

M & M SHOPPING CENTER | RESTAURANT & RETAIL FOR LEASE

5800 Madison Ave., Sacramento, CA 95841



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FOR LEASE M & M SHOPPING CENTER

EXECUTIVE SUMMARY

5800 Madison Ave.
Sacramento, CA



OFFERING SUMMARY

Lease Rate:	\$1.15 - 1.50/ SF Per Month
Lease Type:	NNN (±\$0.56/SF)
Available SF:	±1,500 - 4,800 SF

LOCATION OVERVIEW

ICONIC established shopping center along major Commercial Corridor. Nearby tenants include Home Depot, WalMart, Petsmart and Starbucks.

PROPERTY HIGHLIGHTS

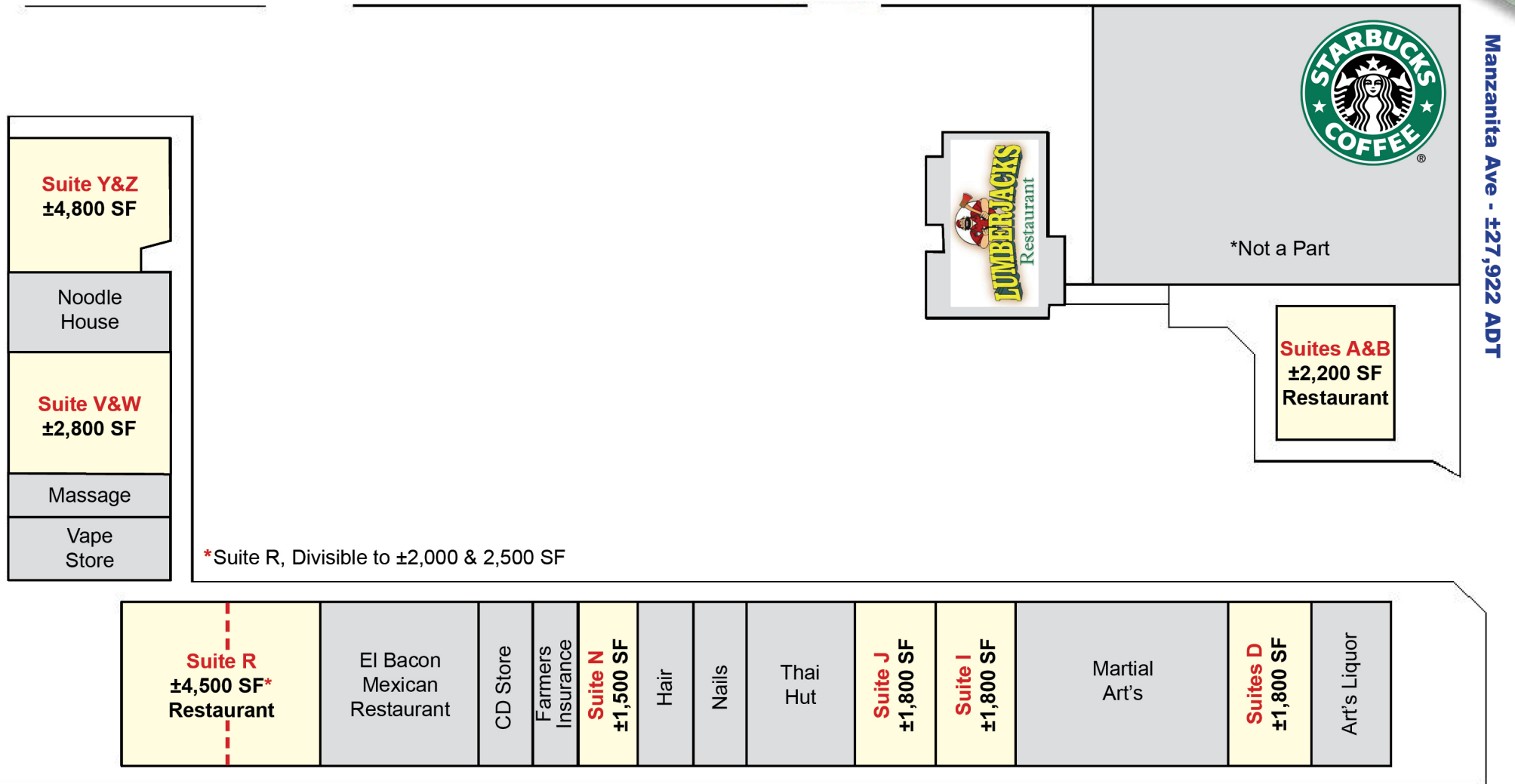
- For Lease: ±1,500 SF to ±4,800 SF
- Center features Lumberjacks Restaurant
- Traffic Counts: 77,000 cars per day at intersection
- 220 shared parking spaces
- Monument Signage Available
- ±4,500 SF 2nd Generation Restaurant Space Available, which is divisible - Hood Walk-in and 100 gallon grease trap.
- ±2,200 SF 2nd Generation Restaurant Space with Private Patio
- ±4,800 SF High Street Visibility End Cap Space

FOR LEASE M & M SHOPPING CENTER

SITE PLAN

5800 Madison Ave.
Sacramento, CA

Madison Ave - ±55,473 ADT



*Not to Scale

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ADDITIONAL PHOTOS

5800 Madison Ave.
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Monument Signage Available



Suite R - ±4,500 SF 2nd Generation Restaurant (Divisible to ±2,000 - 2,500 SF)



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RETAILER MAP
5800 Madison Ave.
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FOR LEASE M & M SHOPPING CENTER

LOCATION MAPS

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