

FOR LEASE-FORMER HERTZ CAR RENTAL SPACE

5015 MADISON AVE., SACRAMENTO, CA



OFFERING SUMMARY

AVAILABLE:	±1,900 SF
LEASE RATE:	Negotiable (Modified Gross)
MONUMENT SIGN:	Available Monument Sign
PARKING:	Front and Rear Parking
TRAFFIC COUNTS:	50,585 (ADT 2018)
ZONING:	LC
SUBMARKET:	Sacramento

PROPERTY OVERVIEW

The property at 5015 Madison Avenue is a former Hertz Car Rental space with fenced parking in the rear of the Building. The property has tremendous visibility and exposure to exceptionally high traffic counts along Madison Avenue and Auburn Blvd intersection. The building is surrounded by an established and well-populated residential area as well as many national tenants with all amenities nearby. With its strong day and evening population and exceptionally high traffic counts that make this location for any user looking into this sub-market.

PROPERTY HIGHLIGHTS

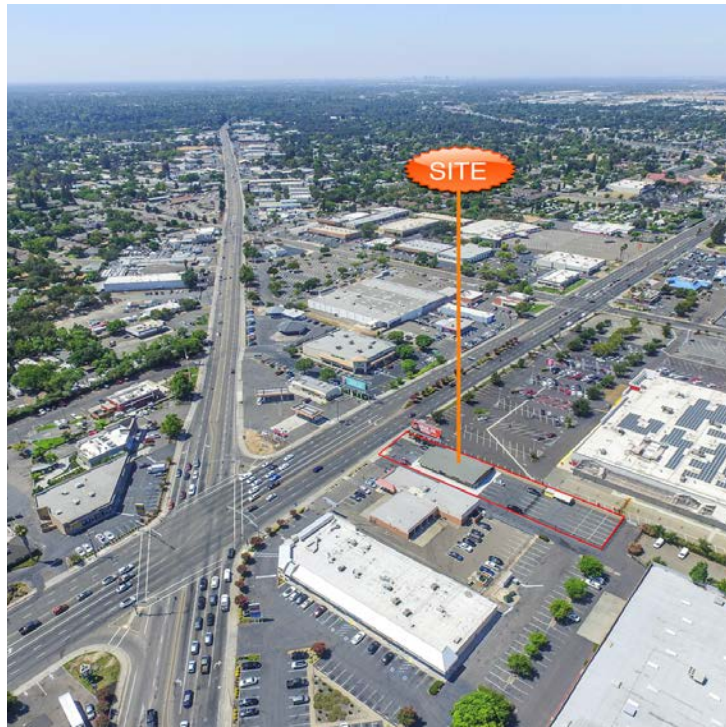
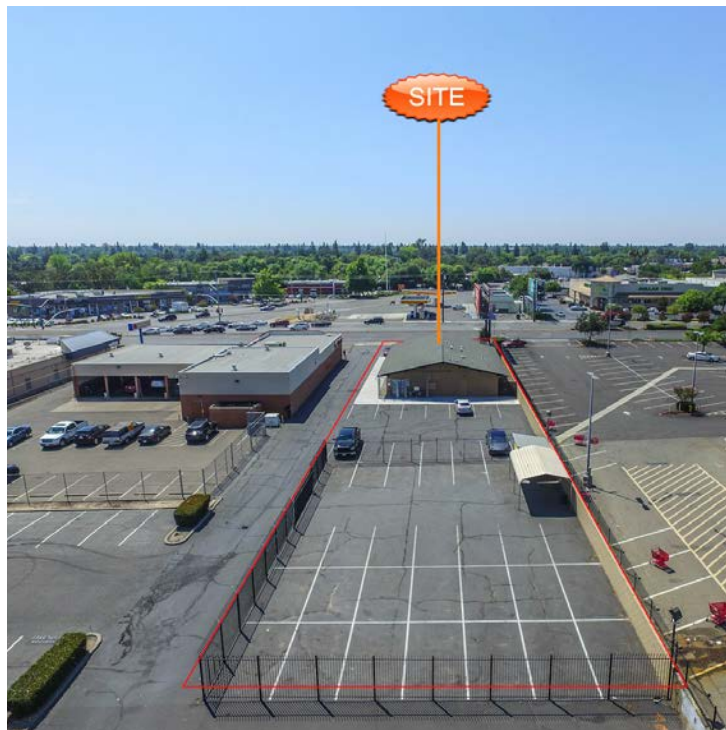
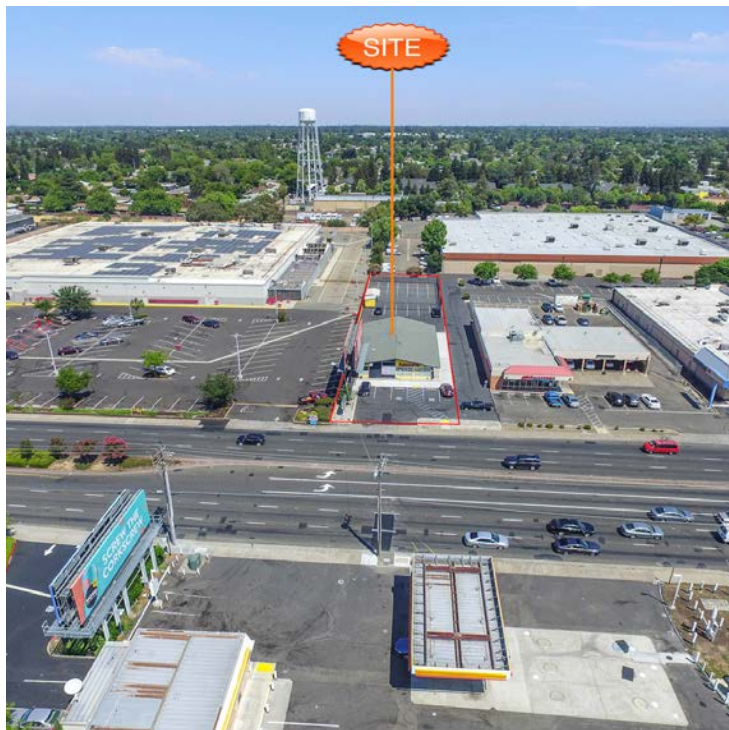
- Available ±1,900 SF former Hertz Car Rental space
- High Traffic Location
- Shadow Anchored by Target
- Close proximity to American River Junior College (over 33,800 students)
- Direct access to Interstates 80
- Nearby restaurants and all amenities

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SITE PLAN

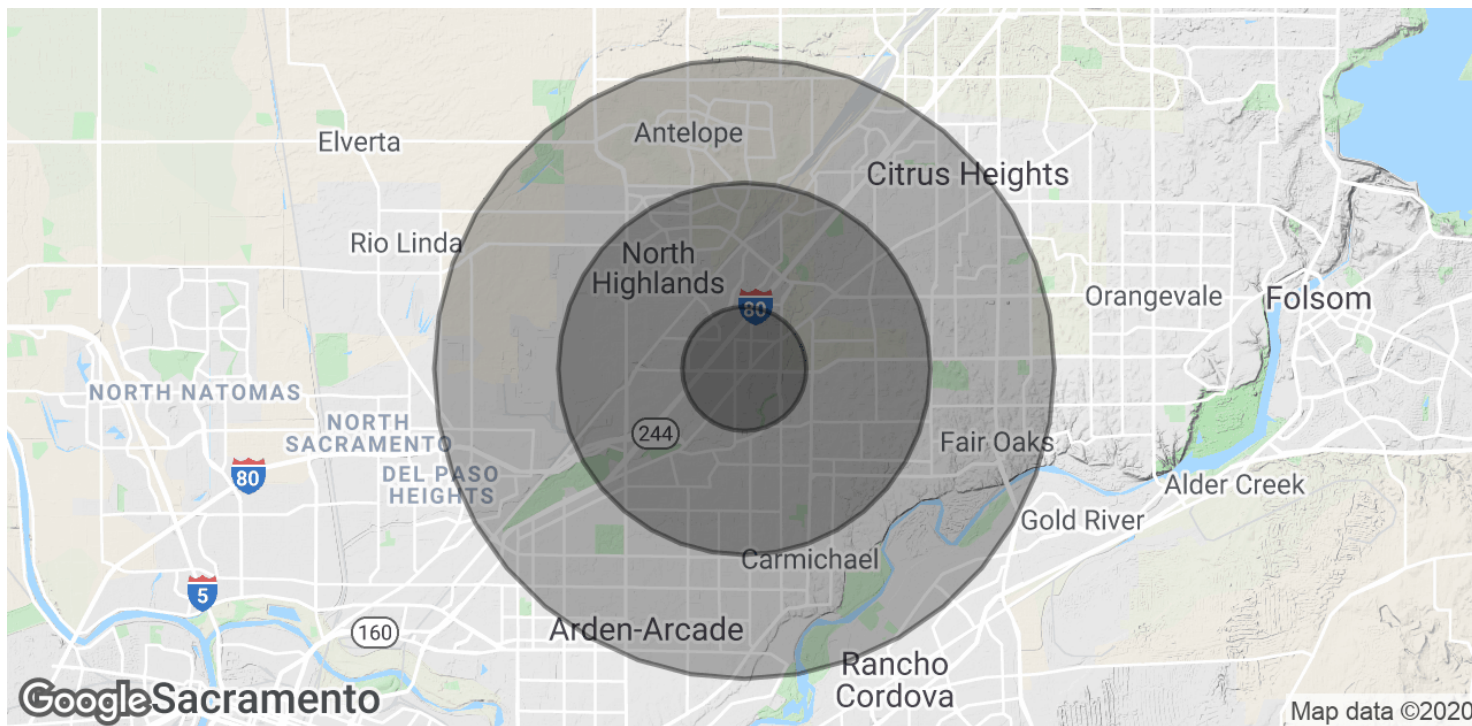


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,980	154,064	383,504
Average age	36.2	35.8	34.3
Average age (Male)	36.6	35.7	33.4
Average age (Female)	36.7	36.3	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,829	69,302	155,352
# of persons per HH	2.1	2.2	2.5
Average HH income	\$67,410	\$63,290	\$58,974
Average house value	\$336,798	\$316,505	\$329,934

* Demographic data derived from 2010 US Census

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