

FOR LEASE

MADISON AND MAIN SHOPPING CENTER

+/-1,170 - 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

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



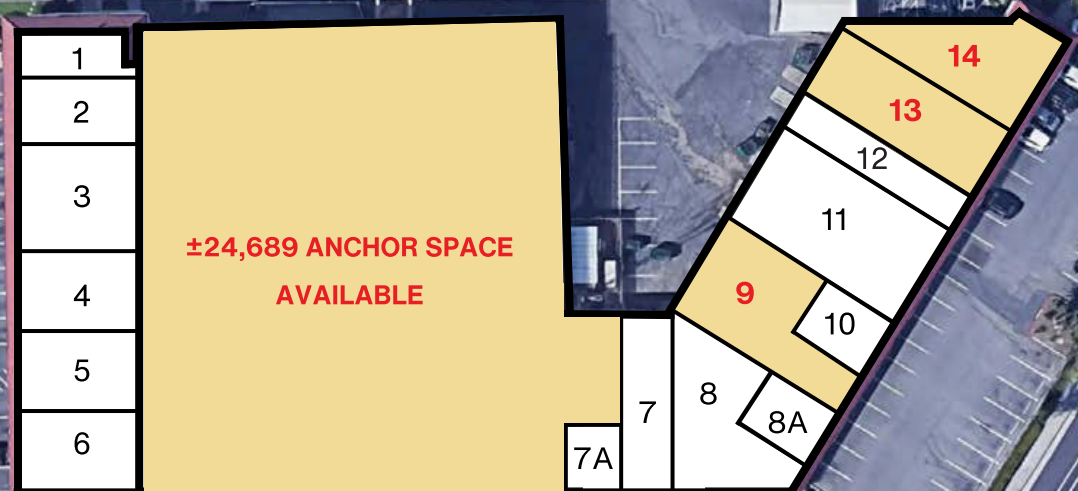
276 SURFACE SPACES

SITE PLAN

Madison & Main Shopping Center



Main Ave: 8,259 ADT



Pad

Pad

Madison Ave: 17,048 ADT

Unit	Address	Tenant	Size
1	5950 Main		±691
2	5948 Main	Althea Canines	±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

9431 MADISON FLOOR PLAN

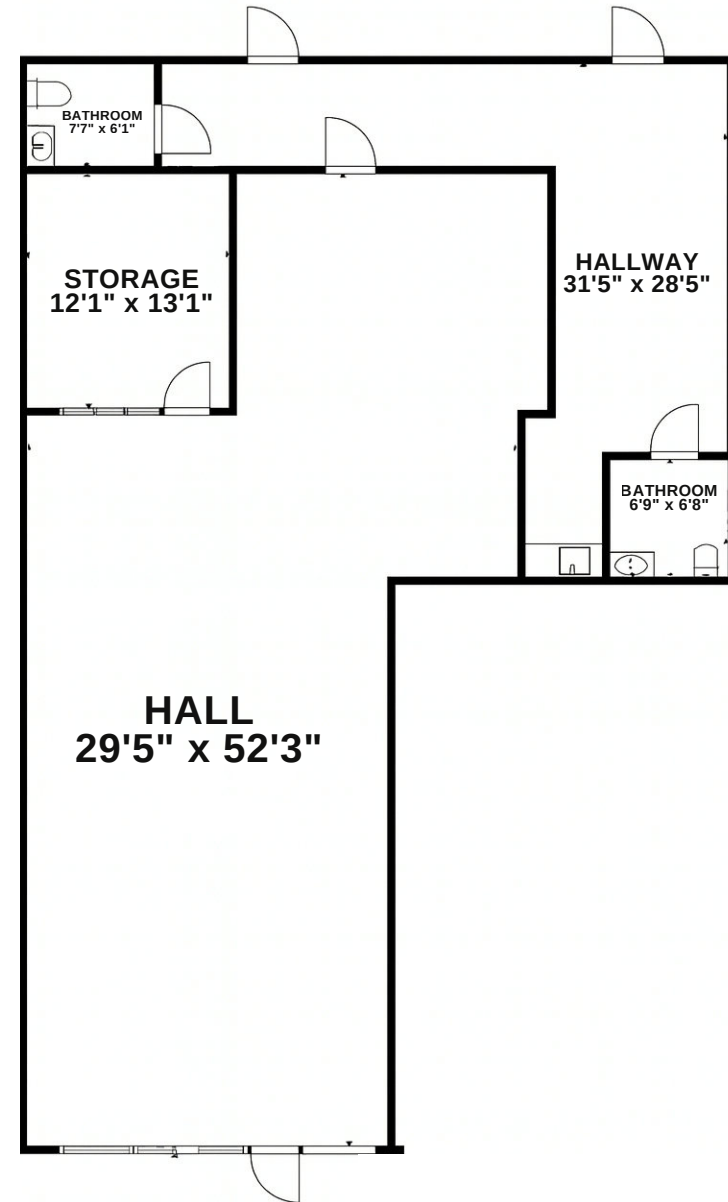
Size: +/- 1,800 SF

Base Rent: \$1.65 PSF, NNN

**3D Tour
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INTERIOR PHOTOS



9443 MADISON FLOOR PLAN

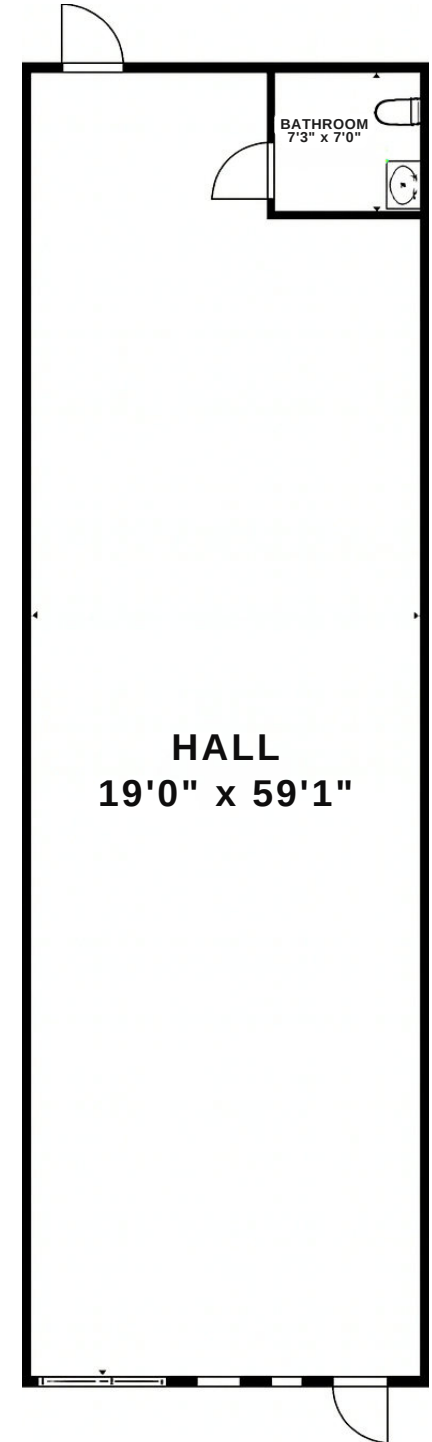
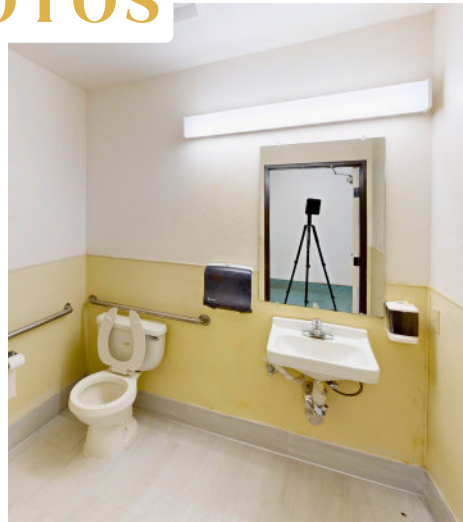
Size: +/- 1,170 SF

Base Rent: \$1.65 PSF, NNN

**3D Tour
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INTERIOR PHOTOS



9445 MADISON FLOOR PLAN

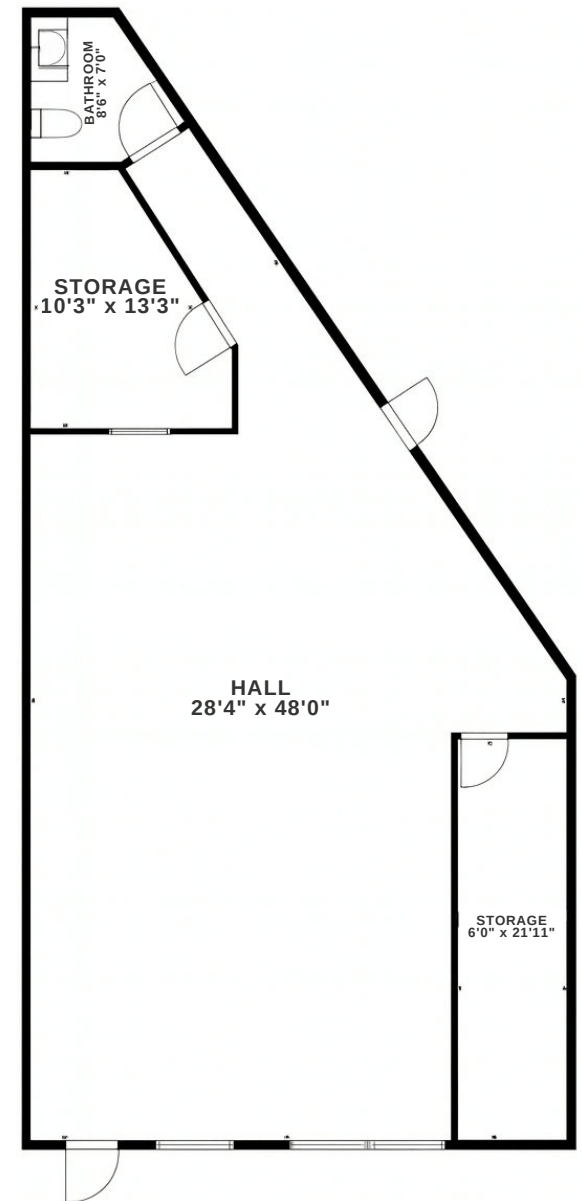
Size: +/- 1,385 SF

Base Rent: \$1.65 PSF, NNN

3D Tour
Click Here 

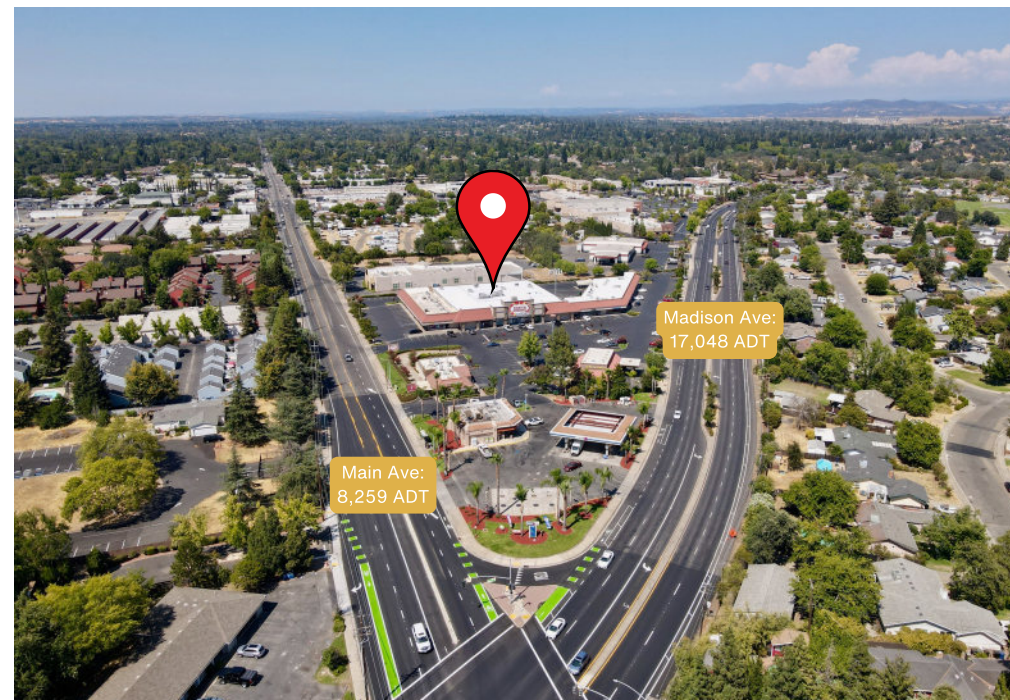


INTERIOR PHOTOS





EXTERIOR PHOTOS



WinCo
FOODS

Walmart




Greenback Ln



PROPERTY
LOCATION

Hazel Ave







Main Ave

Madison Ave



BURGERS and FRIES

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



Chase Burke

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