



# 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	SQ. FT.
5223	Chipotle	1,918
5225	Leslie's Pool Supplies	3,983
<b>5226</b>	<b>AVAILABLE (Former Salon)</b>	<b>1,180</b>
5227-A	Mercy Pet Hospital	4,800
<b>5228</b>	<b>AVAILABLE</b>	<b>12,328</b>
<b>5229-B</b>	<b>AVAILABLE</b>	<b>9,501</b>
5231	California Sun Center	2,204
5233	Kumon Learning Center	1,200
5235	Nails Tech	1,200
5237	Cookie Plug	882

SUITE	TENANT	SQ. FT.
5239	Threading Place	756
5241	Rim's Deli	1,630
<b>5245</b>	<b>AVAILABLE</b>	<b>1,205</b>
<b>5247</b>	<b>AVAILABLE</b>	<b>1,200</b>
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	SQ. FT.
8820	Round Table Pizza	3,500
8830	Madison Mall Bingo	17,037
8840	Petco	24,780
8848	Dry Cleaner	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	SQ. 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

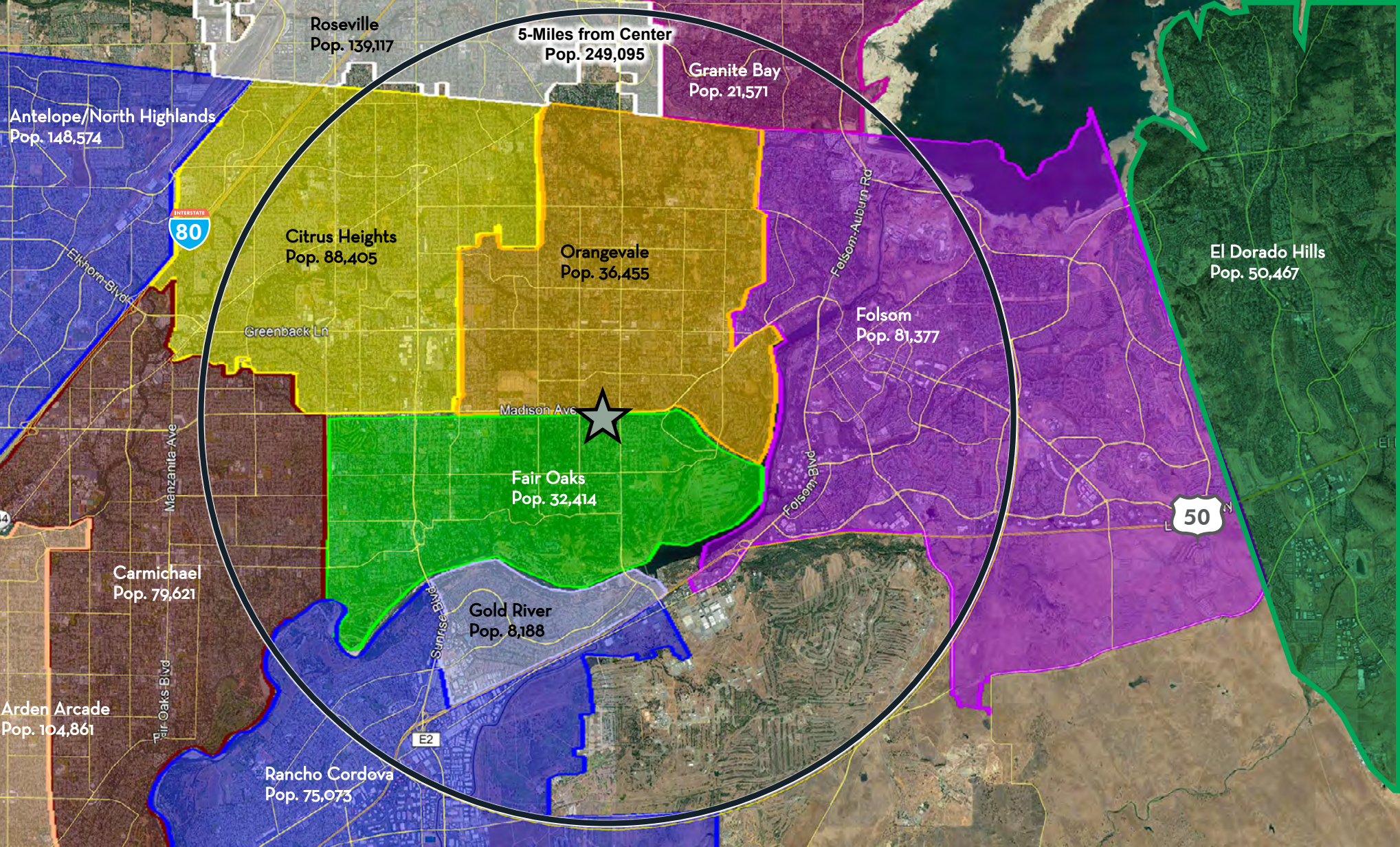


9,291  
BUSINESSES





# REGION OVERVIEW



## MADISON MARKETPLACE



# AERIAL VIEW



## MADISON MARKETPLACE

### 2022 TRAFFIC COUNTS

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

Source: CoStar





# MADISON MARKETPLACE

## CONTACT US

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