

FOR LEASE

MADISON AND MAIN SHOPPING CENTER

±1,385 - 24,689 SF RETAIL SPACE

ANCHOR SPACE AVAILABLE !



Main Ave: 8,259 ADT

Madison Ave: 17,048 ADT

3D Tour
Click Here



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ROME
REAL ESTATE GROUP

MADISON & MAIN SHOPPING CENTER



SUITE	SIZE	LEASE RATE	SPACE NOTES
9415 Madison Ave.	±24,689 SF	\$1.25 PSF, NNN	Anchor space – Former That's Cheap!
9431 Madison Ave.	±1,800 SF	\$1.65 PSF, NNN	Open retail floorplan in vanilla shell
9445 Madison Ave.	±1,385 SF	\$1.65 PSF, NNN	End cap in vanilla shell condition

PROPERTY HIGHLIGHTS:

- **High-Traffic Madison Corridor:** ~50,000 cars zip past Madison & Hazel each day—your signage can't miss those eyes.
- **Affluent Trade Area:** Within three miles, 85 K residents average \$127 K household income—plenty of spending power for retail or service concepts.
- **Neighborhood Density:** 12.7 K people live inside a quick one-mile ring, keeping foot traffic flowing from breakfast runs to late-night stops.
- **Walk & Ride Ease:** A 74 Walk Score plus SacRT Routes 10 & 124 less than 500 ft away put customers on your threshold without a steering wheel.
- **Streetscape Upgrade Pipeline:** County-funded widening of Madison (Sunrise → Hazel) will add buffered bike lanes, landscaped medians and smoother signals—fresh curb appeal on the way.



STRONG TRAFFIC COUNTS
MAIN AVE: 8,259 ADT
MADISON AVE: 17,048 ADT



AVERAGE
\$103,486
WITHIN 1 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
SHOPPING CENTER (SC)
SACRAMENTO COUNTY



276
SURFACE SPACES

SITE PLAN

Madison & Main Shopping Center



Main Ave

8,259 ADT

Madison Ave

17,048 ADT

Unit	Address	Tenant	Size
1	5950 Main		±691
2	5948 Main	Althea Canines	±602
3	5944 Main		±1,432
4	5940 Main	Laundromat	±614
5	5936 Main	Jake's Journey Home	±900
6	5920 Main	Save More Liquor & Foods	±1,500
	9415 Madison	AVAILABLE	±24,689
7A	9417 Madison	Star Dry Cleaners	±1,500
7	9419 Madison	Evolution Flow Yoga	±1,660
8	9427 Madison	Domino's Pizza	±1,500

Unit	Address	Tenant	Size
8A	9427-A Madison	Perfect Nails	±745
9	9431 Madison	AVAILABLE	±1,800
10	9433 Madison	Fast Alterations	±1,000
11	9437 Madison	Wa-Me Chinese Food	±1,890
12	9441 Madison	Paragon Hair Salon	±1,000
13	9443 Madison	Star Blinds	±1,170
14	9445 Madison	AVAILABLE	±1,385
Pad	9411 Madison	Ashley's Country Kitchen	±3,300
Pad	9407 Madison	Wells Fargo Bank	±3,324

FLOOR PLAN

9415 MADISON

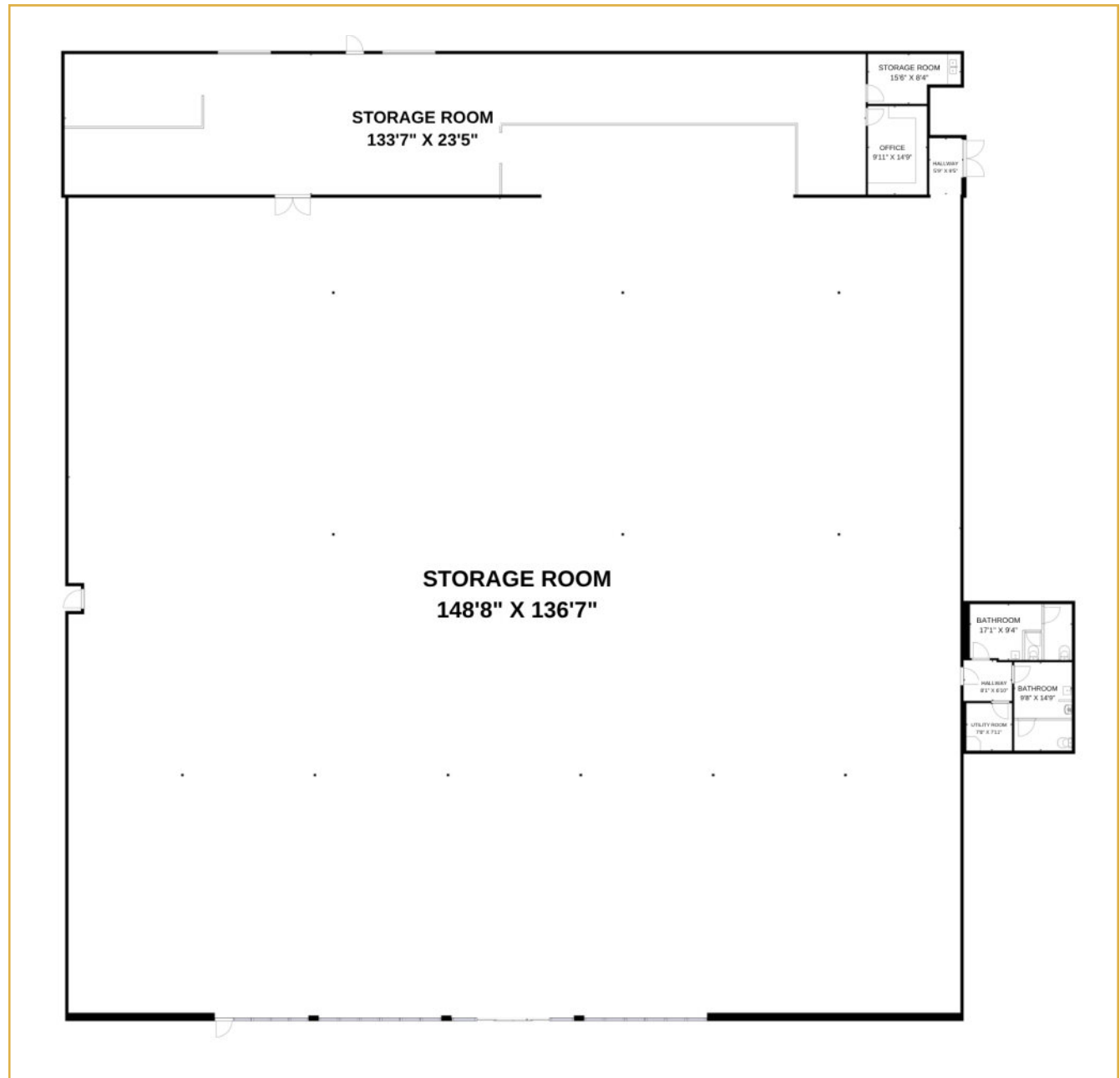
SIZE

±24,689 SF

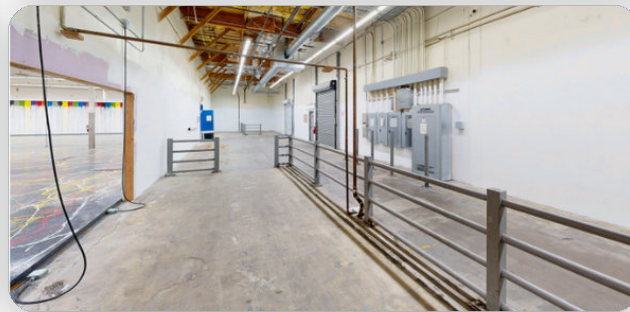
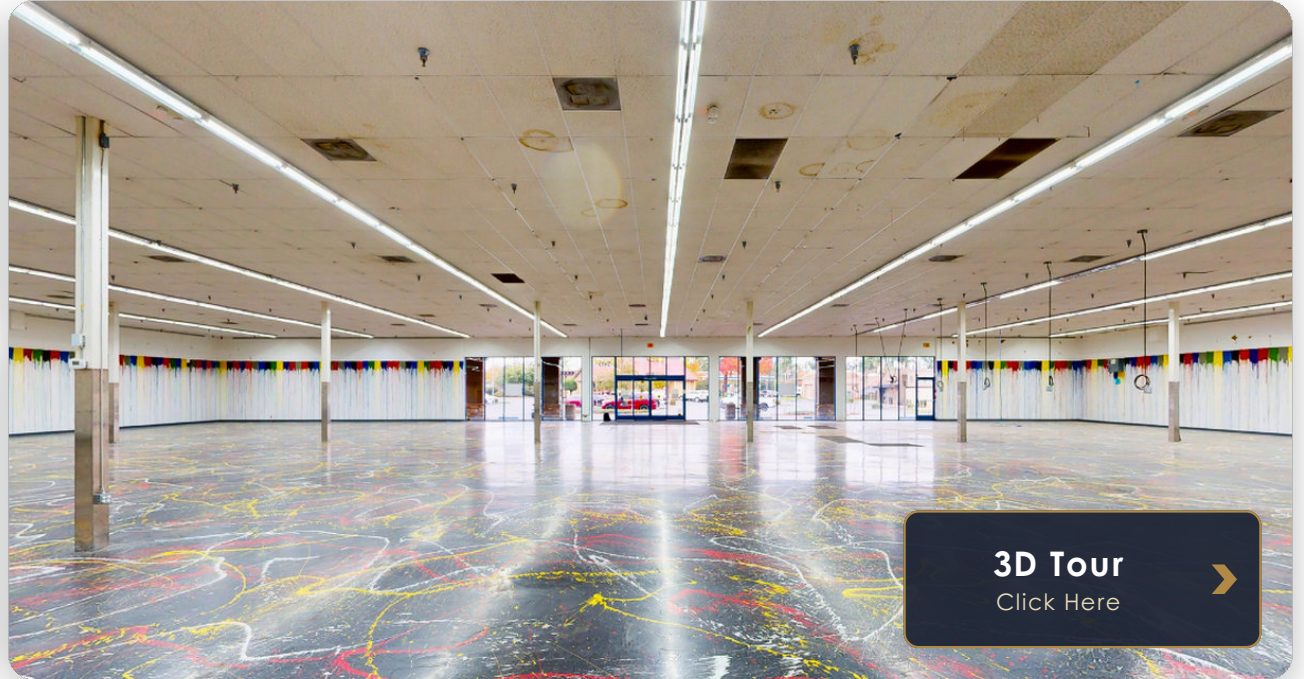
BASE RENT

\$1.25 PSF, NNN

3D TOUR
CLICK HERE



INTERIOR PHOTOS



FLOOR PLAN

9431 MADISON

3D TOUR
CLICK HERE

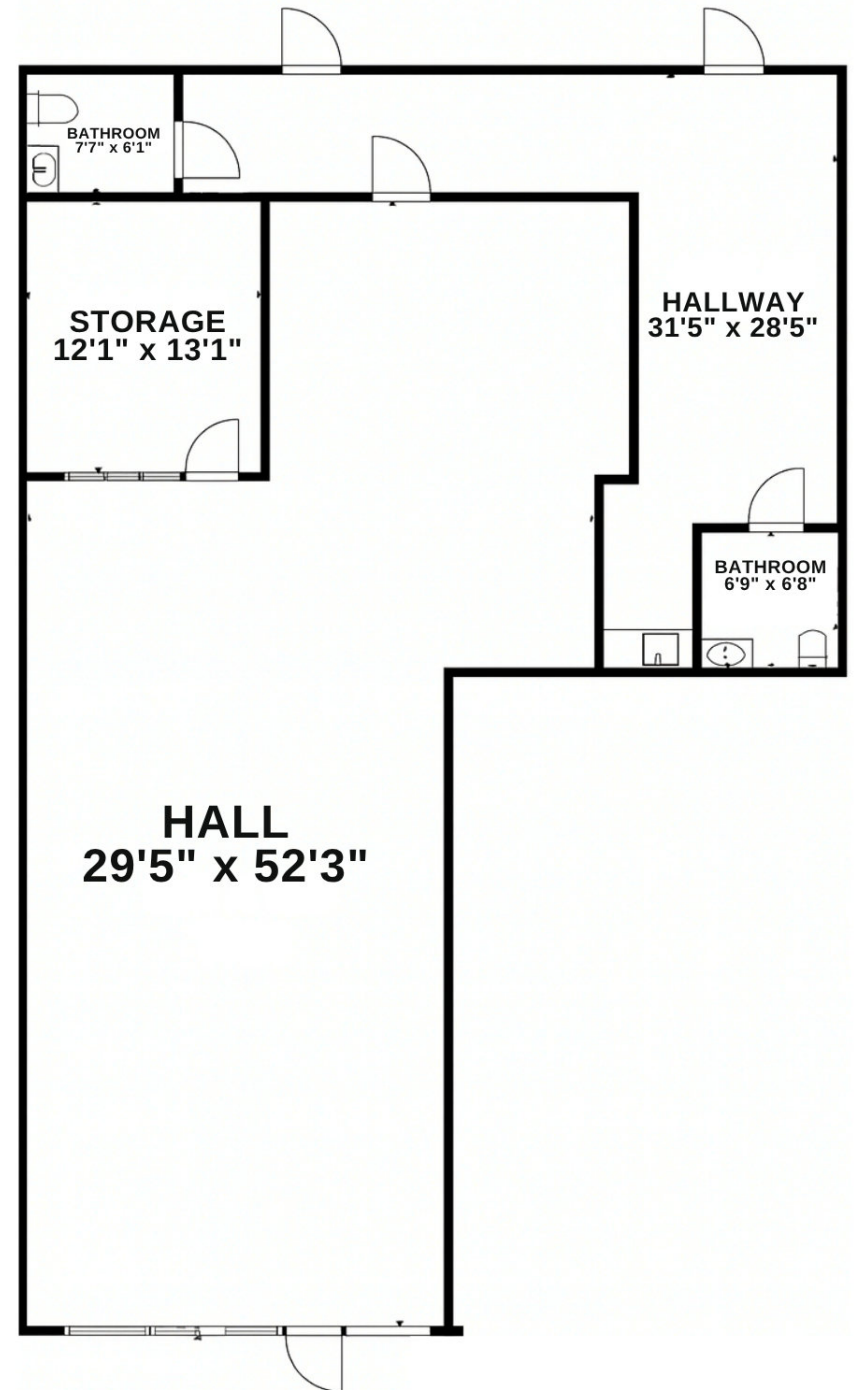
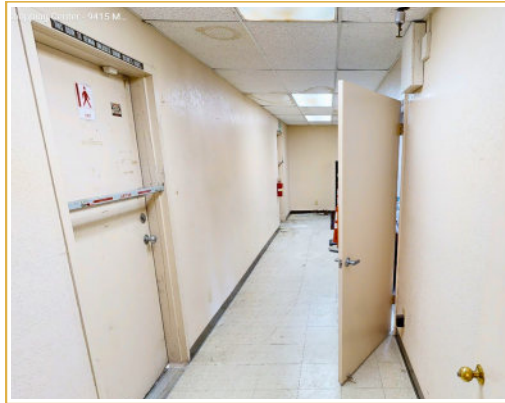
SIZE

±1,800 SF

BASE RENT

\$1.65 PSF, NNN

INTERIOR PHOTOS



FLOOR PLAN

9445 MADISON

3D TOUR
CLICK HERE

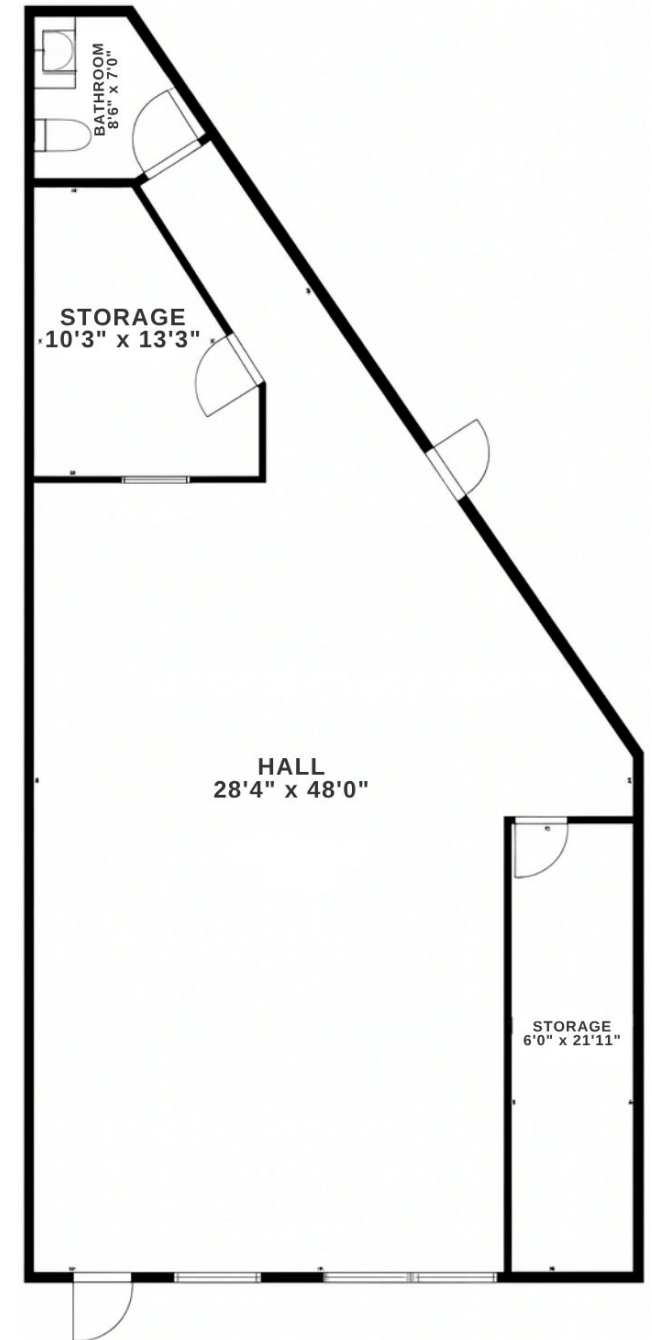
SIZE

±1,385 SF

BASE RENT

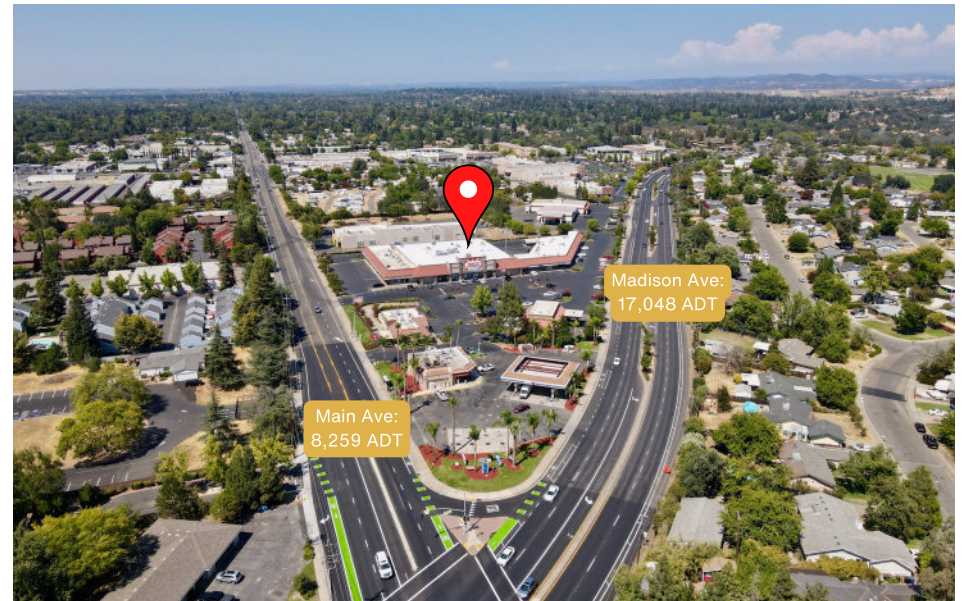
\$1.65 PSF, NNN

INTERIOR PHOTOS



EXTERIOR PHOTOS

MADISON & MAIN SHOPPING CENTER



**WinCo
FOODS**

Walmart



Greenback Ln



Hazel Ave



PROPERTY
LOCATION

Main Ave

Madison Ave



DEMOGRAPHIC SUMMARY REPORT

9415 MADISON AVE · FOLSOM, CA 95630



 POPULATION 2024 ESTIMATE	
3 MILES	84,294
5 MILES	209,395
10 MILES	751,187

 POPULATION 2029 PROJECTION	
3 MILES	84,848
5 MILES	212,183
10 MILES	767,852

 HOUSEHOLD INCOME 2024 AVERAGE	
3 MILES	\$127,756
5 MILES	\$129,655
10 MILES	\$118,647

 HOUSEHOLD INCOME 2024 MEDIAN	
3 MILES	\$102,386
5 MILES	\$103,322
10 MILES	\$92,840

 2024 POPULATION BY ORIGIN	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	57,567	140,931	468,025
BLACK	3,411	6,796	35,923
HISPANIC ORIGIN	12,311	31,252	132,757
AM. INDIAN & ALASKAN	548	1,446	6,509
ASIAN	6,822	20,465	78,072
HAWAIIAN & PACIFIC ISLAND	257	698	3,480
OTHER	15,689	39,059	159,177

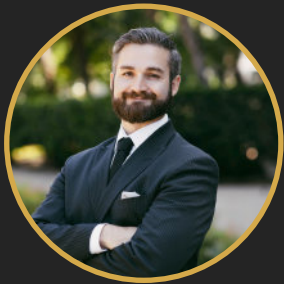
FOR LEASE

9415 MADISON AVE

ORANGEVALE, CA 95662

CONTACT US

For more information about these retail suites



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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