

FOR LEASE

Class C Office with Ample Parking in Capital Corners Retail Strip

8,595 SQFT

5112 Madison Ave | Sacramento, CA



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HIGHLIGHTS

- Features a reception area, open workspace, private offices, and restrooms.
- High visibility in Capital Corners Retail Strip.
- Easy access to major thoroughfares and public transit.
- Large parking lot with a monument sign at the entrance.
- Walking distance to shopping, dining, and services.

PROPERTY OVERVIEW

ADDRESS	5112 Madison Ave, Sacramento, CA 95841	
SPACE AVAILABLE	Floor 2	8,595 sq ft
PROPERTY TYPE	Class C Office	
LEASE PRICE	Contact Broker	
ZONING	Commercial	
LOT SIZE	1.8 acre	
PARKING	1.7 / 1,000 sq ft	
YEAR BUILT	1988	
APN	230-0511-051	
TRAFFIC	Madison Ave Auburn Blvd	19,585 ADT 12,263 ADT

MARKET OVERVIEW

TARGET



STARBUCKS

DOLLAR TREE



verizon Pollo Loco



CALIFORNIA
BURRITO
MEXICAN GRILL



jiffylube

WELLS
FARGO



Western
Union

GameStop

metroPCS



Blue Bubble Car Wash
Mattress Near Me

Cell Pro

Fat Cat Tattoo

Lexilush - Beauty Salon

Krystal Clear Esthetics

JJ's Hawaiian BBQ

SK Smog And Auto Repair

Kiki's Chicken

Tokyo House - Japanese Restaurant

Madison Ave ± 19,585 ADT

Auburn Blvd ± 12,263 ADT



AT&T

Ono Hawaiian BBQ



SITE

Mediterranean Sea Market & Deli
Sac City Scuba - Dive Shop



Radix Flooring
SHERWIN-WILLIAMS

5112 Madison Ave | Sacramento, CA



Capital City Charm

As the capital of California, Sacramento uniquely blends rich history with modern amenities, offering a vibrant and dynamic backdrop for businesses and residents.

Economic Vitality

The city boasts a thriving economy, driven by robust sectors including government, healthcare, education, and technology, creating a dynamic environment for business growth.

Educational Hub

With top-tier institutions like Sacramento State University and UC Davis, the city nurtures a highly educated workforce and offers abundant learning opportunities.

Natural Beauty

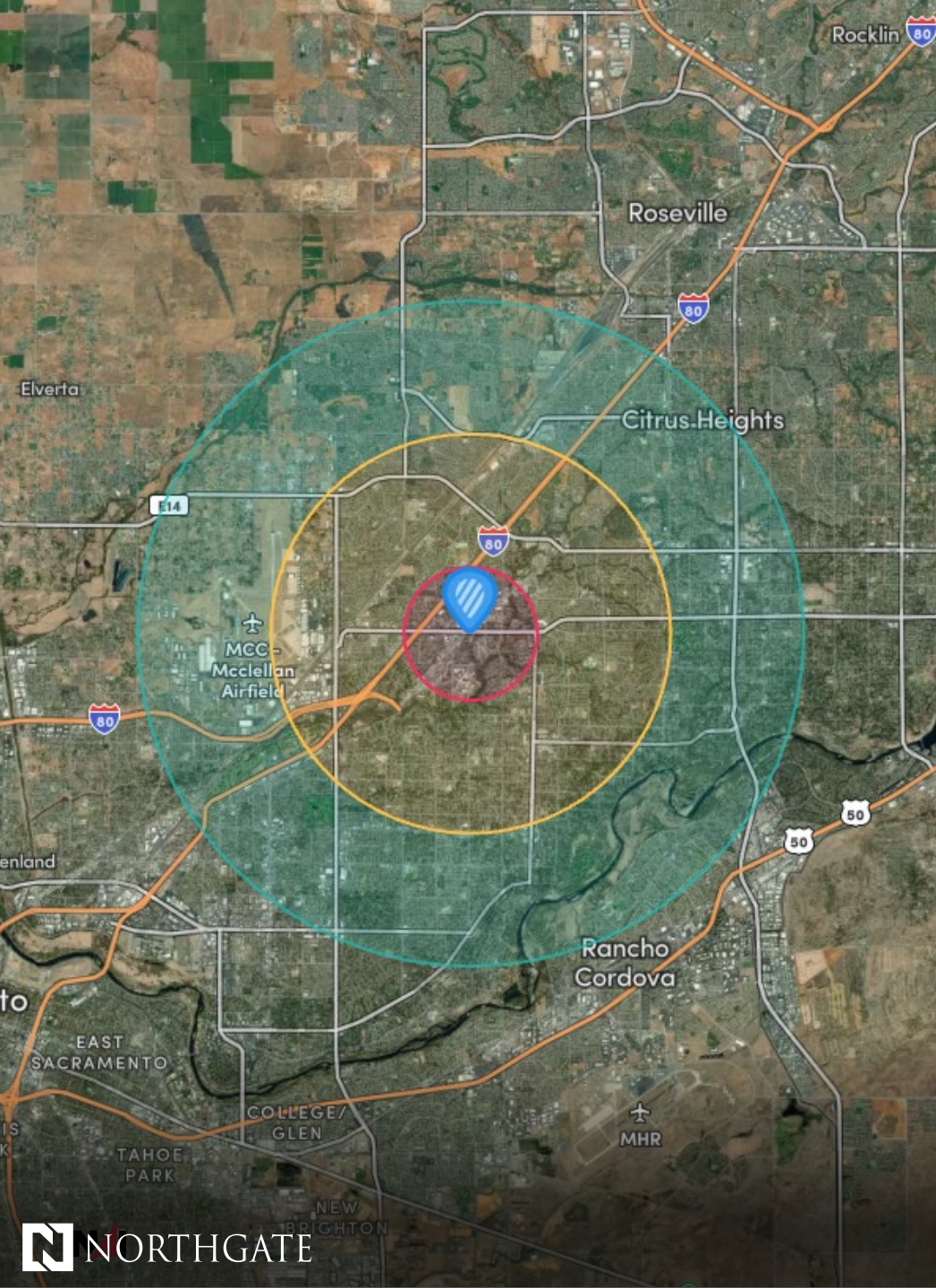
Nestled at the confluence of two rivers, Sacramento is surrounded by scenic parks and trails, providing residents and visitors with plentiful outdoor recreational activities.

Transportation Convenience

The city is well-connected with major highways, an international airport, and an efficient public transit system, ensuring seamless accessibility for commuters and travelers.

Cultural Scene

Sacramento is rich in cultural attractions, including museums, theaters, and festivals, and is renowned for its vibrant farm-to-fork dining movement, offering diverse and delectable culinary experiences.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	22,512	158,091	388,276
Median Age	37	39	39
Households	8,741	58,791	143,218
White Population	11,626	83,291	204,059
Black Population	3,048	15,123	32,906
Asian Population	1,727	13,844	41,217
Am Indian Population	249	2,147	5,066
Hispanic Population	24.03%	25.48%	24.95%
Average HH Income	\$79.2k	\$94.4k	\$99.8k
Median HH Income	\$63.3k	\$76.3k	\$79.8k
High School Graduates	13,805	96,632	237,964
College Graduates	5,050	37,838	95,563
Total Employees	10,905	71,694	178,960



Investment Sales | Leasing | Asset Management | Property Management



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