

**FOR
LEASE**

8506 MADISON AVE,
FAIR OAKS CA

+/- 975 SF RETAIL SUITE AVAILABLE

**3-D Tour
Click Here**



AVAILABLE



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ROME
REAL ESTATE GROUP

FOR LEASE - SUITE A

+/- 975 SQ. FT

\$1.89 PSF PER MONTH, PLUS NNN

NNN'S = \$0.55 PSF, PER MONTH

PROPERTY HIGHLIGHTS

- Strong co-tenants: 7-Eleven and a new restaurant opening soon
- Nearby dining and shopping hotspots
- Take advantage of the monument sign ensuring high visibility
- Just a short walk from Bella Vista High School
- Centrally located in Sacramento with convenient Capital Access
- Positioned within a 5-mile radius of 270,000 residents
- Nestled on a primary thoroughfare, near retail giants Birdcage Shopping Center and Sunrise Mall
- Monument signage on Madison Avenue available



LC
PROPERTY ZONING
LIGHT
COMMERCIAL
SACRAMENTO COUNTY



15 SPACES

STRONG
TRAFFIC COUNTS



MADISON AVE: 36,414 ADT
KENNETH AVE: 9,930 ADT



3 STORES
IN CENTER



AVERAGE
\$106,210
WITHIN 3 MILES
HOUSEHOLD INCOME

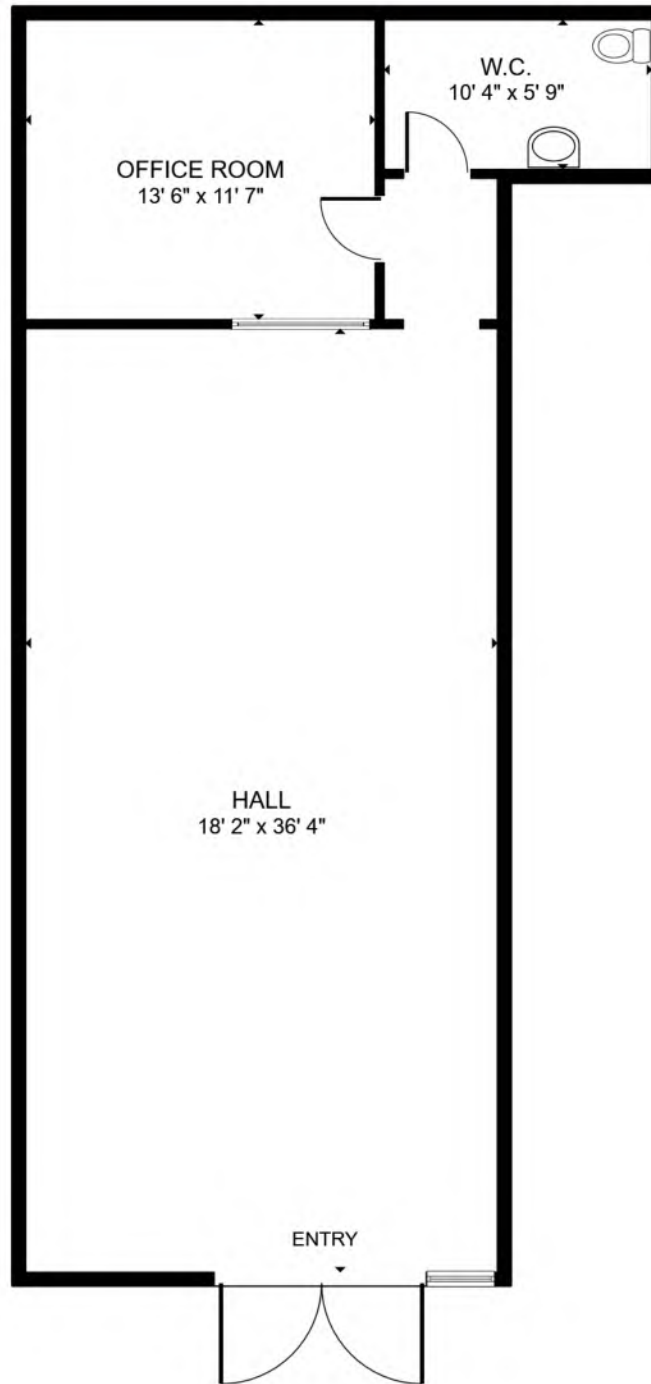


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INTERIOR PICTURES



FLOOR PLAN FOR AVAILABLE SPACE



3-D Tour
Click Here

EXTERIOR PICTURES



RETAIL AERIAL

PROPERTY
LOCATION

Party City

SPROUTS
FARMERS MARKET

Pizza Hut

The BEACH HUT
DELI

RITE
AID

Marshalls

Staples

Sunrise
MALL

JCPenney

★ macy's

SAN JUAN AVE

MADISON AVE

SUNRISE BLVD.

Sam's
CLUB

KOHL'S
ROSS

DRESS FOR LESS

Burlington

Shell

CHUCK E. CHEESE'S

BIG 5
SPORTING GOODS

Firestone

99¢
only
STORES

CRUNCH

SAFeway

♥ CVS
pharmacy

TARGET

OLD NAVY

LOWE'S

Walmart+

BEST BUY

HOBBY LOBBY

BELLA VISTA
HIGH SCHOOL

ARCO

DUTCH BROS

Raley's

planet
fitness

T

Goodwill

NORTH RIDGE
Country Club

DUTCH BROS
Fair Oaks

EXCEL
FITNESS
FAIR OAKS

7
ELEVEN

American River
WOOD • VINYL • CARPET • TILE
FLOORING

KOVAR'S
SATORI ACADEMY
MARTIAL ARTS & FITNESS

Pitch & Fiddle
SACRAMENTO, CA

DEMOGRAPHIC SUMMARY REPORT

8506 MADISON AVE, FAIR OAKS, CA 95628



POPULATION 2022 ESTIMATE

1-MILE RADIUS	11,585
3-MILE RADIUS	107,698
5-MILE RADIUS	271,444



HOUSEHOLD INCOME 2022 AVERAGE

1-MILE RADIUS	\$130,008.00
3-MILE RADIUS	\$106,210.00
5-MILE RADIUS	\$104,041.00

POPULATION 2027 PROJECTION

1-MILE RADIUS	12,029
3-MILE RADIUS	111,804
5-MILE RADIUS	282,878

HOUSEHOLD INCOME 2022 MEDIUM

1-MILE RADIUS	\$99,501.00
3-MILE RADIUS	\$81,688.00
5-MILE RADIUS	\$79,649.00



POPULATION 2021 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,107	90,746	222,274
HISPANIC ORIGIN	1,276	15,117	38,893
BLACK	232	3,132	10,210
AM. INDIAN/ALASKAN	110	1,228	3,054
ASIAN	540	6,274	19,105
HAWAIIAN/PACIFIC ISLAND	26	506	1,450
OTHER	570	5,811	15,351



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