



PROPERTY HIGHLIGHTS

- For Lease: ±1,200 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



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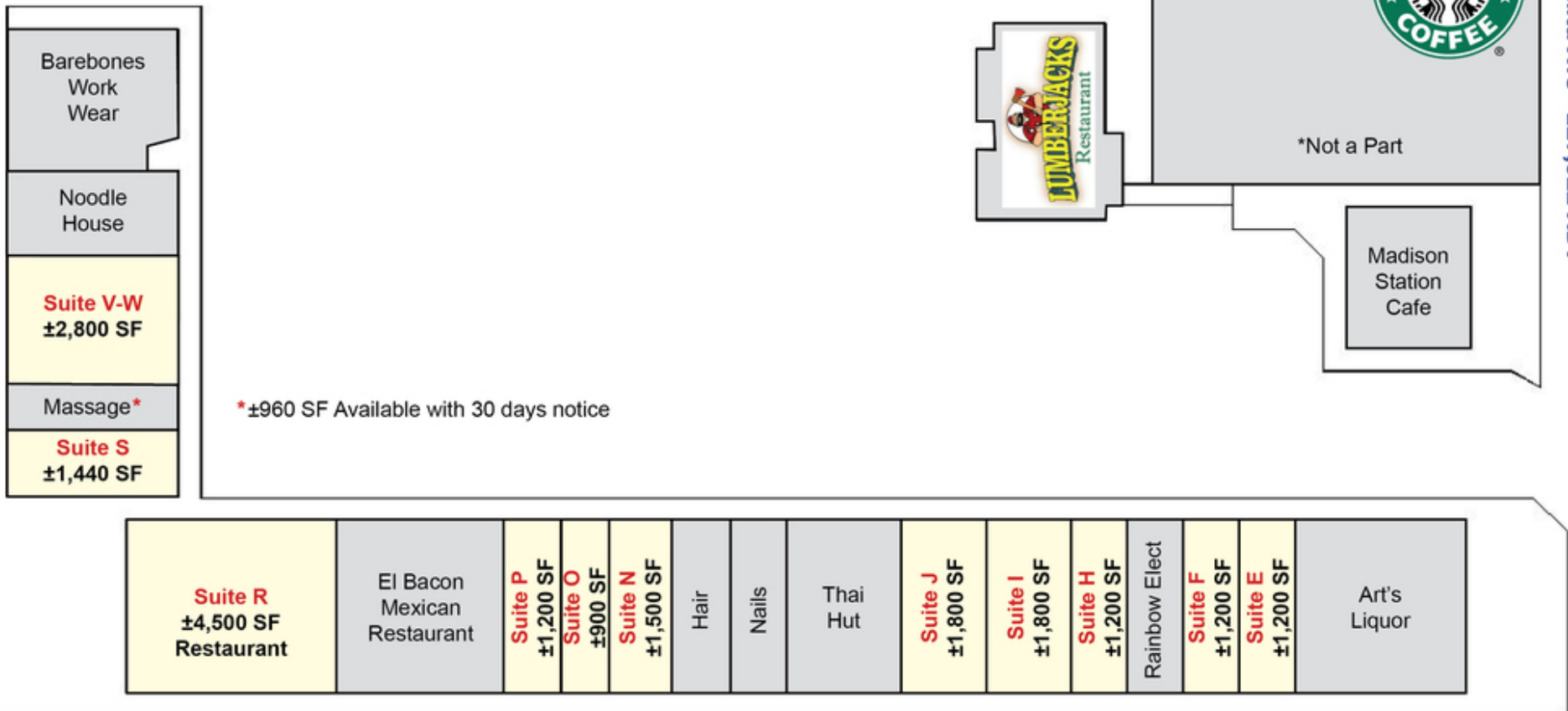
brenda.miller@tricommercial.com

5800 Madison Ave., Sacramento, CA 95841

SITE PLAN

Madison Ave - ±55,473 ADT

Manzanita Ave - ±27,922 ADT



*Not to Scale

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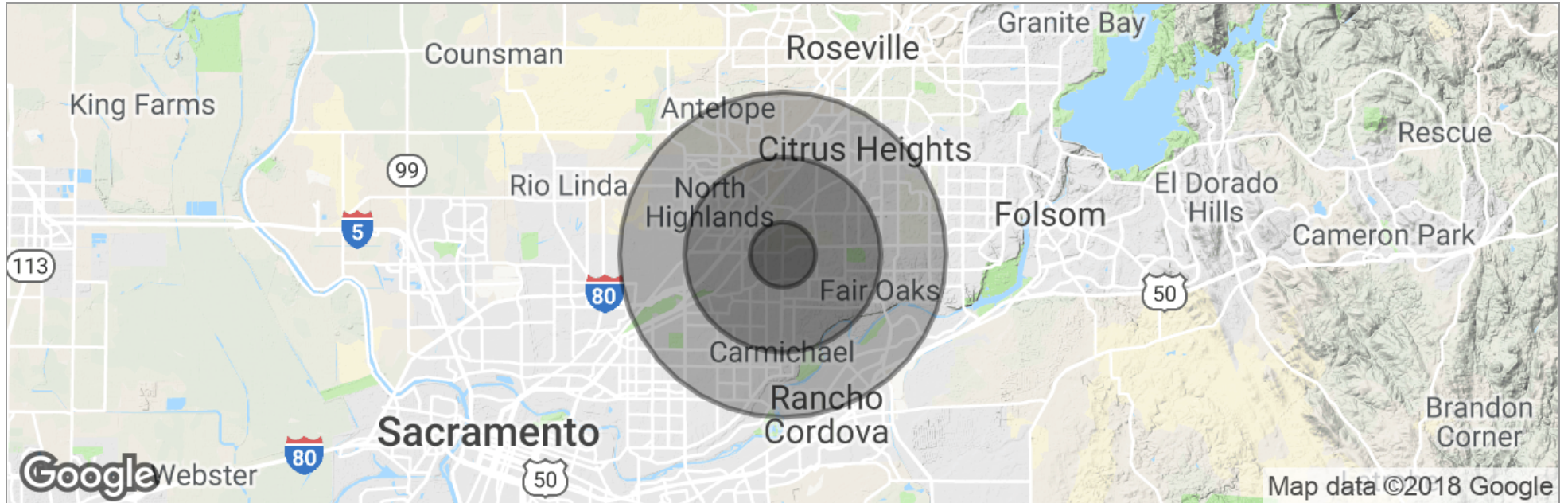
RETAIL AERIAL



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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

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