

FOR LEASE

Madison Marketplace

8810 - 8878 MADISON AVENUE, FAIR OAKS, CA

DRIVE-THRU AVAILABLE

RETAIL



CONTACT US

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NewMark Merrill
COMPANIES

CBRE

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AVAILABILITY

- + ±12,328 SF - Suite 5528
- + ±8,028 SF - Suite 8848
- + ±3,470 SF - Suite 8801 (Drive-thru)
- + ±2,700 SF - Suite 8854
- + ±1,205 SF - Suite 5245
- + ±1,180 SF - Suite 5226 (Former Salon)
- + ±882 SF - Suite 5237
- + ±70 SF - Suite 5240 (ATM Space)

PROPERTY HIGHLIGHTS

- + Most dominant grocery-anchored shopping center in Fair Oaks
- + This center is a 259,581 SF neighborhood center anchored by high performing flagship Raley's grocery store, T.J. Maxx, Petco, Dollar Tree, O'Reilly Auto Parts, Starbucks, and Chipotle
- + Located on the high traffic intersection of Madison Avenue and Hazel Avenue - with convenient access to Highway 50 and Interstate 80
- + Located in the heart of the busiest residential/retail area in the Sacramento region

JOIN THE FOLLOWING RETAILERS



2020 ESTIMATED DEMOGRAPHICS

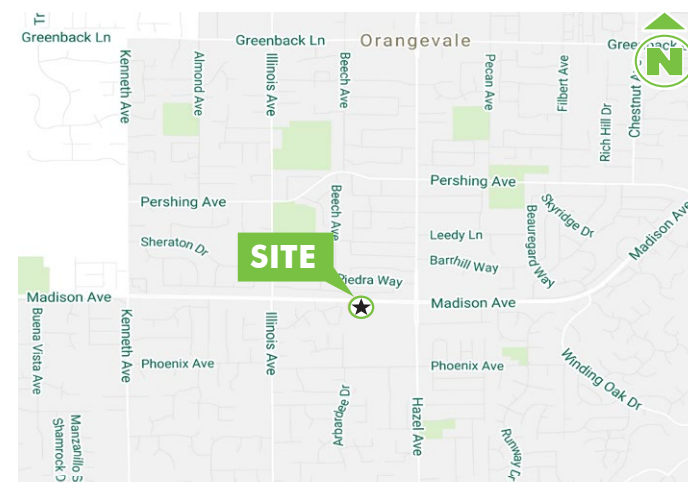
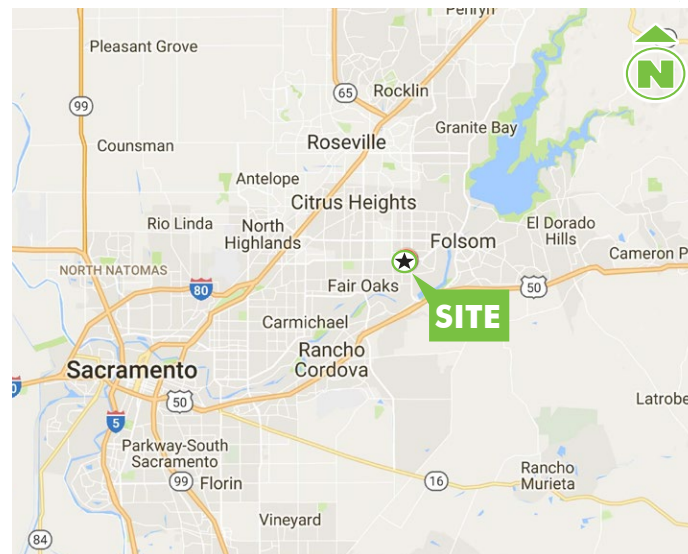
Radius	1-mile	3-mile	5-mile
Population	14,310	90,920	249,095
Avg. Household Income	\$113,163	\$113,181	\$109,658
Daytime Employees	2,681	29,007	82,157

Source: Fast Report

2018 TRAFFIC COUNTS

Madison Avenue	33,487 ADT
Hazel Avenue	41,399 ADT

Source: CoStar



MAPS NOT TO SCALE

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SITE PLAN



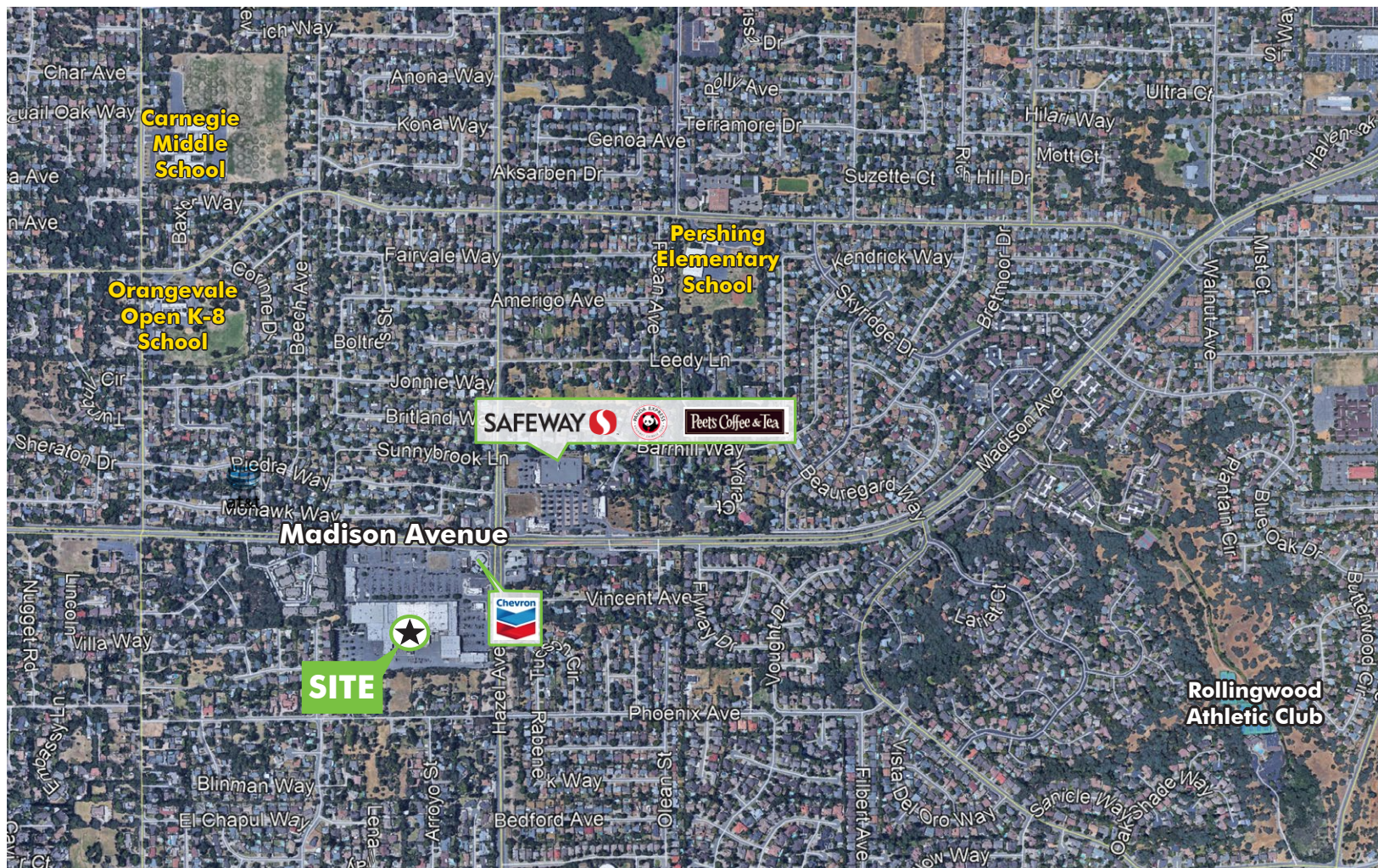
SUITE	TENANT	±SQ. FT.
5223	Chipotle	1,918
5225	Leslie's Pool Supplies	3,983
5226	AVAILABLE (Former Salon)	1,180
5227-A	Mercy Pet Hospital	4,800
5228	AVAILABLE	12,328
5229-B	County of Sacramento	9,501
5231	California Sun Center	2,204
5233	Kumon Learning Center	1,200
5235	Nails Tech	1,200
5237	AVAILABLE	882
5239	Super Barber	756
5240	AVAILABLE (ATM Space)	70
5241	Rim's Deli	1,630
5245	AVAILABLE	1,205
5247	Designer Tailor	1,200
5249	Noah's Bagels	1,500
5261	Safe Credit Union	2,900
5301	McDonalds	4,500
8801	AVAILABLE	3,470
8814	Lyon Real Estate	9,062
8816	Vitek Mortgage	
8822	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	AVAILABLE	2,700
8864	O'Reilly Auto Parts	9,100
8870	Raley's	72,900
8874	TJ Maxx	28,000
8878	Jamba Juice	1,216
8888	AT&T	2,106
8888-A	Starbucks	1,950
8894	Baskin Robbins	892
8898	Del Taco	1,945

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