

MADISON MARKETPLACE

FAIR OAKS, CA





PROPERTY INFORMATION

- Dominant neighborhood shopping center is ±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 residental/retail area in the Sacramento region.
- Convenient access to Highway 50 and Interstate 80.



SITE PLAN



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	AVAILABLE	9,501
5231	California Sun Center	2,204
5233	Kumon Learning Center	1,200
5235	Nails Tech	1,200
5237	Cookie Plug	882

TENANT	 \$Q. FT.
Threading Place	756
Rim's Deli	1,630
AVAILABLE	1,205
AVAILABLE	1,200
Noah's Bagels	1,500
Safe Credit Union	2,900
McDonalds	4,500
Dave's Hot Chicken	3,470
Lyon Real Estate Vitek Mortgage	9,062
	Threading Place Rim's Deli AVAILABLE AVAILABLE Noah's Bagels Safe Credit Union McDonalds Dave's Hot Chicken Lyon Real Estate

SUITE	TENANT	≨ Q. 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	≨ 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.)







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



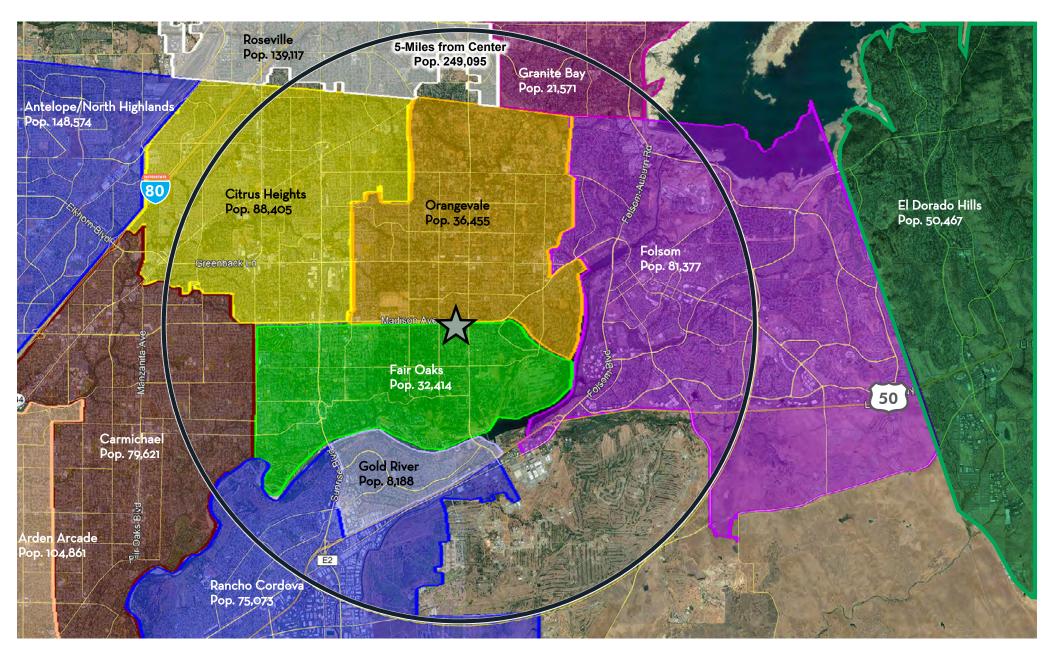
\$109,658 AVG. HOUSEHOLD INCOME







REGION OVERVIEW



MADISON MARKETPLACE

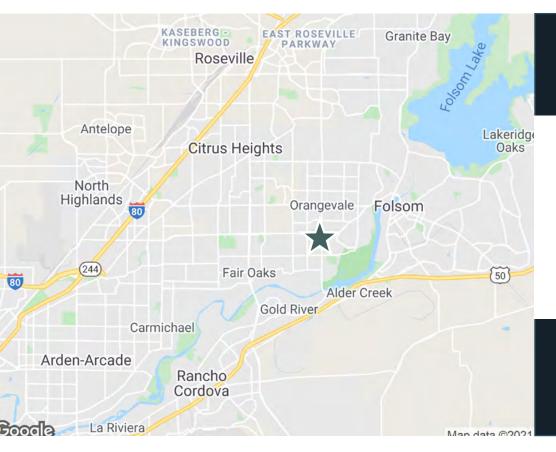
AERIAL VIEW



MADISON MARKETPLACE

2022 TRAFFIC COUNTS

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





CONTACT US

CHRIS CAMPBELL

Executive Vice President +1 916 446 8760 chris.campbell@cbre.com

Lic. 01204114

JASON READ

Senior Vice President +1 916 446 8273 jason.read@cbre.com Lic. 01341972

SCOTT CARRUTH

Senior Vice President +1 916 446 8717 scott.carruth@cbre.com Lic. 01372285



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