



MADISON MARKETPLACE

FAIR OAKS, CA

8810 - 8878 MADISON AVENUE
FAIR OAKS, CA 95628



CBRE



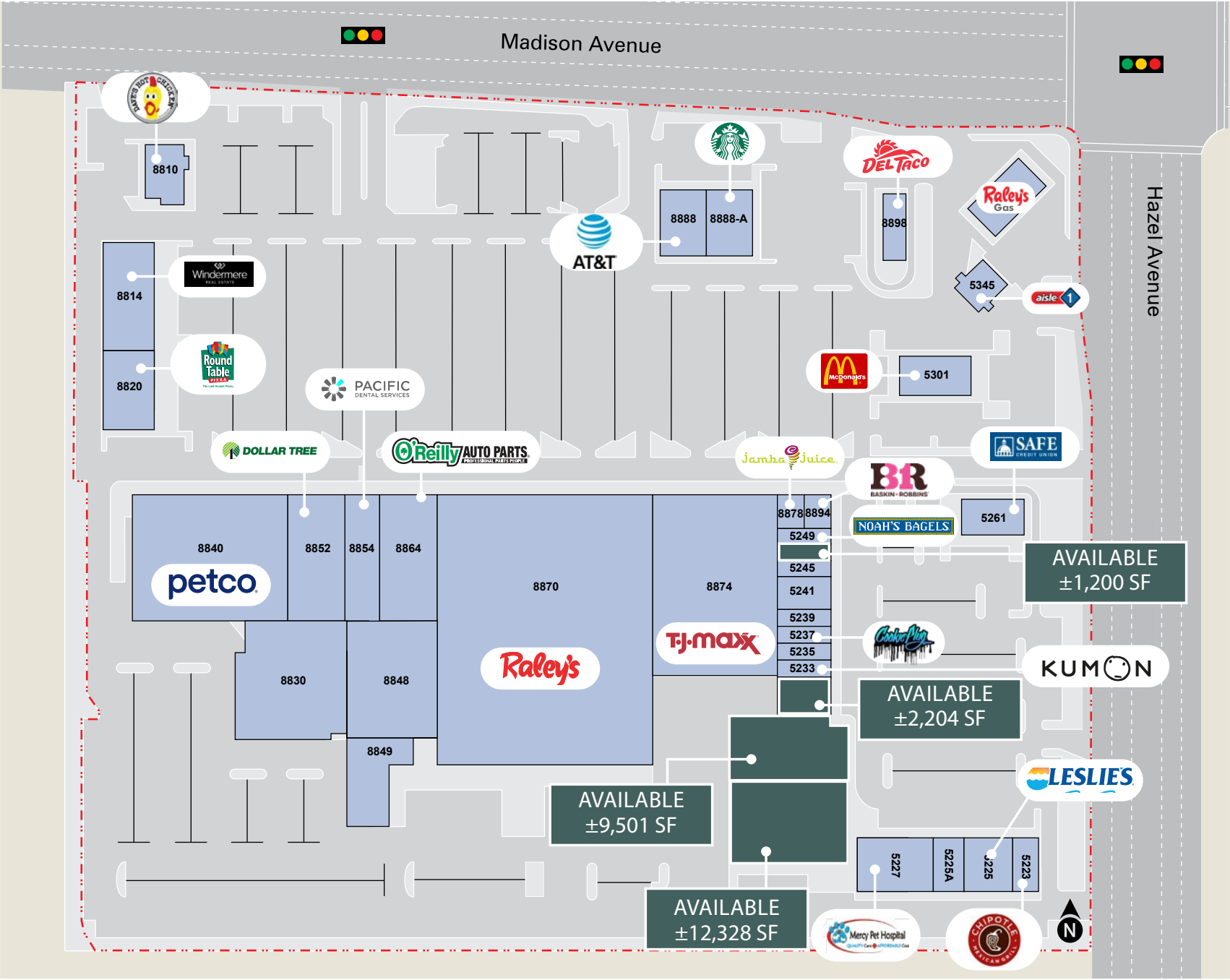
PROPERTY INFORMATION

- Madison Marketplace is the 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 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



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

AVAILABLE SPACES

SUITE	TENANT	SQ. FT.
5223	Chipotle	1,918
5225	Leslie's Pool Supplies	3,983
5225-A	Super Kids Salon	1,180
5227-A	Mercy Pet Hospital	4,800
5228	AVAILABLE	12,328
5229-B	AVAILABLE	9,501
5231	AVAILABLE	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
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	Windmere 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



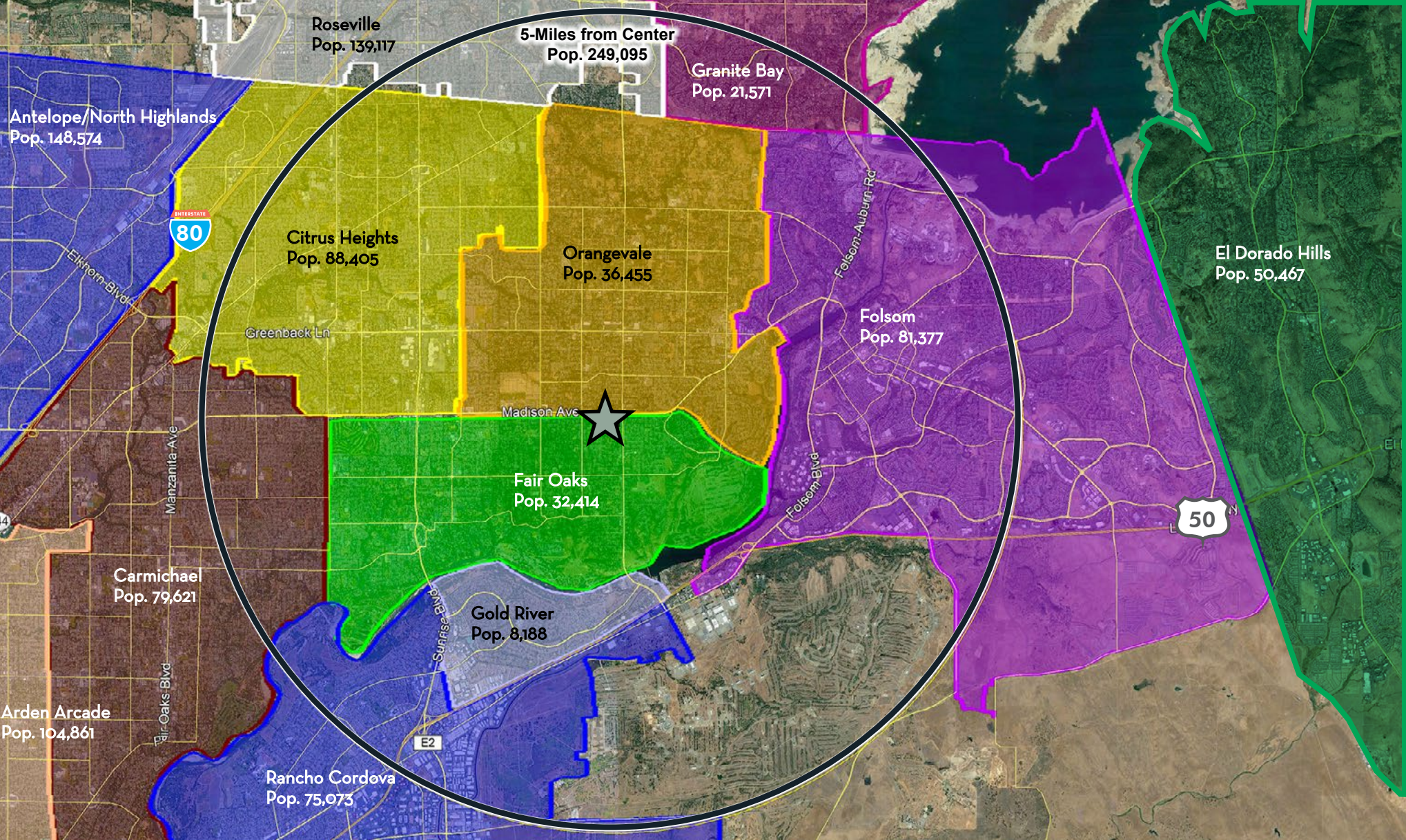
133,001
COLLEGE EDUCATED



9,291
BUSINESSES



REGION OVERVIEW



MADISON MARKETPLACE

AERIAL VIEW



MADISON MARKETPLACE

2023 TRAFFIC COUNTS

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

Source: Placer.ai



MADISON MARKETPLACE

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

CBRE