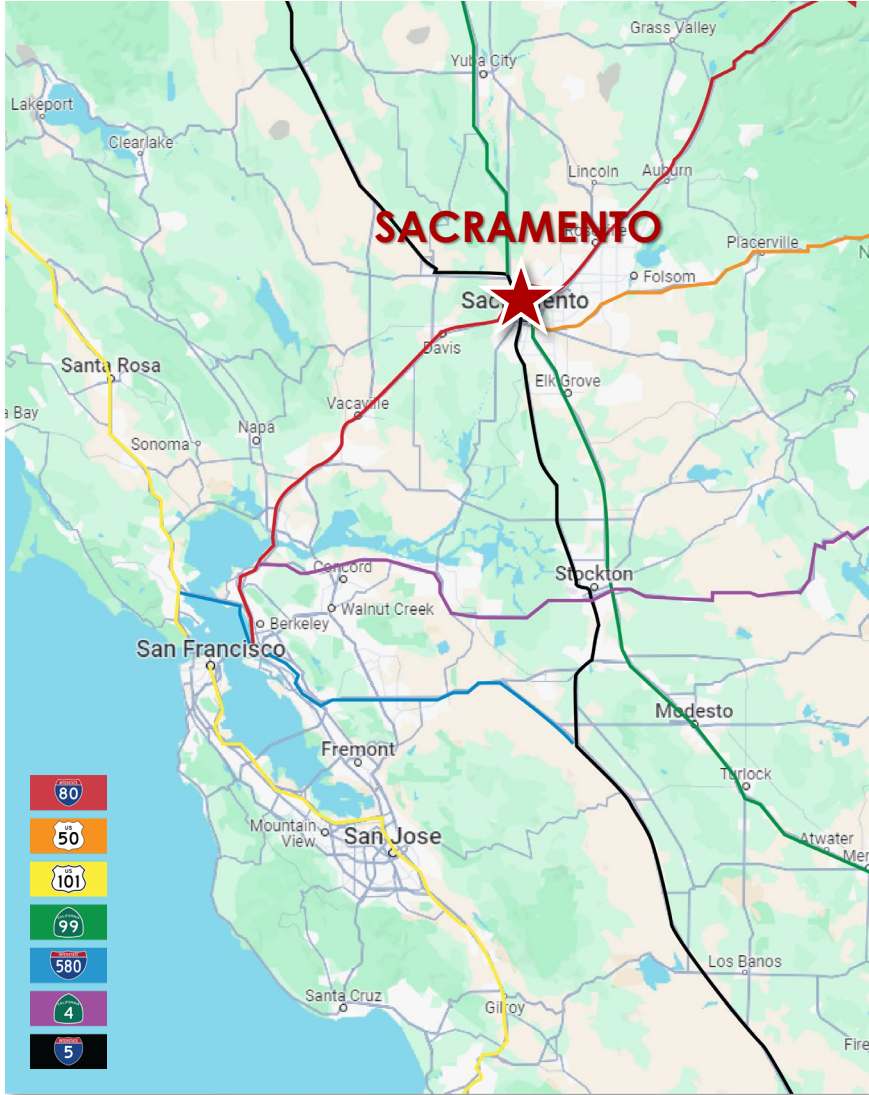


CITY PROFILE



- **Capital City Charm:** As the capital of California, Sacramento uniquely blends rich history with modern amenities, offering a vibrant and dynamic backdrop for businesses and residents.
- **Economic Vitality:** The city boasts a thriving economy, driven by robust sectors including government, healthcare, education, and technology, creating a dynamic environment for business growth.
- **Educational Hub:** With top-tier institutions like Sacramento State University and UC Davis, the city nurtures a highly educated workforce and offers abundant learning opportunities.
- **Natural Beauty:** Nestled at the confluence of two rivers, Sacramento is surrounded by scenic parks and trails, providing residents and visitors with plentiful outdoor recreational activities.
- **Transportation Convenience:** The city is well-connected with major highways, an international airport, and an efficient public transit system, ensuring seamless accessibility for commuters and travelers.
- **Cultural Scene:** Sacramento is rich in cultural attractions, including museums, theaters, and festivals, and is renowned for its vibrant farm-to-fork dining movement, offering diverse and delectable culinary experiences.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	21,824	157,027	388,276
Projected Growth	1.33%	1.445%	1.41%
Median Age	37	39	39
Households	8,447	58,341	143,218
Projected Growth	8,511	59,080	144,962
White Population	12,009	88,336	217,618
Black Population	2,725	13,830	30,532
Asian Population	1,479	12,044	36,265
Native Am Population	247	2,027	4,821
Pacific Isle Population	150	1,240	2,999
Mixed Population	2,911	22,597	55,737
Other Population	2,302	16,953	40,304
Hispanic Population	21.6%	22.9%	22.49%
Average HH Income	\$79.1k	\$94.1k	\$99.8k
Median HH Income	\$63.3k	\$76k	\$79.8k
High School Graduates	47.8%	61.5%	61.2%
College Graduates	22.3%	23.7%	24.6%
Total Businesses	117	341	679
Total Employees	22,049	137,228	334,772

DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS



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ADVISORY SERVICES

Asset Management



Acquisitions & Dispositions



Appraisal & Valuation



Corporate Services



1031 Exchange Acquisitions (CA to FL)



Comprehensive Investment Strategy Advisory