

**FOR
LEASE**

4811 CHIPPENDALE DR,
SACRAMENTO, CA

Madison Ave - 58,000 ADT



+/- 1,101 - 4,239 SF OFFICE SUITES

**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

CHIPPENDALE OFFICE PARK

ASKING RENTS: \$1.20 - \$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

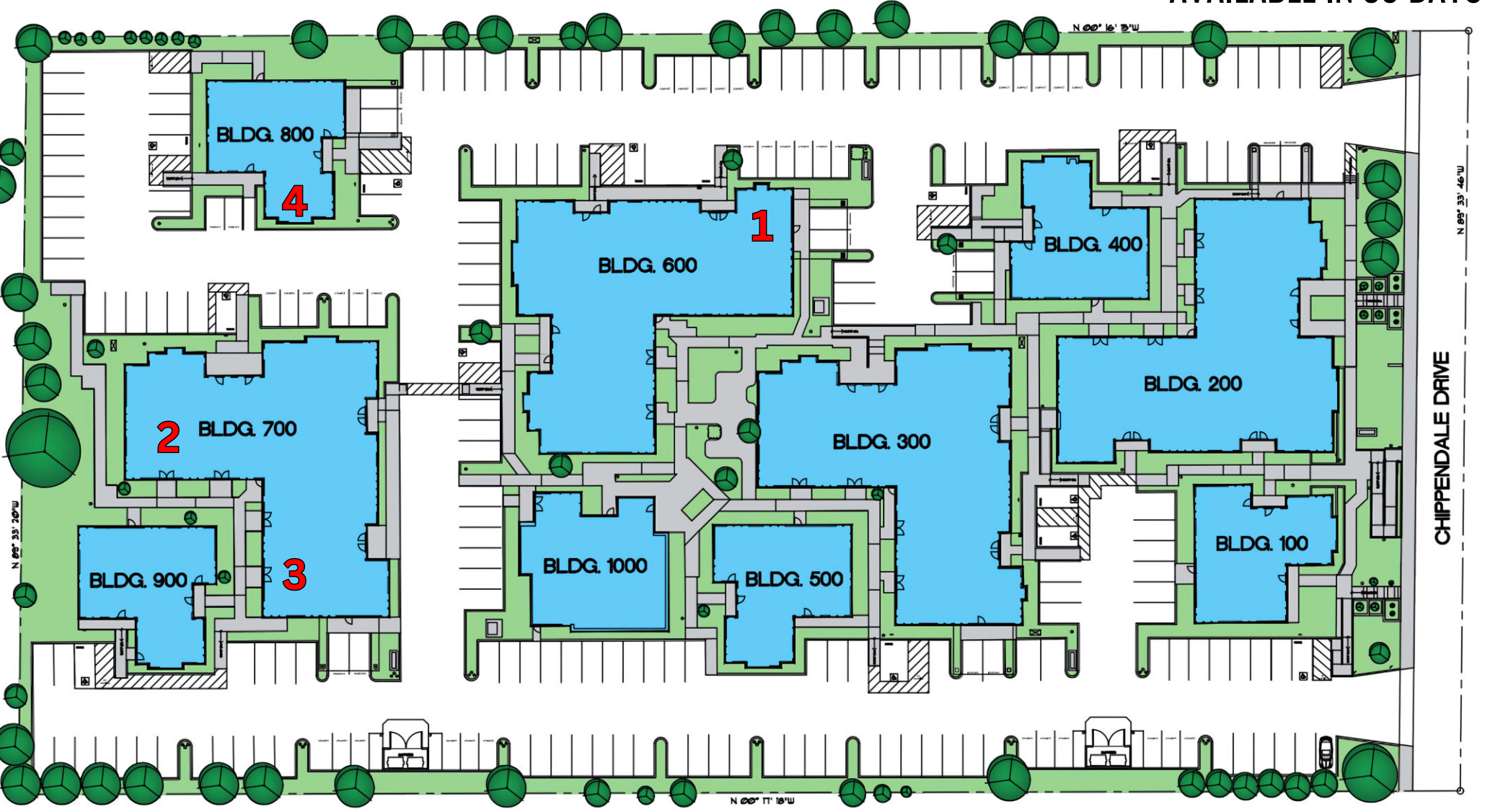
SUMMERWOOD CIR: 7,779 ADT

MADISON AVE : 57,979 ADT

AVAILABLE SUITE	SIZE IN SF	MONTHLY RENT
1 - 605	+/- 4,239	\$1.20 PSF, MG

AVAILABLE SUITE	SIZE IN SF	MONTHLY RENT
2 - 703	+/- 1,429	\$1.45 PSF, MG
3 - 706	+/- 1,494	\$1.45 PSF, MG
4 - 802*	+/- 1,101	\$1.45 PSF, MG

*AVAILABLE IN 30 DAYS



CHIPPENDALE OFFICE PARK

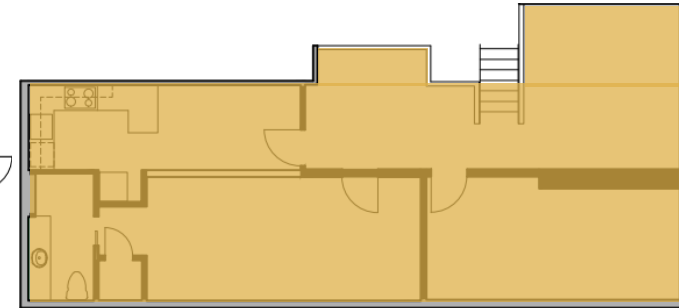
SUITE
605
2ND FLOOR

SUITE
601

SUITE
605

SUITE
603

SUITE
604



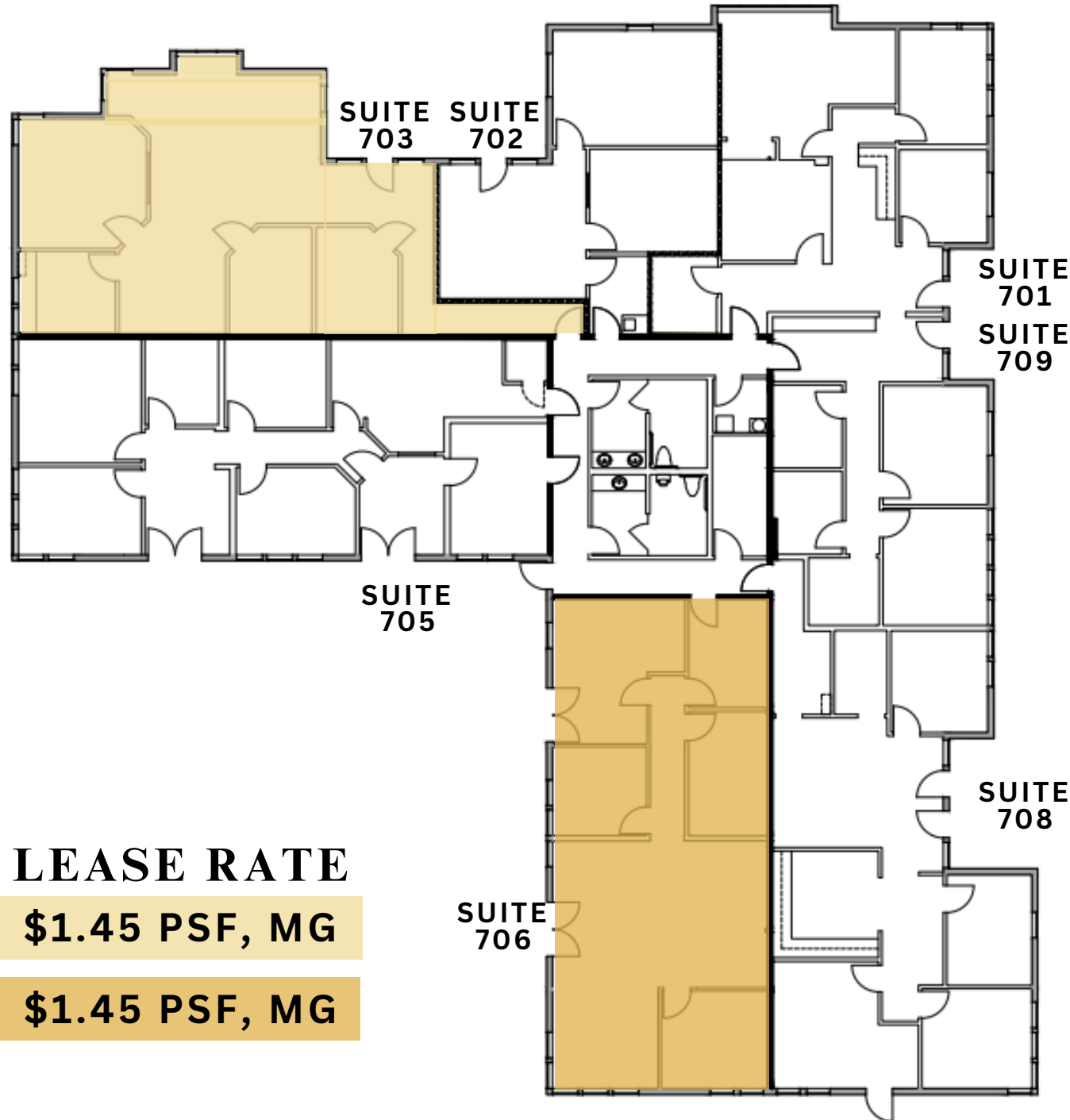
 AVAILABLE

3-D Tour
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SUITE	SIZE	LEASE RATE
605	+/- 4,239 SF	\$1.20 PSF, MG

CHIPPENDALE OFFICE PARK

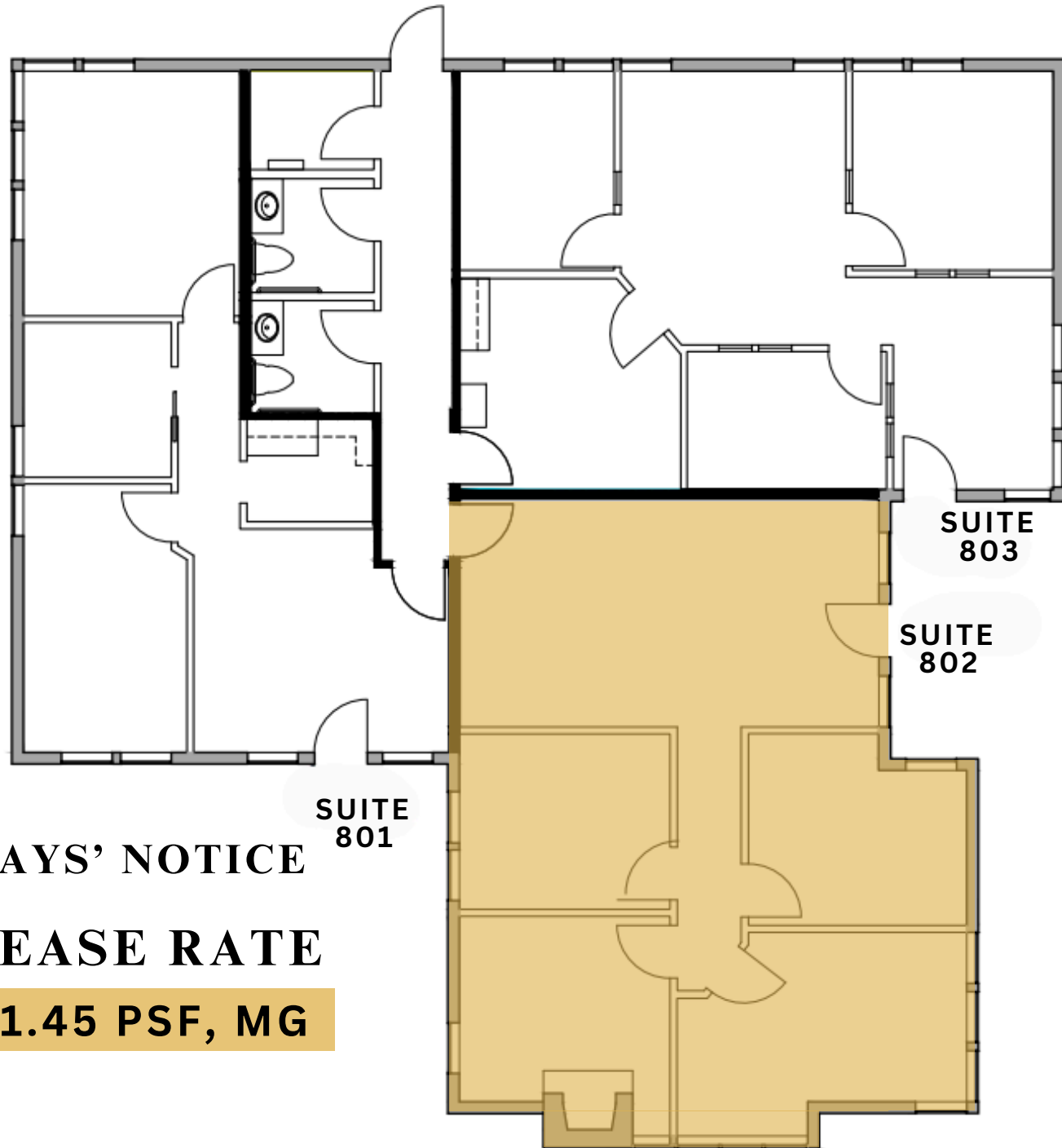


3-D Tour
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 AVAILABLE

SUITE	SIZE	LEASE RATE
703	+/- 1,429 SF	\$1.45 PSF, MG
706	+/- 1,494 SF	\$1.45 PSF, MG

CHIPPENDALE OFFICE PARK



 AVAILABLE WITH 30 DAYS' NOTICE

SUITE	SIZE	LEASE RATE
802*	+/- 1,101 SF	\$1.45 PSF, MG

IMMEDIATE VICINITY AERIAL



**PROPERTY
LOCATION**

Watt Ave

Madison Ave

Manzanita Ave

Auburn Ave

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

7 ELEVEN

goodwill

Walmart **ROSS**
DRESS FOR LESS

Neighborhood Market

THE HOME DEPOT

Carl's Jr.

PET SMART

target **I HOP** **Starbucks**

Jack in the box **CALIFORNIA Family Fitness**

Smart & Final

BIG 5
SPORTING GOODS

Save Mart **Chevron**

IN-N-OUT BURGER **Chick-fil-A**

ARCO **Quick Quack CAR WASH**

ARC
AMERICAN RIVER COLLEGE

SAFEWAY **RITE AID** **ACE Hardware**

Starbucks **DOLLAR TREE** **TACO BELL**

BEL AIR

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

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



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

CONTACT US!

FOR MORE INFORMATION
ABOUT THESE OFFICE SUITES



Chase Burke

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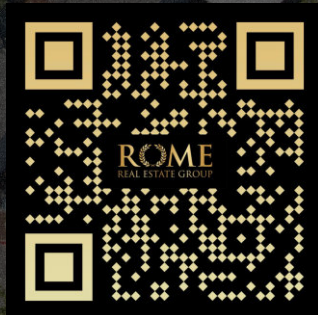
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