

# FAIR OAKS SQUARE

8100-8128 Madison Ave | Fair Oaks, CA



**FOR LEASE**

Suites Available 810 - 1,425 SF

**NAI**Northgate

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## HIGHLIGHTS

Commercial space available for lease in the Fair Oaks Square Center located on the corner of Madison Avenue & Fair Oaks Boulevard.

- Large consumer base with 116,600 households, 295,400 people, and an average income of \$105,900 within a 5-mile radius.
- Highly trafficked intersection with up to  $\pm 21k$  ADT.
- Monument signage available.
- Area co-tenants include Starbuck's, Carl's Jr., Kiki's, Smart & Final, Black Bear Diner, Sacramento Credit Union, McDonald's, AVL Academy, Madison Family Dental, and more.

## PROPERTY OVERVIEW

ADDRESS	8100-8128 Madison Ave, Fair Oaks, CA 95628	
PROPERTY TYPE	Multi-Tenant Retail	
LEASE PRICE	Contact Broker	
ZONING	LC (PDC) - Light Commercial/Planned Development County Initiated	
AVAILABLE SPACE	Suite 8106 Suite 8122	1,425 sq ft 810 sq ft (Available December 2025)
LOT SIZE	2.48 acres	
APN	249-0091-014-0000	
TRAFFIC	Madison Ave Fair Oaks Blvd	$\pm 21,214$ ADT $\pm 7,881$ ADT



AERIAL VIEW



Fair Oaks Blvd ± 7,881 ADT



Madison Ave ± 21,214 ADT



# MARKET OVERVIEW



**STARBUCKS**  
Fair Oaks Park  
Fair Oaks Library  
Fair Oaks Farmers Market



**SITE**



Fair Oaks Blvd ± 7,881 ADT

Madison Ave ± 21,214 ADT

**AutoLube**  
Express Oil Change

**IPAUSE**  
COFFEE HOUSE

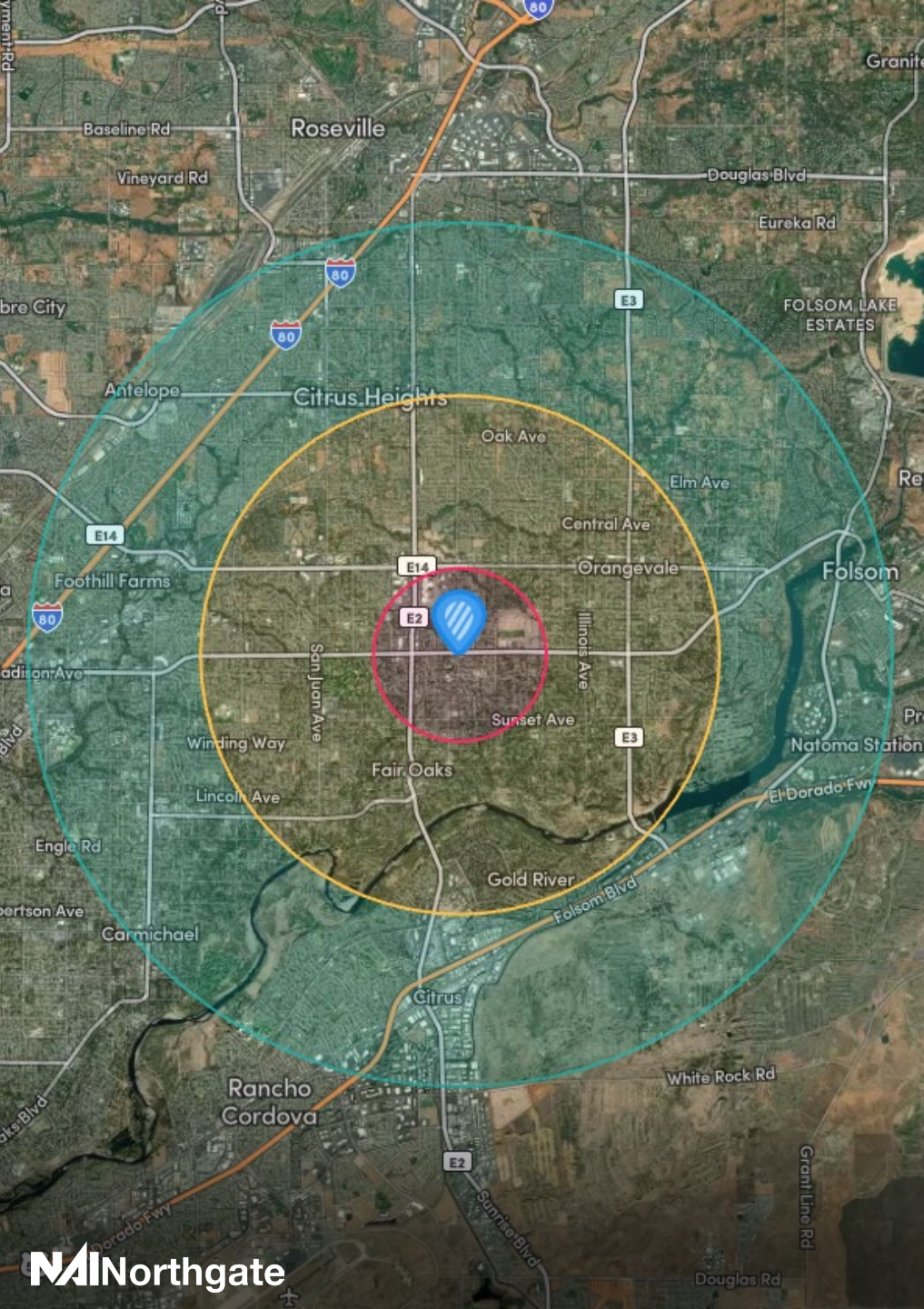
**KIKI'S**  
**TACO**  
**EXPRESS**

Soccer Post Fair Oaks  
A1 Meat Market & Grocery  
Desi Bazaar Grocery  
Indian Clothing Store  
B's Wine & Liquor  
Liquid Therapy - Bar  
Biryani and Beyond - Restaurant

**ACE**  
Hardware

El Balcon Bar Taqueria  
KORK Sips & Snacks  
Fabian's Italian Bistro & Bar  
Del's Family Pizza  
Handels Homemade Ice Cream  
Deseret Book Store  
Birchfield Jewelers  
ALEXANDRIA Salon & Spa





## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	14,902	121,303	309,963
Projected Growth (5 Yr)	15,159	122,586	313,807
Median Age	43	45	43
Households	6,235	48,807	121,914
White Population	9,500	81,738	194,434
Black Population	782	4,684	15,847
Am Indian Population	184	1,213	3,344
Asian Population	1,069	7,368	24,813
Other Population	3,625	27,583	75,369
Hispanic Population	21.99%	19.19%	20.92%
Average HH Income	\$119.3k	\$125.1k	\$116.6k
Median HH Income	\$95.1k	\$101k	\$93.4k
High School Graduates	10,335	83,237	206,412
College Graduates	5,318	41,353	97,065
Total Employees	7,552	60,438	149,972





### **Fair Oaks Charm**

Fair Oaks offers a unique blend of small-town charm and suburban convenience, nestled along the American River in the heart of Sacramento County, with a welcoming community and natural beauty that create an ideal setting for families and businesses alike.

### **Economic Opportunity**

With ongoing residential and commercial development, Fair Oaks presents strong opportunities for retail, service, and professional sectors. Proximity to Sacramento enhances its appeal for businesses seeking access to the region's economic activity.

### **Skilled Workforce**

Fair Oaks benefits from access to a highly educated and skilled labor pool, supported by nearby institutions like Sacramento State University and American River College.

### **Riverside Living**

Set among rolling hills and oak trees, Fair Oaks is known for its scenic trails, parks, and river access. Outdoor recreation is a central part of daily life.

### **Accessible Location**

Conveniently located near major highways and transit options, Fair Oaks connects easily to downtown Sacramento, Roseville, and Folsom.

### **Community & Culture**

Fair Oaks embraces a vibrant local culture with seasonal festivals, a historic village center, and a thriving arts scene. The town's blend of tradition and modernity makes it a sought-after place to live and invest.

# NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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