

**FOR
LEASE**

**9300 MADISON AVE,
ORANGEVALE, CA**

+/-850 - 2,500 SF OFFICE SPACES AVAILABLE



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ROME
REAL ESTATE GROUP

ORANGEVALE INSURANCE CENTER

SPACE AVAILABLE	SIZE	LEASE RATE
GROUND FLOOR SUITE	+/-850 SF	\$1.90 PSF, FSG
SECOND FLOOR SUITE	+/-2,500 SF	\$1.50 PSF, FSG



PROPERTY HIGHLIGHTS:

- **Madison-Corridor Presence:** Command daily attention along Orangevale's main artery linking Folsom and Fair Oaks—built-in visibility where your clients already drive.
- **Proven Traffic for Branding:** Over 22,000 vehicles per day on Madison Avenue (plus ~7,000 on Main Avenue) keep your signage in constant view and amplify brand recognition.
- **Direct Regional Connectivity:** Perfectly positioned between I-80 and Highway 50, with straightforward approaches via Hazel Avenue or Folsom Boulevard for seamless commutes.
- **Professional Image, Turn-Key Feel:** Meticulously maintained exterior and refined interior finishes convey credibility from the first impression—ideal for client-facing businesses.
- **Right-Sized Office Footprint:** An efficient two-level office layout (approximately 9,800 SF) supports collaborative teams and private offices, balancing flexibility with function.
- **On-Site Parking That Work:** Surface lot with 34 striped spaces ensures easy access and convenience for employees and guests.
- **Visible Signage Opportunities:** Building and monument signage maximize street presence and turn daily traffic into ongoing exposure.



STRONG TRAFFIC COUNTS

MADISON AVE: 22,195 ADT
MAIN AVE: 7,230 ADT



AVERAGE
\$108,374
WITHIN 1 MILE
HOUSEHOLD INCOME



RD-5
PROPERTY ZONING
GENERAL
OFFICE USE
SACRAMENTO COUNTY



34 SPACES

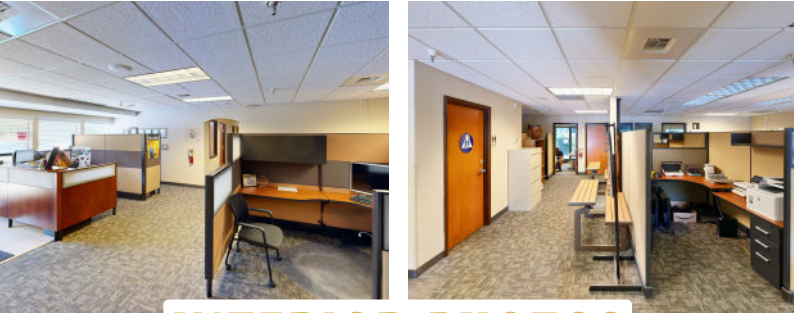
FLOOR PLAN - ENTIRE BUILDING

GROUND FLOOR SUITE

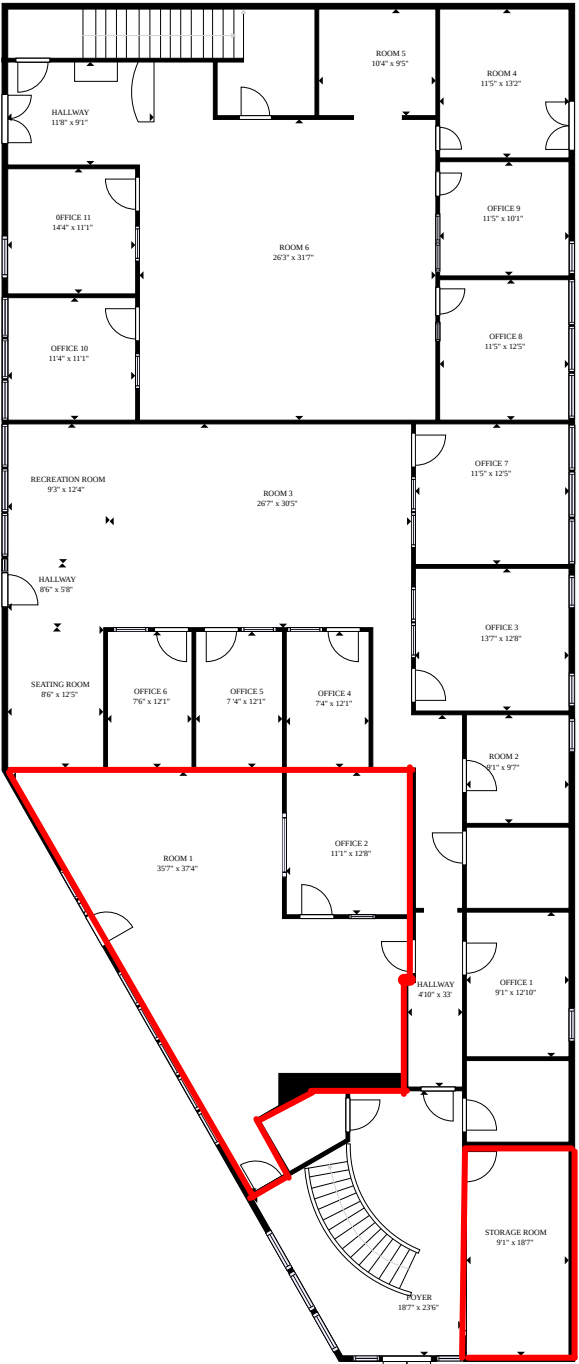
SIZE: +/- 850 SQ. FT.
LEASE RATE: \$1.90 PSF, FSG

SECOND FLOOR SUITE

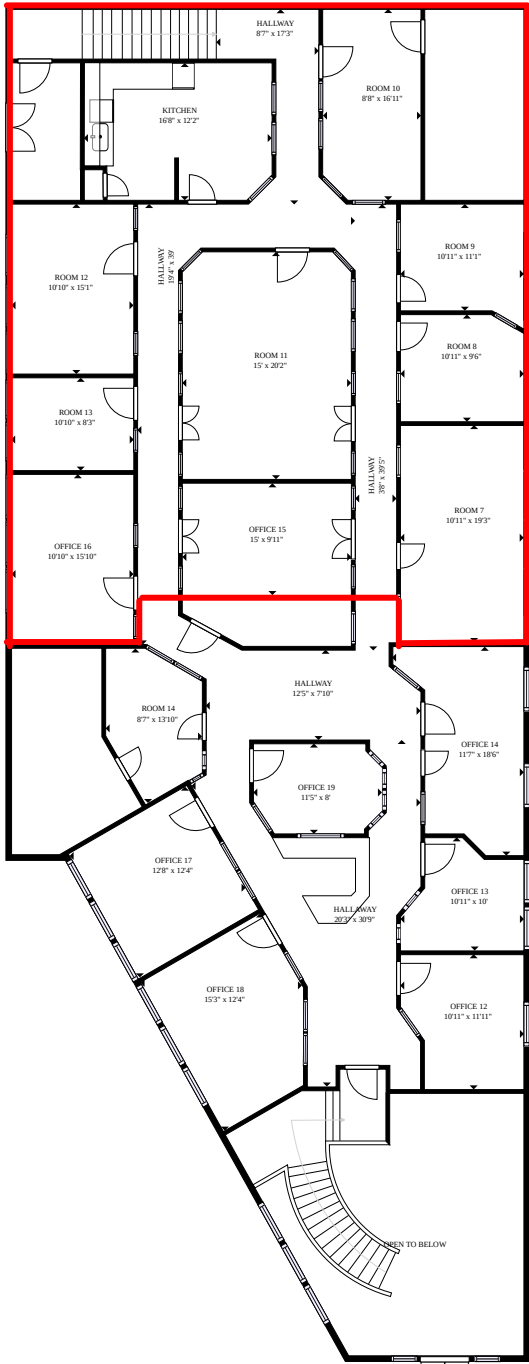
SIZE: +/- 2,500 SQ. FT.
LEASE RATE: \$1.50 PSF, FSG



INTERIOR PHOTOS

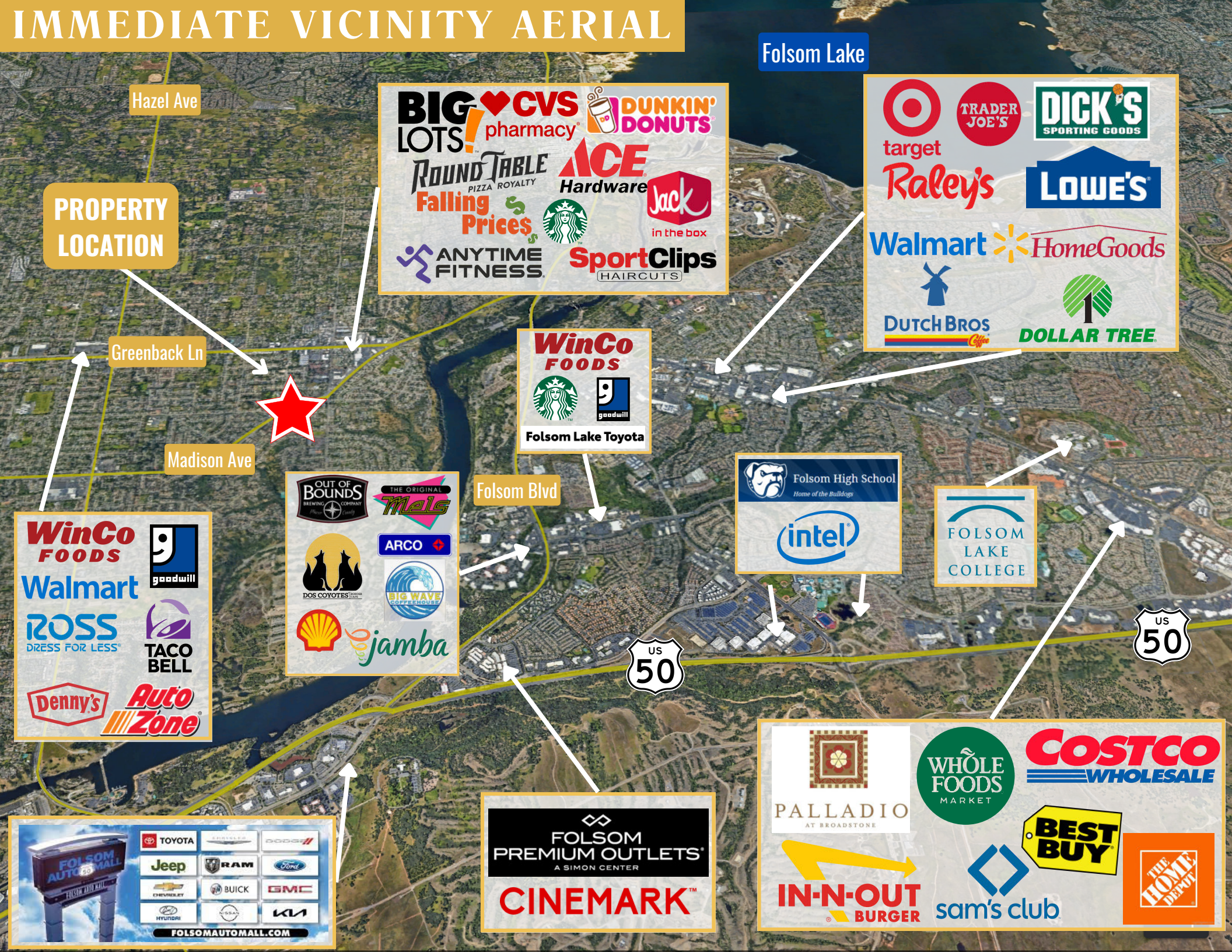


FLOOR 1



FLOOR 2

IMMEDIATE VICINITY AERIAL



Folsom Lake

PROPERTY
LOCATION

Greenback Ln

Madison Ave

Folsom Blvd



WinCo FOODS
Walmart
ROSS DRESS FOR LESS
Denny's
Auto Zone
goodwill
TACO BELL

BIG LOTS!
CVS pharmacy
DUNKIN' DONUTS
ROUND TABLE PIZZA ROYALTY
Falling Prices
ACE Hardware
Jack in the box
SportClips HAIRCUTS
ANYTIME FITNESS
Starbucks

WinCo FOODS
Starbucks
goodwill
Folsom Lake Toyota

OUT OF BOUNDS BREWING COMPANY
THE ORIGINAL Males
ARCO
DOS COYOTES
BIG WAVE CONFESSIONS
Shell
jamba

Folsom High School
Home of the Bulldogs
intel

FOLSOM LAKE COLLEGE

PALLADIO AT BROADSTONE
WHOLE FOODS MARKET
COSTCO WHOLESALE
BEST BUY
sam's club
THE HOME DEPOT
IN-N-OUT BURGER

FOLSOM PREMIUM OUTLETS
A SIMON CENTER
CINEMARK

FOLSOM AUTO MALL
TOYOTA, CHEVROLET, DODGE, JEEP, RAM, FORD, BUICK, GMC, HYUNDAI, NISSAN, KIA
FOLSOMAUTOMALL.COM

DEMOGRAPHIC SUMMARY REPORT

9300 MADISON AVE ORANGEVALE, CA 95662



POPULATION 2024 ESTIMATE

1-MILE RADIUS	14,055
3-MILE RADIUS	86,131
5-MILE RADIUS	213,812

POPULATION 2029 PROJECTION

1-MILE RADIUS	14,070
3-MILE RADIUS	86,668
5-MILE RADIUS	216,480



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$108,374.00
3-MILE RADIUS	\$126,543.00
5-MILE RADIUS	\$126,946.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$93,649.00
3-MILE RADIUS	\$101,566.00
5-MILE RADIUS	\$100,822.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,717	58,854	144,515
BLACK	237	3,527	7,088
HISPANIC ORIGIN	1,965	12,716	32,376
AM. INDIAN & ALASKAN	107	572	1,528
ASIAN	525	6,744	19,695
HAWAIIAN & PACIFIC ISLAND	42	266	727
OTHER	2,428	16,169	40,258

CONTACT US!

TO LEARN MORE ABOUT
THESE OFFICE SUITES



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