

# FOR LEASE

5920 Madison Ave Carmichael, CA



**FOR LEASE**  
**\$1.00/NNN**

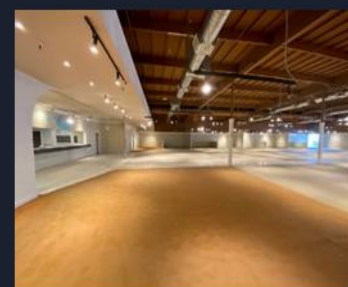
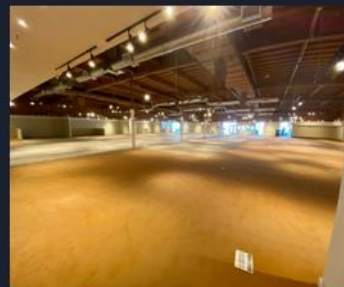


**YEAR BUILT**  
1964



**AVAILABLE SF**  
22,000

First time available in over 42 years! Excellent location on the corner of Madison Ave and Manzanita Ave. High traffic count, corner location with street visibility and over 118 ft of window advertisement space. Interior features include 2 bathrooms, second floor private office, storage, breakroom and loading dock to rear of building.



**Cariste Blase**

Direct: (408) 781-4929

Office: (408) 246-5020 ext. 207

DRE#: 01901165

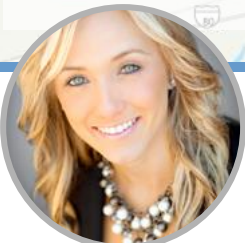
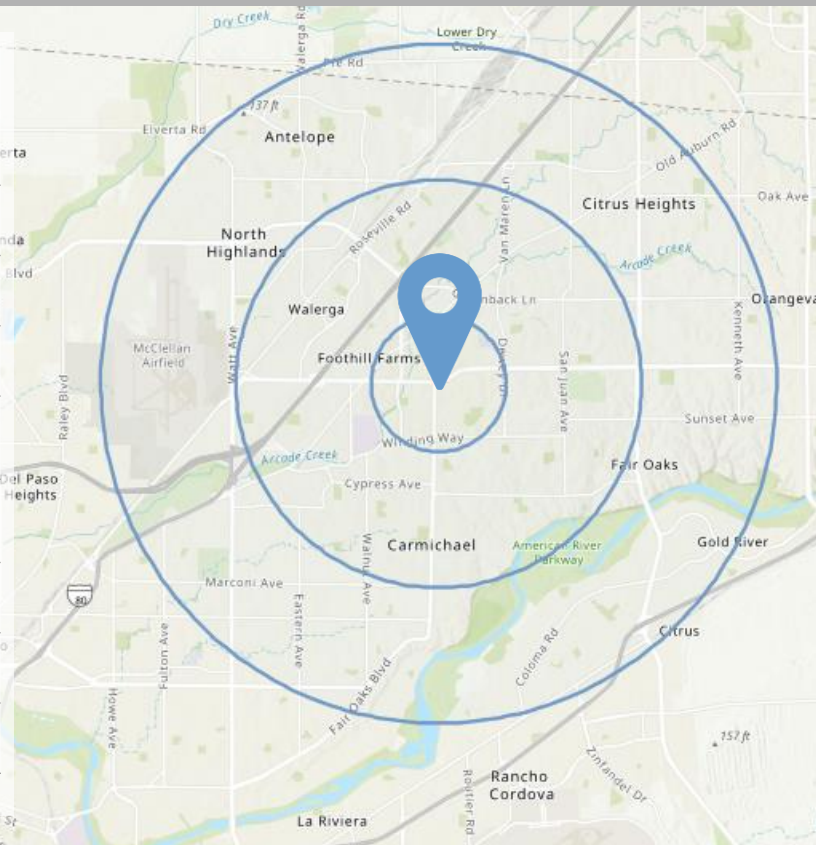


# DEMOGRAPHICS

5920 Madison Ave Carmichael, Ca 95608



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	19,279	162,798	382,215
Households	8,002	63,106	144,962
Families	4,881	40,290	95,070
Avg HH Size	2.39	2.56	2.62
Owner Occupied Housing Units	3,973	34,247	82,627
Renter Occupied Housing Units	4,029	28,860	62,335
Median Age	39.4	38.3	38.2
Median HH Income	\$59,866	\$60,015	\$64,447
Avg HH Income	\$77,654	\$81,129	\$87,092



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