



























## MADISON MARKETPLACE

FAIR OAKS, CA







# PROPERTY INFORMATION

- Madison Marketplace is the 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 Fair Oaks/Orangevale trade area.
- 3.2 Million visits to center in 2023\*
- Hazel Ave, which becomes Sierra College Blvd, serves as the only direct link between Highway 50 and Interstate 80.

\*Source: Placer.ai



#### SITE PLAN



## **AVAILABLE SPACES**

| TENANT                 | ≨Q. FT.  |
|------------------------|--|
| Chipotle               | 1,918  |
| Leslie's Pool Supplies | 3,983  |
| Super Kids Salon       | 1,180  |
| Mercy Pet Hospital     | 4,800  |
| AVAILABLE              | 12,328   |
| AVAILABLE              | 9,501  |
| AVAILABLE              | 2,204  |
| Kumon Learning Center  | 1,200  |
| Nails Tech             | 1,200  |
| Cookie Plug            | 882  |
|                        | Chipotle Leslie's Pool Supplies Super Kids Salon Mercy Pet Hospital AVAILABLE AVAILABLE AVAILABLE Kumon Learning Center Nails Tech |

| SUITE        | TENANT                                 | ≨Q. FT. |
|--------------|--|---------|
| 5239         | Threading Place                        | 756     |
| 5241         | Rim's Deli                             | 1,630   |
| 5245         | Elegance Tailors                       | 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<br>8816 | Windmere Real Estate<br>Vitek Mortgage | 9,062   |

| SUITE | TENANT              | <b>≨</b> 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.)









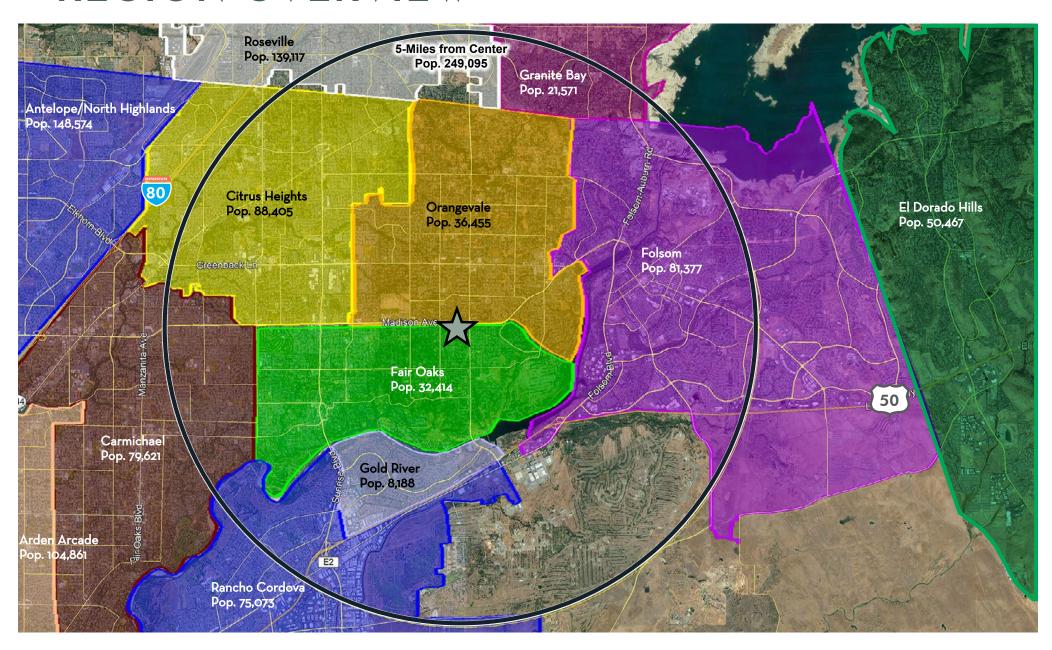


\$109,658 AVG. HOUSEHOLD INCOME



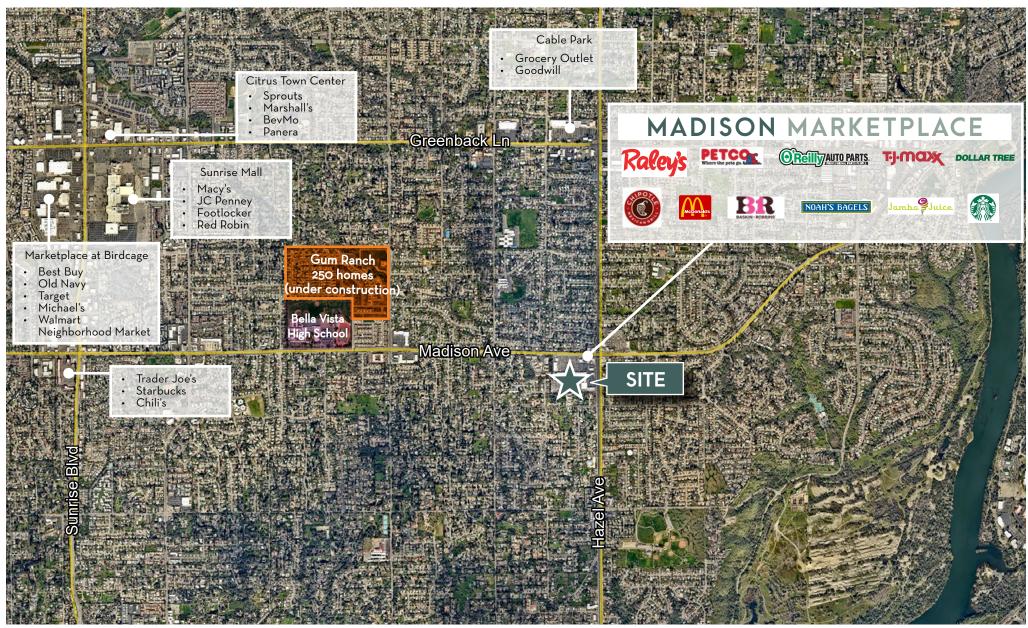


## **REGION OVERVIEW**



MADISON MARKETPLACE

### **AERIAL VIEW**

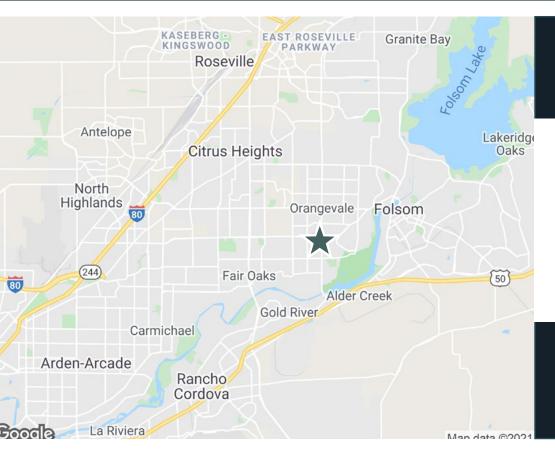


#### MADISON MARKETPLACE

#### **2023 TRAFFIC COUNTS**

| Madison Ave | 44,096 ADT |
|-------------|------------|
| Hazel Ave   | 50,008 ADT |

Source: Placer.ai





#### **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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