

**FOR
LEASE**

4811 CHIPPENDALE DR,
SACRAMENTO, CA

Madison Ave - 58,000 ADT



±1,494 - 1,609 SF OFFICE SUITES

**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

CHIPPENDALE OFFICE PARK

ASKING RENT: \$1.45 PSF, MG

PROPERTY DETAILS:

- Professional and convenient environment for your business office.
- The office park consists of ten individual buildings, each surrounded by mature landscaping.
- Each building provides ample parking facilities for employees and visitors.
- The office park is ideally located with easy access to I-80 via Madison Ave.
- The location is near a variety of restaurants and essential services.
- The property is well-maintained, including recently renovated restrooms in the common areas.
- The office park features an outdoor seating area in a shaded central courtyard.



AVERAGE
\$79,473

WITHIN 3 MILES
HOUSEHOLD INCOME



STRONG TRAFFIC COUNTS

CHIPPENDALE DR: 9,923 ADT

SUMMERWOOD CIR: 7,779 ADT

MADISON AVE : 57,979 ADT

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

AVAILABLE SUITE

SIZE IN SF

MONTHLY RENT

1 - 604

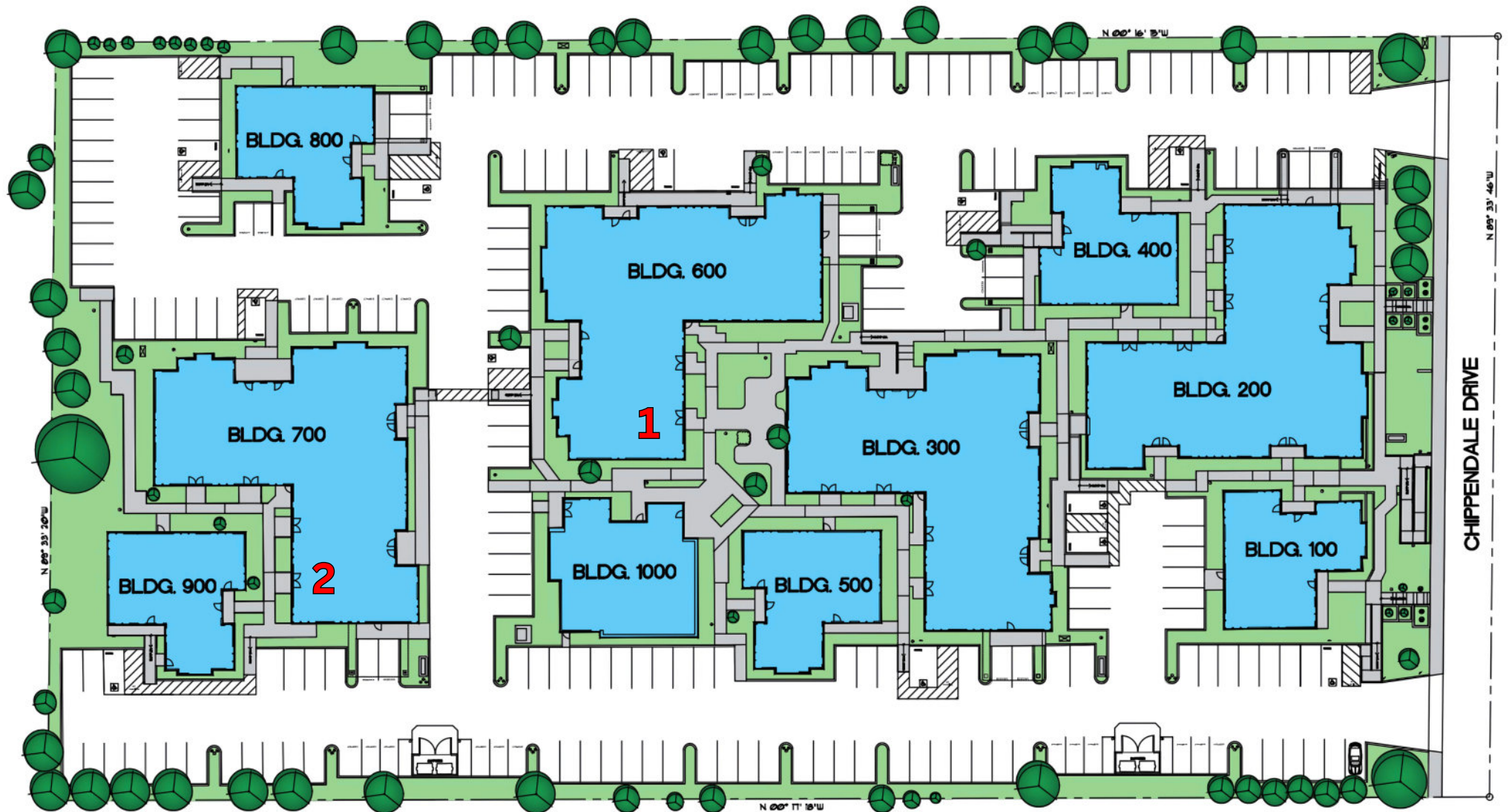
+/- 1,609 SF

\$1.45 PSF, MG

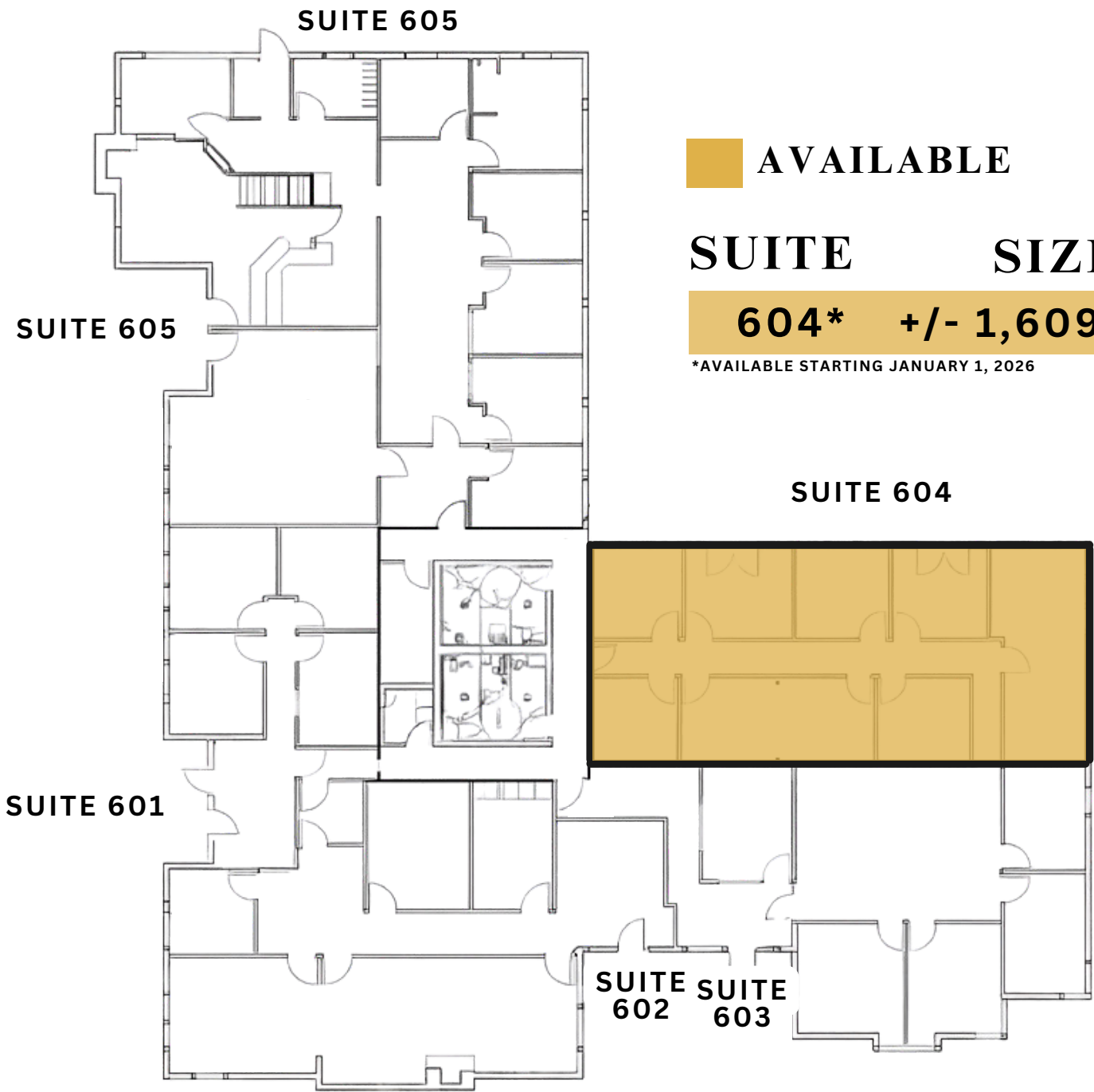
2 - 706

+/- 1,494 SF

\$1.45 PSF, MG



CHIPPENDALE OFFICE PARK

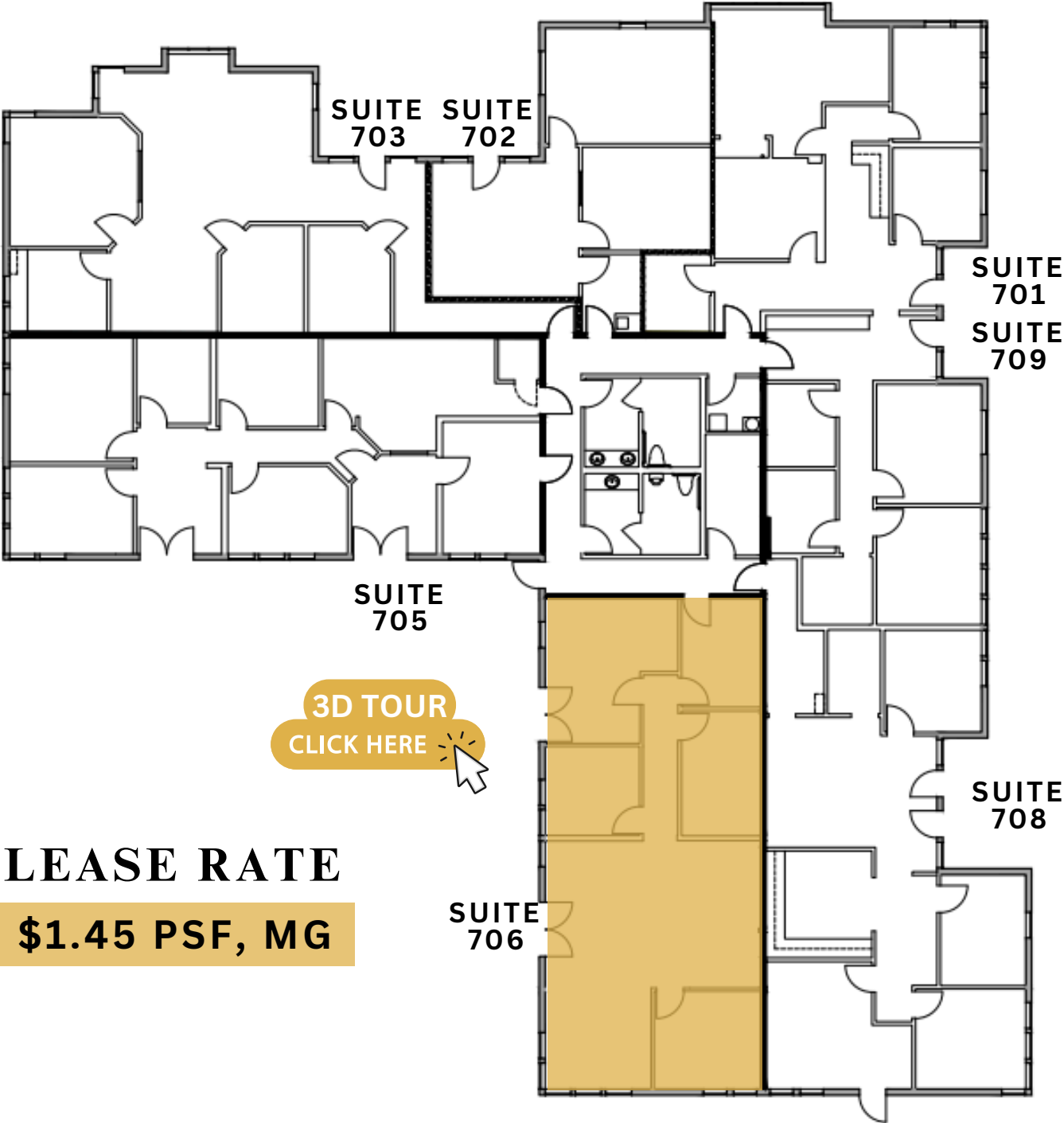


 AVAILABLE

SUITE	SIZE	LEASE RATE
604*	+/- 1,609 SF	\$1.45 PSF, MG

*AVAILABLE STARTING JANUARY 1, 2026

CHIPPENDALE OFFICE PARK



 AVAILABLE

SUITE	SIZE	LEASE RATE
706	+/- 1,494 SF	\$1.45 PSF, MG

IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

4811 CHIPPENDALE DR, SACRAMENTO, CA 95841



POPULATION

2023 ESTIMATE

1-MILE RADIUS 25,698
3-MILE RADIUS 160,288
5-MILE RADIUS 377,604



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$61,086.00
3-MILE RADIUS \$79,473.00
5-MILE RADIUS \$85,770.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,436	118,056	278,281
BLACK	3,809	15,138	31,510
HISPANIC ORIGIN	6,352	33,207	75,089
AM. INDIAN & ALASKAN	536	2,620	6,130
ASIAN	1,585	10,890	31,039
HAWAIIAN & PACIFIC ISLAND	282	1,489	3,740
OTHER	2,051	12,095	26,903

POPULATION

2028 PROJECTION

1-MILE RADIUS 26,469
3-MILE RADIUS 164,371
5-MILE RADIUS 386,551

HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS \$46,739.00
3-MILE RADIUS \$62,223.00
5-MILE RADIUS \$66,899.00

CONTACT US!

**FOR MORE INFORMATION
ABOUT THESE OFFICE SUITES**



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