

# FOR LEASE

# RETAIL

8100-8128 Madison Ave, Fair Oaks, CA 95628

Fair Oaks Square 810 – 1.4k SF, Signalized Hard Corner in Dense Retail Corridor



EXCLUSIVELY LISTED BY

 **NORTHGATE**

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Investments Partner

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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 ±38k 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

<b>ADDRESS</b>	8100-8128 Madison Ave, Fair Oaks, CA 95628	
<b>PROPERTY TYPE</b>	Retail Multi-Tenant	
<b>LEASE TYPE</b>	NNN	
<b>LEASE PRICE</b>	Contact Broker	
<b>AVAILABLE SPACE</b>	Suite 8106	1,425 SF
	Suite 8122	810 SF
	Suite 8124	810 SF
<b>ZONING</b>	LC (PDC) - Light Commercial/Planned Development County Initiated	
<b>TRAFFIC</b>	Madison Ave	± 38,157 ADT
	Fair Oaks Blvd	± 17,779 ADT

# MARKET OVERVIEW



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

Yogurtland Smart & Final. TRADER JOE'S  
 THE HONEY BAKED Ham CO. McDonald's chili's  
 FIREHOUSE SUBS Little Caesars Black Bear Diner  
 Wienerschnitzel the Habit Olive Garden MOUNTAIN MIKE'S PIZZA  
 ITALIAN KITCHEN

**SITE**

Madison Ave: ± 38,157 ADT

Fair Oaks Blvd: ± 17,779 ADT

AutoLube Express Oil Change IPAUSE COFFEE HOUSE  
 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  
 H&R BLOCK KIKI'S TACO EXPRESS

**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

AERIAL VIEW



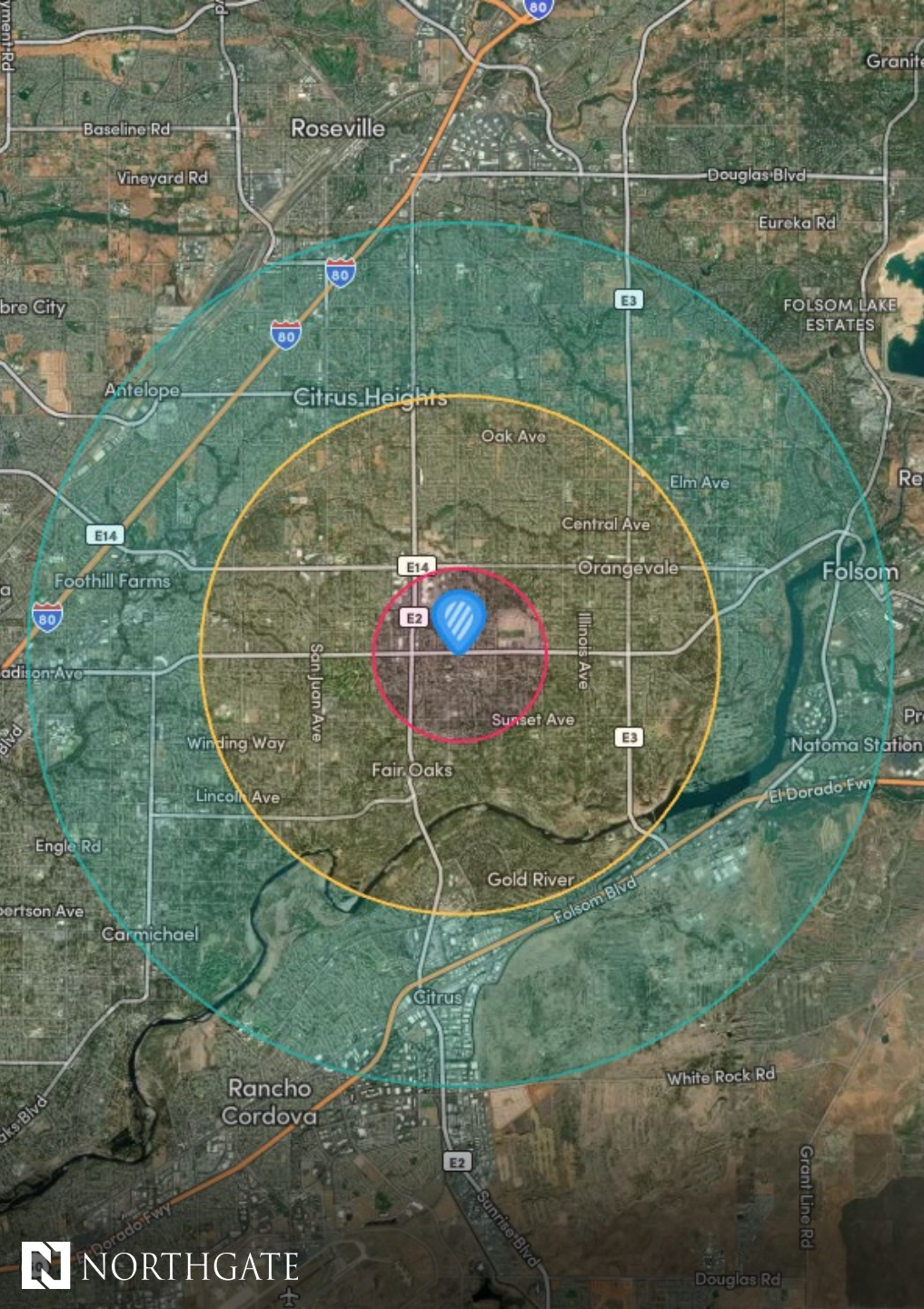
Suite 8106  
1,425 SF

Suite 8122  
810 SF

Suite 8124  
810 SF

Fair Oaks Blvd: ± 17,779 ADT

Madison Ave: ± 38,157 ADT



## 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.



Investment Sales | Leasing | Asset Management | Property Management



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