

FAIR OAKS POINTE
8505 - 8525 MADISON AVE
FAIR OAKS, CA

FOR LEASE
2,435 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Center is anchored by Excel Fitness
- Located at the signalized intersection of Madison Ave and Kenneth Ave (over 34,000 cars per day)
- Digital monument sign with excellent visibility on Madison Ave
- Population of approximately 270,000 within a 5 mile radius
- Excel Fitness and Pitch & Fiddle now open

**PROPERTY DETAILS:**

Fair Oaks Pointe is an established neighborhood shopping center located on Madison Ave within walking distance from Bella Vista High School.

This center is located on a main thoroughfare within close proximity to a number of retail centers including Marketplace at Birdcage, Madison Marketplace, and Sunrise Mall.

IONNA EV chargers on-site.

LEASE RATE:

Suite 142 2,435 SF \$4,261.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.49 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	12,474	106,107	272,775
2025 Average HH Income:	\$161,923	\$136,055	\$133,896
Traffic Count @ Madison Ave:	34,465		

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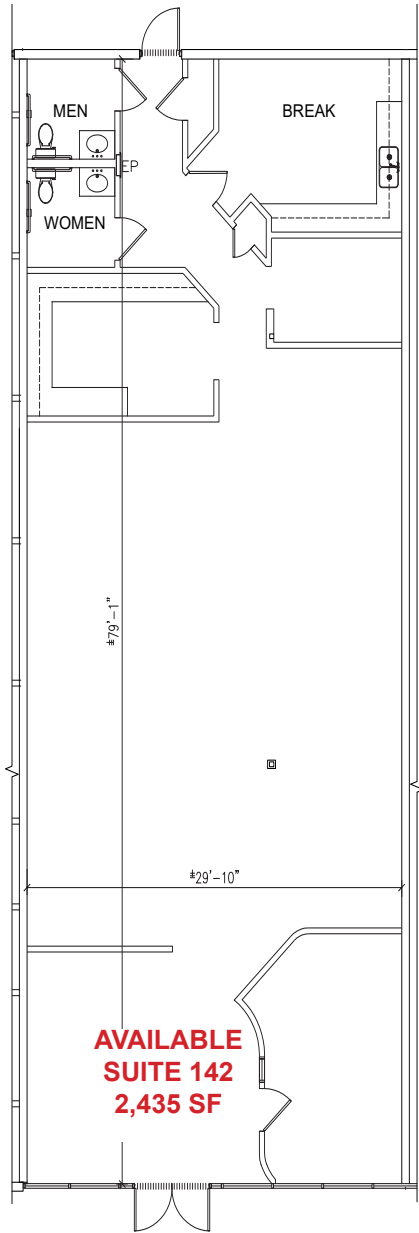
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
142	2,435	\$1.75 PSF, NNN	\$4,261.00
NNN costs are approximately \$0.49 PSF.			

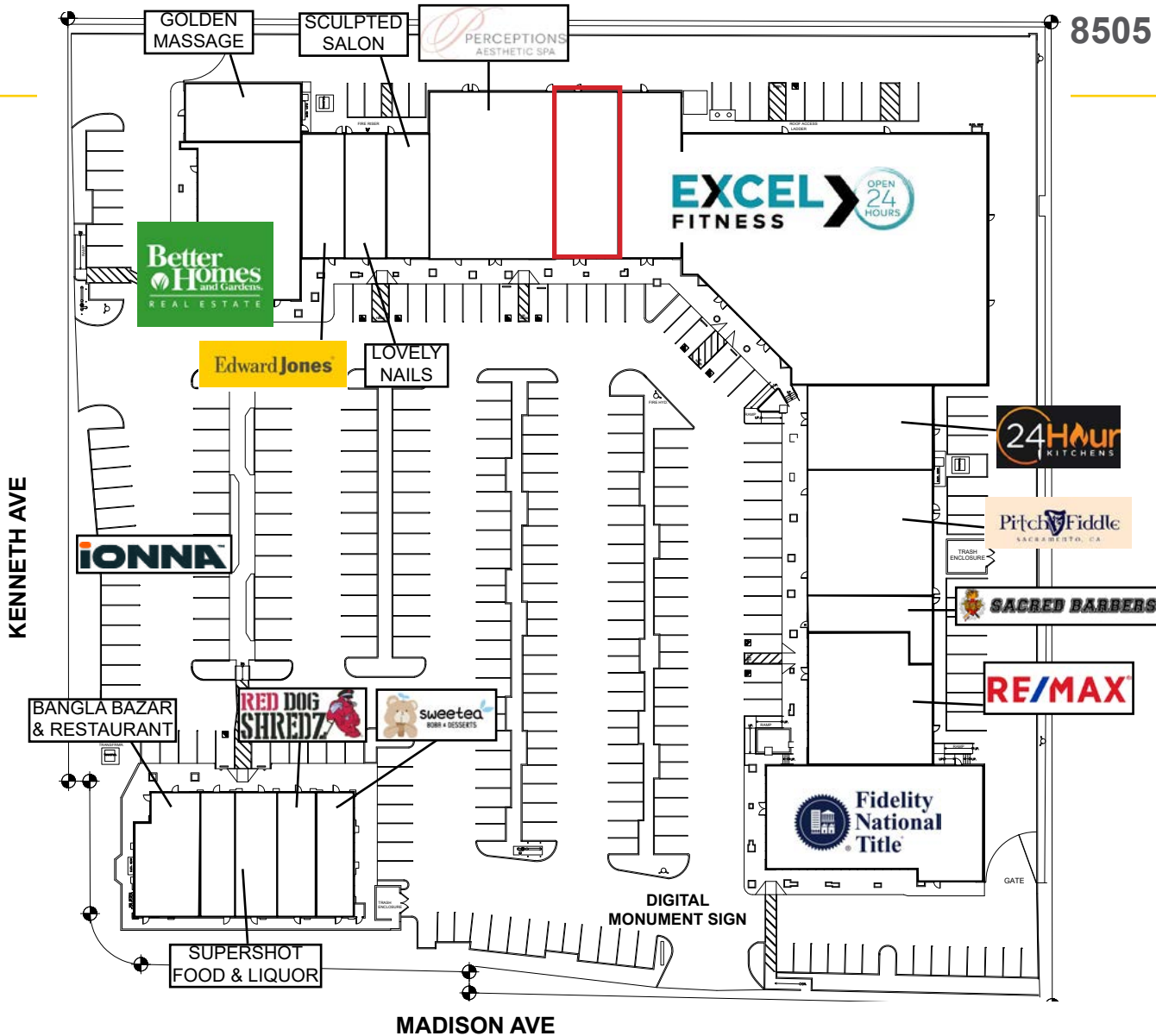
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SITE PLAN



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