



PROPERTY HIGHLIGHTS

- For Lease: ±900 SF to ±4,800 SF
- Center features Lumberjacks Restaurant and Bearbones Work Wear
- Traffic Counts: 77,000 cars per day at intersection
- 220 shared parking spaces
- Monument Signage
- Rate: \$1.00-\$1.35/SF.; NNN (±\$0.54/SF)

LOCATION OVERVIEW

ICONIC established shopping center along major Commercial Corridor. Nearby tenants include Home Depot, WalMart, Fallas, Petsmart and Starbucks.



FOR LEASE

5800 Madison Ave. Sacramento, CA 95841

Madison & Manzanita Retail Center



CHRISTINA SNYDER

CALDRE #01884659

Tel: 916.677.8162

christina.snyder@tricommercial.com

BRENDA MILLER

CALDRE #01159058

Tel: 916.677.8154

brenda.miller@tricommercial.com

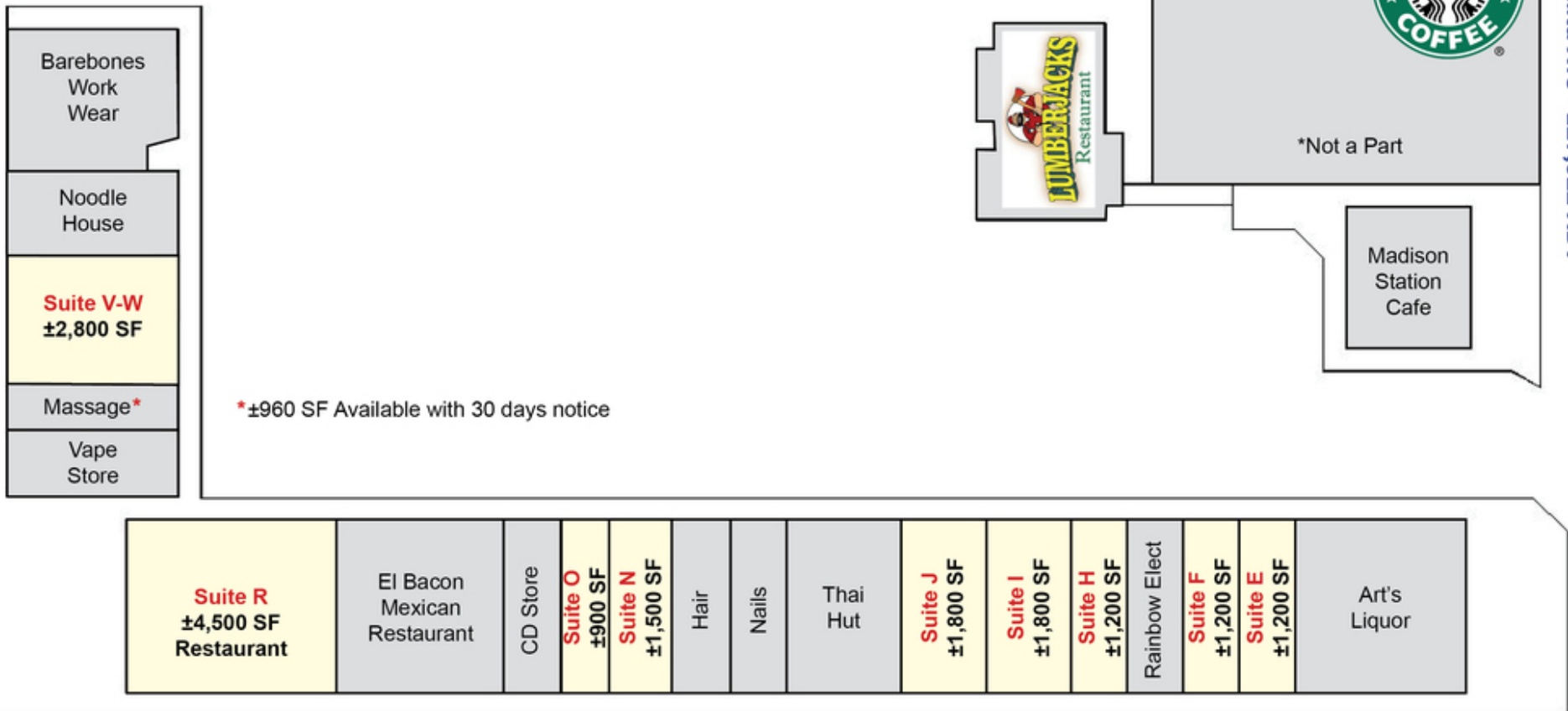


5800 Madison Ave., Sacramento, CA 95841

SITE PLAN

Madison Ave - ±55,473 ADT

Manzanita Ave - ±27,922 ADT



*Not to Scale

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

5800 Madison Ave., Sacramento, CA 95841

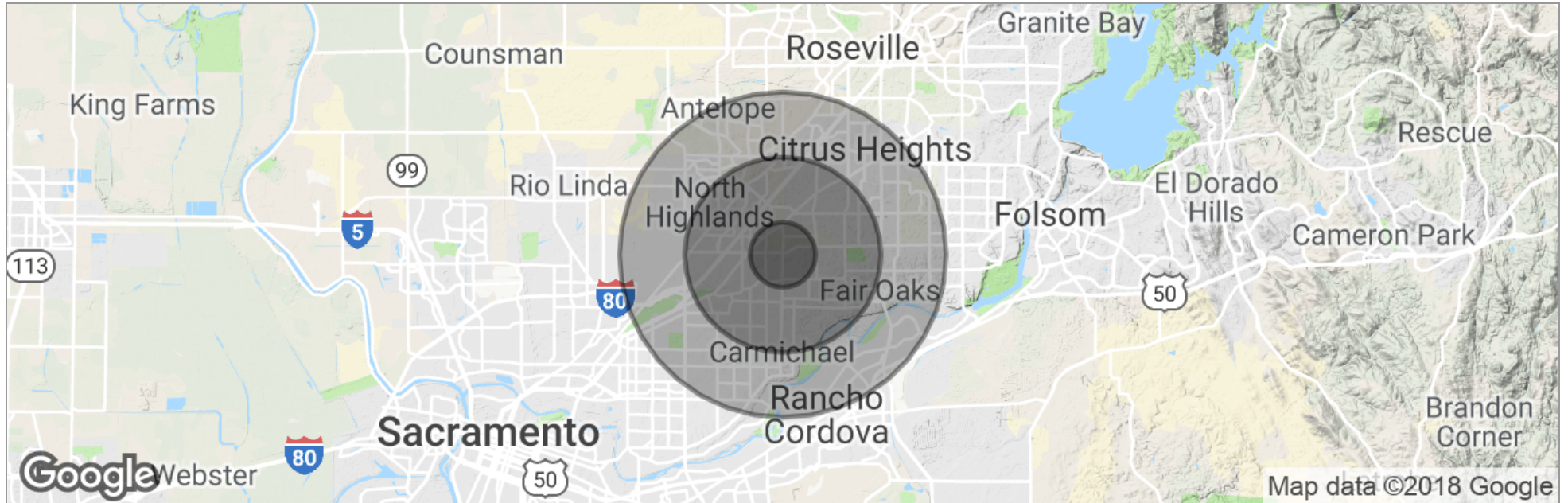
RETAIL AERIAL



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

5800 Madison Ave., Sacramento, CA 95841

DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	18,252	152,782	384,155
Population Density	5,810	5,404	4,891
Median Age	38.3	38.3	37.0
Median Age (Male)	36.4	36.8	35.7
Median Age (Female)	40.1	40.2	38.7
Total Households	7,657	60,855	148,355
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$60,098	\$63,527	\$66,625
Average House Value	\$321,815	\$309,106	\$314,124

* Demographic data derived from 2010 US Census

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.