

**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



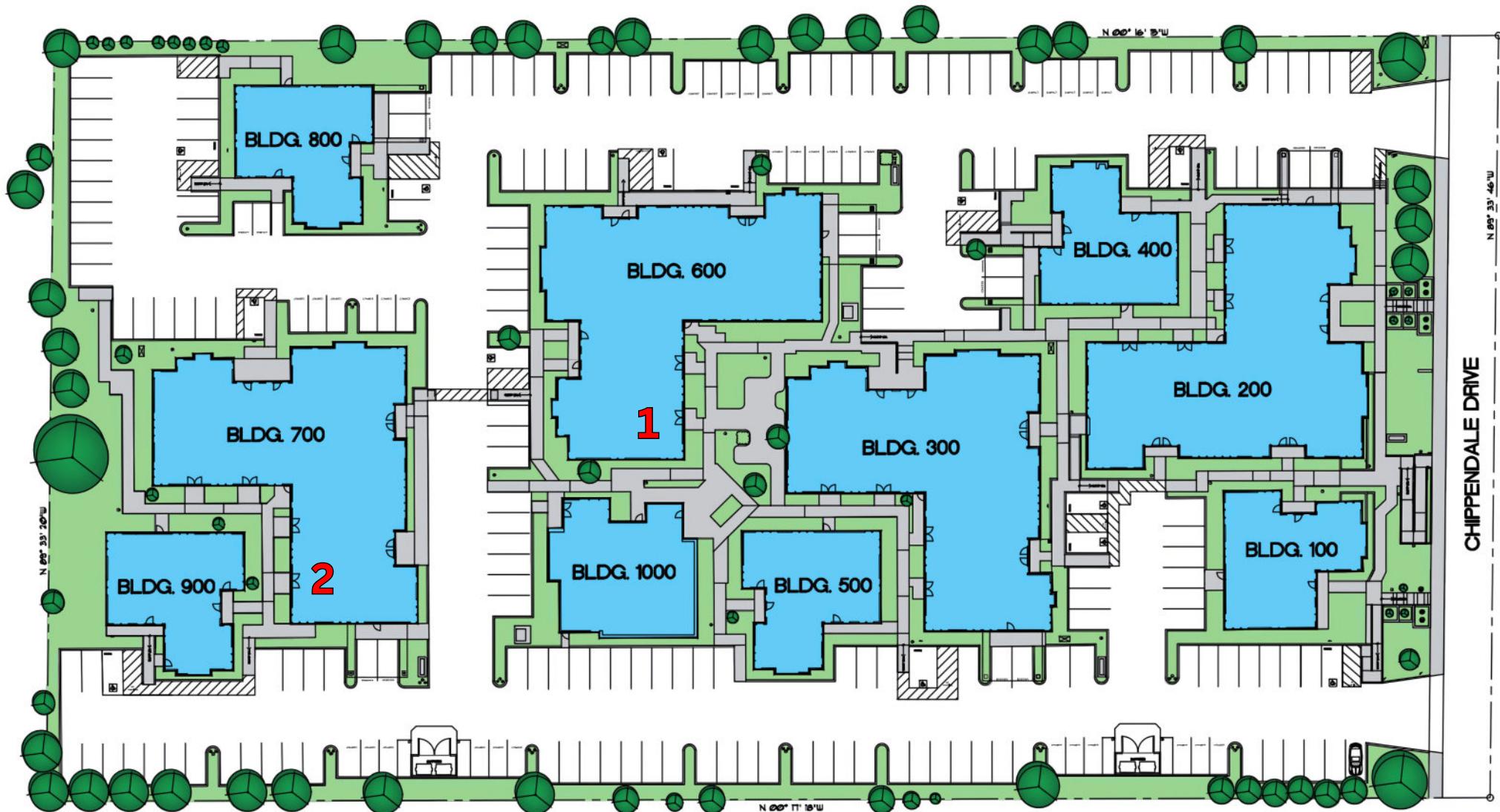
STRONG TRAFFIC COUNTS

CHIPPENDALE DR: 9,923 ADT

SUMMERWOOD CIR: 7,779 ADT

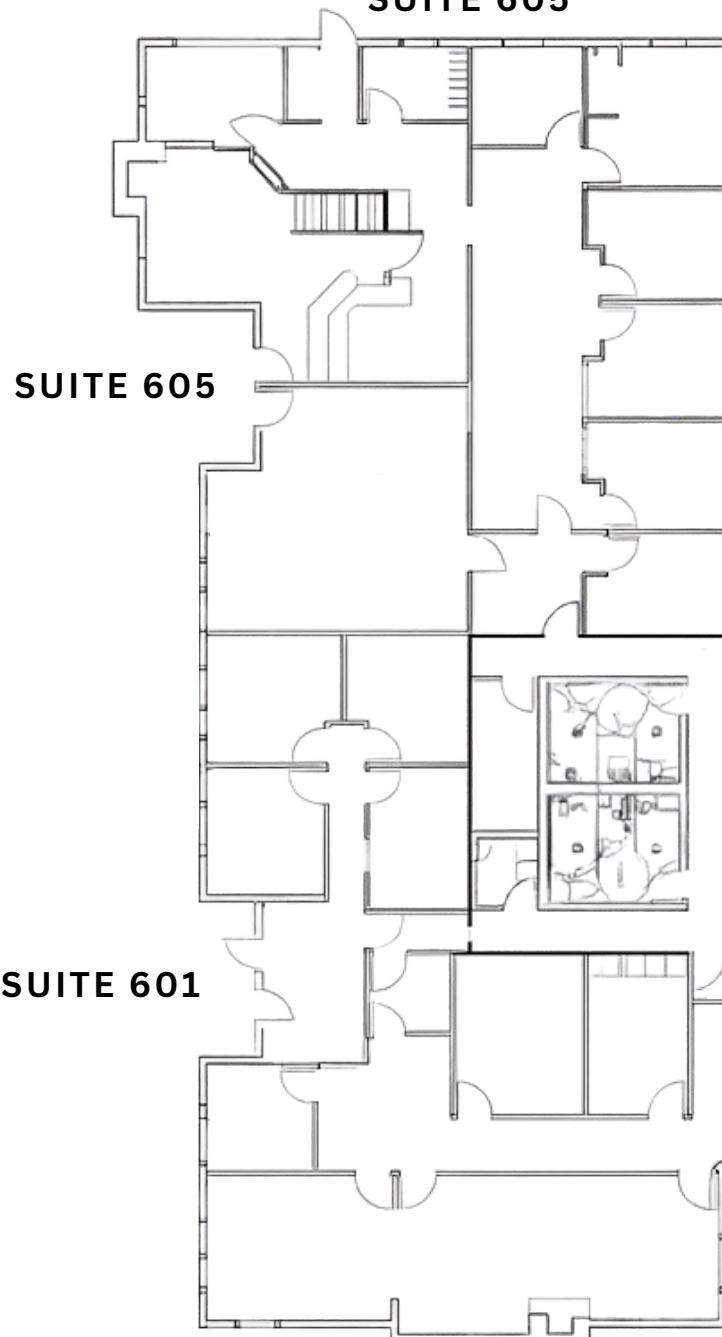
MADISON AVE : 57,979 ADT

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

SUITE 605



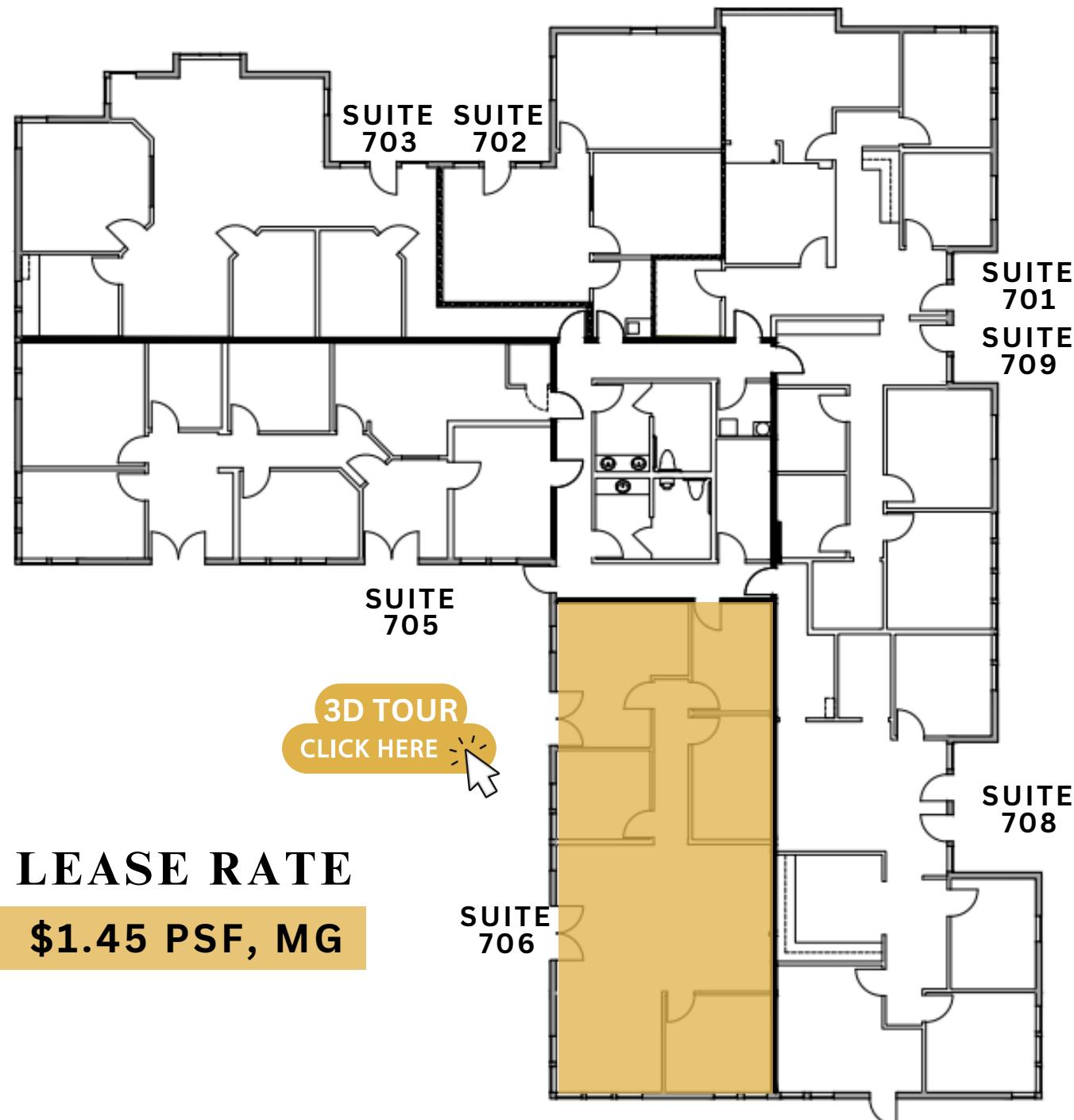
AVAILABLE

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

*AVAILABLE STARTING JANUARY 1, 2026

SUITE 604

CHIPPENDALE OFFICE PARK



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

WHITE

BLACK

HISPANIC ORIGIN

AM. INDIAN & ALASKAN

ASIAN

HAWAIIAN & PACIFIC ISLAND

OTHER

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

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

17,436

118,056

278,281

3,809

15,138

31,510

6,352

33,207

75,089

536

2,620

6,130

1,585

10,890

31,039

282

1,489

3,740

2,051

12,095

26,903

CONTACT US!

FOR MORE INFORMATION
ABOUT THESE OFFICE SUITES



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