FOR LEASE
8121 MADISON AVENUE, FAIR OAKS, CA

RETAIL SPACE AVAILABLE

FOR LEASE:
±1,100 RSF
±1,500 RSF
±2,400 RSF (coming soon)

Contact:
Graham Clemons
Sr. Retail Advisor
Tel: 916.677.8182
gclemons@tricommercial.com
BRE: 01326134

Brenda Miller
Vice President
Tel: 916.677.8154
brenda.miller@tricommercial.com
BRE: 01159058

532 Gibson Drive
Suite 200
Roseville, CA 95678

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.
MADISON OAKS SHOPPING CENTER
8121 MADISON AVENUE, FAIR OAKS, CA

FOR LEASE

RETAIL SPACE AVAILABLE

FOR LEASE:
±1,100 RSF
±1,500 RSF
±2,400 RSF (coming soon)

Contact:
Graham Clemons
Sr. Retail Advisor
Tel: 916.677.8182
gclemons@tricommercial.com
BRE: 01326134

Brenda Miller
Vice President
Tel: 916.677.8154
brenda.miller@tricommercial.com
BRE: 01159058

532 Gibson Drive
Suite 200
Roseville, CA 95678

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.
HIGHLIGHTS
• Lease Rate: Negotiable
• Center anchored by Fitness Evolution Health Club
• Strong tenant base
• Close to major mall
• High traffic counts
• Exquisitely maintained
• Excellent Madison Avenue location

PROPERTY INFORMATION
Madison Oaks Shopping Center is a ±56,181 SF Community Center. The center was built in 1981, wood frame construction. This is an attractive center with upgraded landscaping and common area maintenance. This multi-tenant project offers a good tenant mix of retail, restaurant and office uses. Tenants within the project include: Fitness Evolution Health Club, Ovations Dance Studio, Capitol Costumes, H&R Block, Edward Jones, Carls Jr, etc.

DEMOGRAPHICS
<table>
<thead>
<tr>
<th>Distance</th>
<th>Population</th>
<th>Avg. HH Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Miles</td>
<td>14,426</td>
<td>$74,992</td>
</tr>
<tr>
<td>3 Miles</td>
<td>120,299</td>
<td>$77,350</td>
</tr>
<tr>
<td>5 Miles</td>
<td>290,088</td>
<td>$75,883</td>
</tr>
</tbody>
</table>

Traffic Counts:
- Fair Oaks Blvd South of Madison Ave - 15,230 ADT
- Madison Ave East of Sunrise Blvd - 42,111 ADT
Madison Oaks Shopping Center
8121 Madison Avenue, Fair Oaks, CA

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.

Available ±1,500 SF

Available ±2,400 SF Coming Soon

Contact:
Graham Clemons
Sr. Retail Advisor
Tel: 916.677.8182
gclemons@tricommercial.com
BRE: 01326134

Brenda Miller
Vice President
Tel: 916.677.8154
brenda.miller@tricommercial.com
BRE: 01159058

532 Gibson Drive
Suite 200
Roseville, CA 95678