



# MADISON MARKETPLACE FAIR OAKS, CA



8810 - 8878 MADISON AVENUE FAIR OAKS, CA 95628



# **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



NOT TO SCALE-ALL DIMENSIONS ARE APPROXIMATE.

## AVAILABLE SPACES

SUITE	TENANT	<b>≨</b> Q. FT.	
5223	Chipotle	1,918	5
5225	Leslie's Pool Supplies	3,983	5
5226	AVAILABLE (Former Salon)	1,180	5
5227-A	Mercy Pet Hospital	4,800	5
5228	AVAILABLE	12,328	5
5229-B	AVAILABLE	9,501	5
5231	California Sun Center	2,204	5
5233	Kumon Learning Center	1,200	8
5235	Nails Tech	1,200	8
5237	Cookie Plug	882	8

SUITE	TENANT	<b>.</b> ≨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 8816	Lyon Real Estate 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	<b>≨</b> 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.)













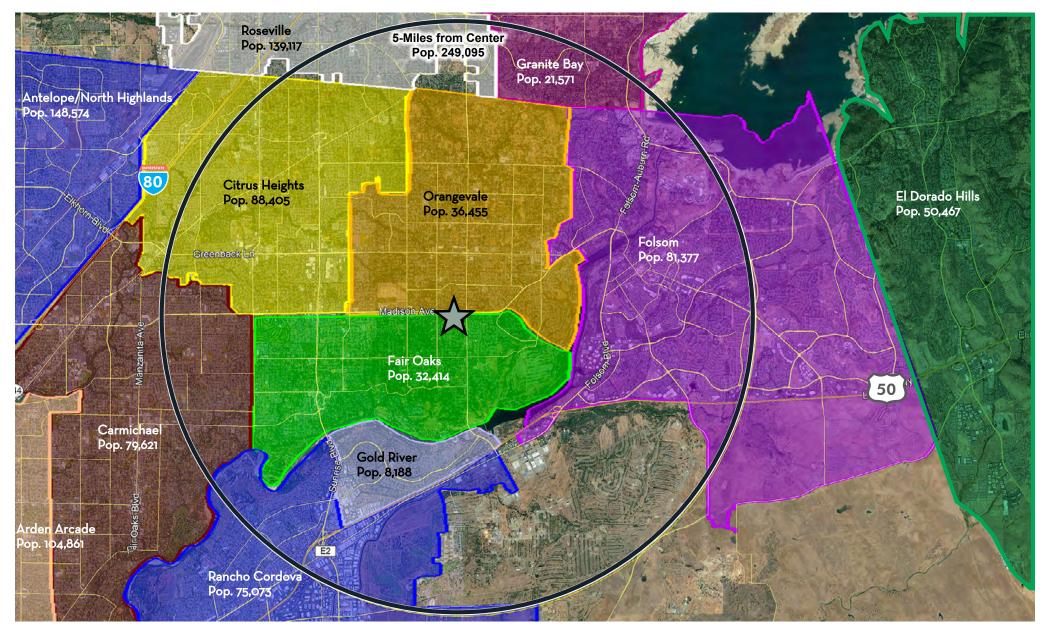




\$109,658 AVG. HOUSEHOLD INCOME



## **REGION OVERVIEW**



#### MADISON MARKETPLACE

### **AERIAL VIEW**



### MADISON MARKETPLACE

#### 2023 TRAFFIC COUNTS

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

Source: Placer.ai

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### **CONTACT US**

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