



MADISON MARKETPLACE

FAIR OAKS, CA

8810 - 8878 MADISON AVENUE
FAIR OAKS, CA 95628

| **CBRE**

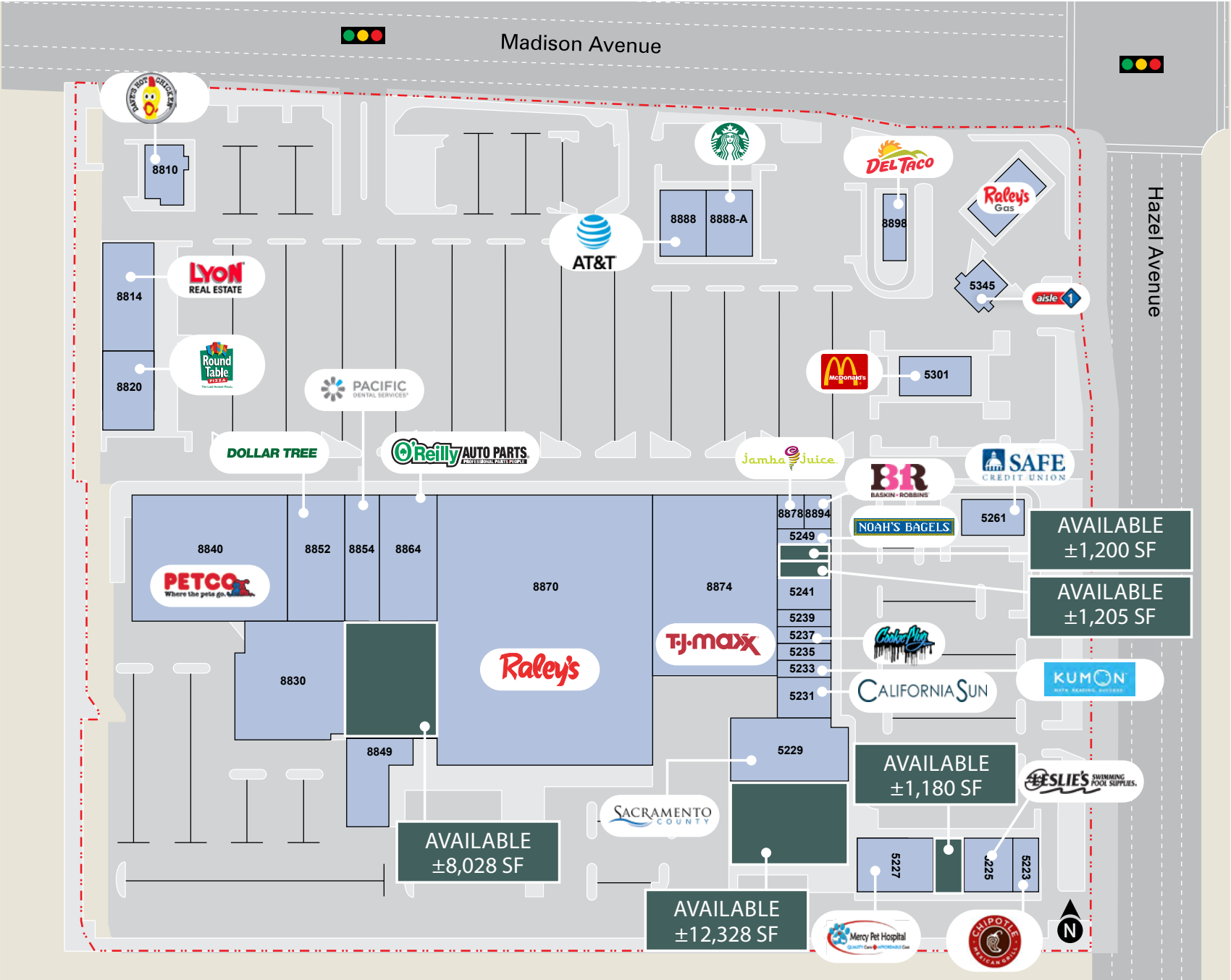


PROPERTY INFORMATION

- Dominant neighborhood shopping center is $\pm 259,581$ SF and anchored by high performing flagship Raley's grocery store, T.J. Maxx, Petco, Dollar Tree, O'Reilly Auto Parts, Starbucks, & Chipotle.
- Located on the high traffic intersection of Madison Ave & Hazel Ave in the heart of the busiest residential/retail area in the Sacramento region.
- Convenient access to Highway 50 and Interstate 80.



SITE PLAN



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

AVAILABLE SPACES

SUITE	TENANT	\$Q. FT.
5223	Chipotle	1,918
5225	Leslie's Pool Supplies	3,983
5226	AVAILABLE (Former Salon)	1,180
5227-A	Mercy Pet Hospital	4,800
5228	AVAILABLE	12,328
5229-B	County of Sacramento	9,501
5231	California Sun Center	2,204
5233	Kumon Learning Center	1,200
5235	Nails Tech	1,200
5237	Cookie Plug	882

SUITE	TENANT	\$Q. FT.
5239	Threading Place	756
5241	Rim's Deli	1,630
5245	AVAILABLE	1,205
5247	AVAILABLE	1,200
5249	Noah's Bagels	1,500
5261	Safe Credit Union	2,900
5301	McDonalds	4,500
8810	Dave's Hot Chicken	3,470
8814	Lyon Real Estate	9,062
8816	Vitek Mortgage	

SUITE	TENANT	\$Q. FT.
8820	Round Table Pizza	3,500
8830	Madison Mall Bingo	17,037
8840	Petco	24,780
8848	AVAILABLE	8,028
8849	Rug Store	5,208
8852	Dollar Tree	10,171
8854	Pacific Dental	2,700
8864	O'Reilly Auto Parts	9,100
8870	Raley's	72,900
8874	TJ Maxx	28,000

SUITE	TENANT	\$Q. FT.
8878	Jamba Juice	1,216
8888	AT&T	2,106
8888-A	Starbucks	1,950
8894	Baskin Robbins	892
8898	Del Taco	1,945



AREA INFO



DEMOGRAPHICS (5 MI.)



237,497
DAYTIME POPULATION



\$109,658
AVG. HOUSEHOLD INCOME



\$479,669
AVG. VALUE OF OWNER
OCC. HOUSING UNITS



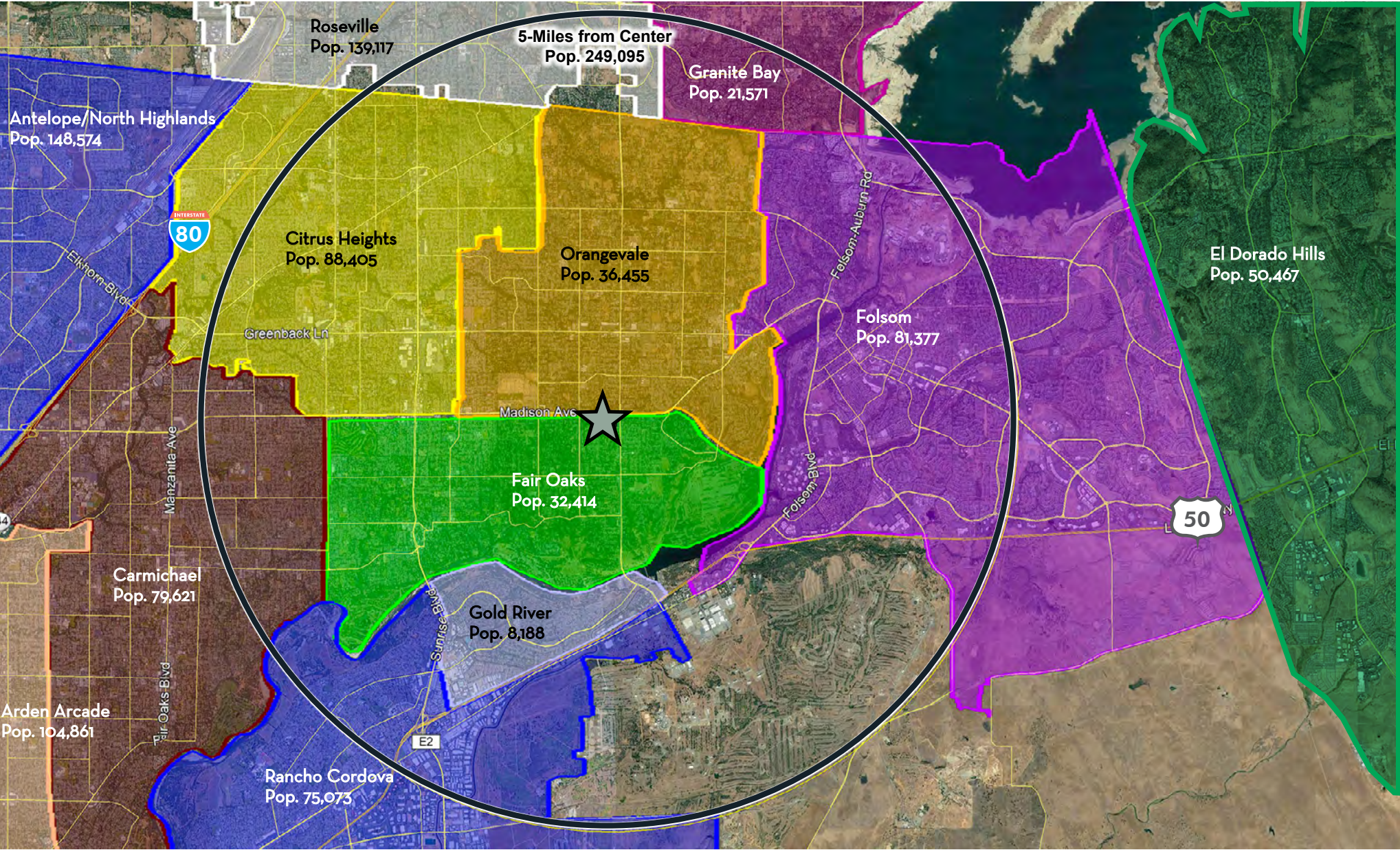
133,001
COLLEGE EDUCATED



9,291
BUSINESSES



REGION OVERVIEW



MADISON MARKETPLACE

AERIAL VIEW



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2022 TRAFFIC COUNTS

Madison Ave	33,986 ADT
Hazel Ave	44,662 ADT

Source: CoStar

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