

# NEW OWNERSHIP - RECENTLY REMODELED | FAIR OAKS SQUARE FOR LEASE

8100 - 8128 Madison Ave, Fair Oaks, CA 95628

**LAST SPACE  
AVAILABLE**



## **BRENDA MILLER, VP**

Dir: 916.677.8154

[brenda.miller@tricommercial.com](mailto:brenda.miller@tricommercial.com)

CalDRE #01159058

## **CHRISTINA SNYDER, VP**

Dir: 916.677.8162

[christina.snyder@tricommercial.com](mailto:christina.snyder@tricommercial.com)

CalDRE #01884659

## **KANNON KUHN**

Dir: 916.677.8185

[kannon.kuhn@tricommercial.com](mailto:kannon.kuhn@tricommercial.com)

CalDRE #02079314

# FAIR OAKS SQUARE FOR LEASE

## EXECUTIVE SUMMARY

8100 - 8128 Madison Ave  
Fair Oaks, CA 95628



### OFFERING SUMMARY

Total Building Size:	±25,113 SF
Available SF:	±2,614 SF
Lease Rate:	\$1.75/SF /Month
Lease Type:	NNN (\$0.49/SF)
Zoning:	LC, Limited Commercial
Year Built:	1972

### PROPERTY HIGHLIGHTS

- Recently Remodeled Shopping Center
- Suitable for Office and Retail
- Located in the Heart of Fair Oaks
- Monument Signage Available

# FAIR OAKS SQUARE FOR LEASE

## SITE PLAN

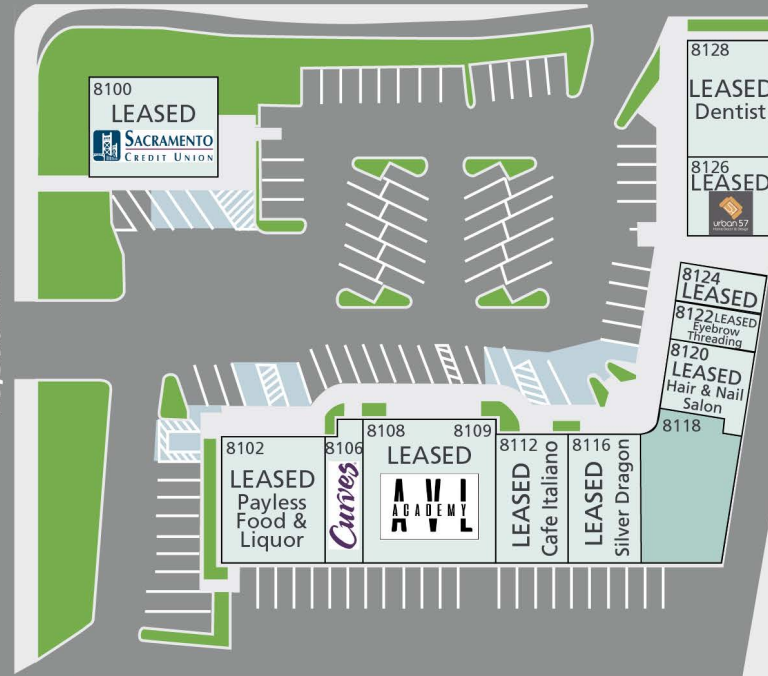
8100 - 8128 Madison Ave  
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Madison Avenue  
22,100 ADT



Fair Oaks Boulevard  
25,350 ADT



AVAILABLE LEASED

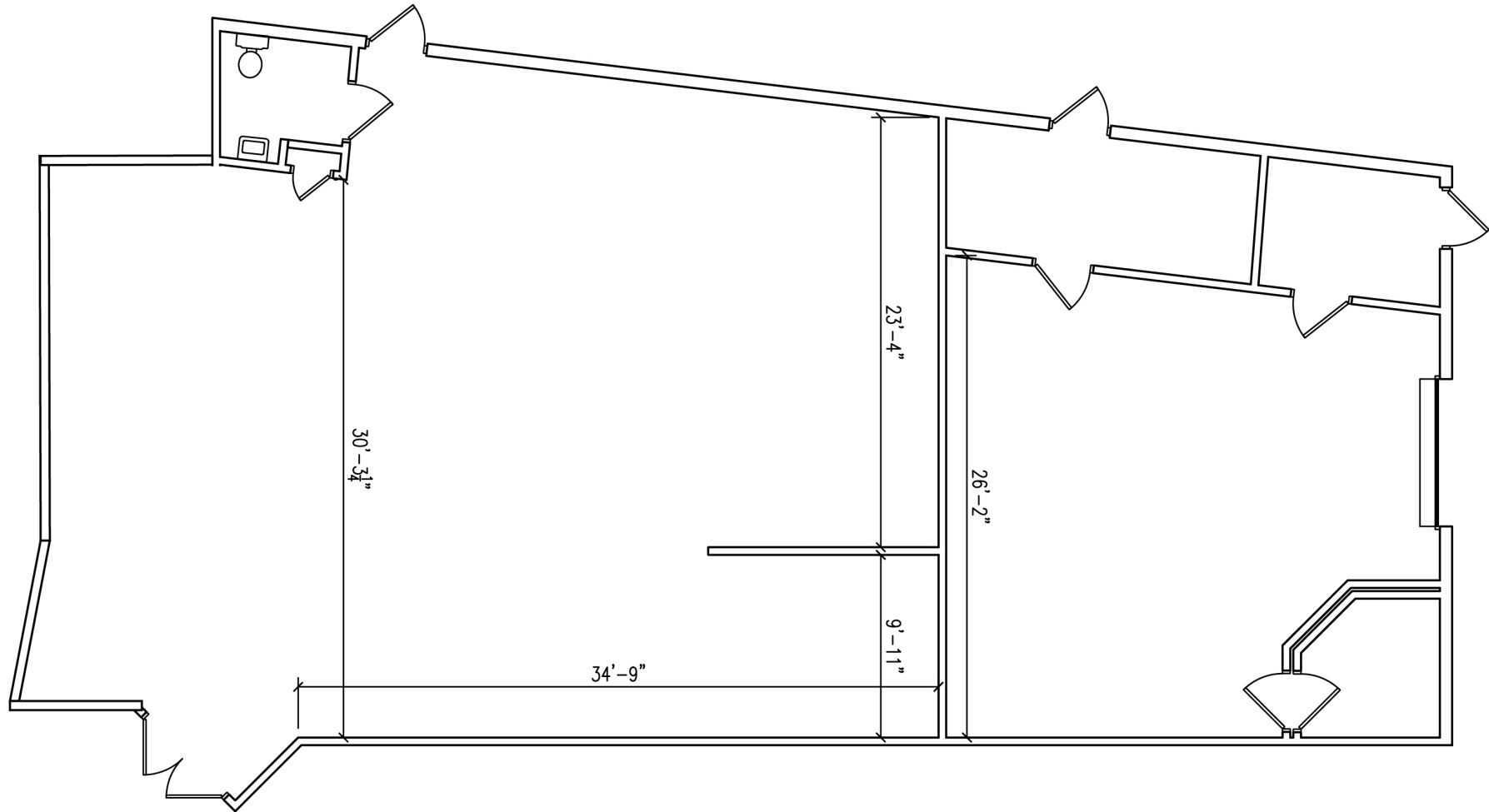
ADDRESS	TENANT	SQ.FT.	LEASE RATE
8100 Madison Ave	Sacramento Credit Union	±2,265 SF	N/A
8102 Madison Ave	Payless Liquor Store	±3,168 SF	N/A
8106 Madison Ave	Curves Fitness	±1,425 SF	N/A
8108 - 8109 Madison Ave	AVL Academy	±4,560 SF	N/A
8112 Madison Ave	Cafe Italiano	±2,448 SF	N/A
8116 Madison Ave	Silver Dragon	±2,230 SF	N/A
8118 Madison Ave	AVAILABLE	±2,614 SF	\$1.75/SF/Month
8120 Madison Ave	Hair and Nail Salon	±1,250 SF	N/A
8122 Madison Ave	Eyebrow Threading	±810 SF	N/A
8124 Madison Ave	Hair Extensions	±810 SF	N/A
8126 Madison Ave	Urban 57	±1,320 SF	N/A
8128 Madison Ave	Dentist	±2,256 SF	N/A

# FAIR OAKS SQUARE REMODEL UNDERWAY

## FLOOR PLANS

8128 Madison Ave  
Fair Oaks, CA 95628

### 8118 Madison



# FAIR OAKS SQUARE FOR LEASE

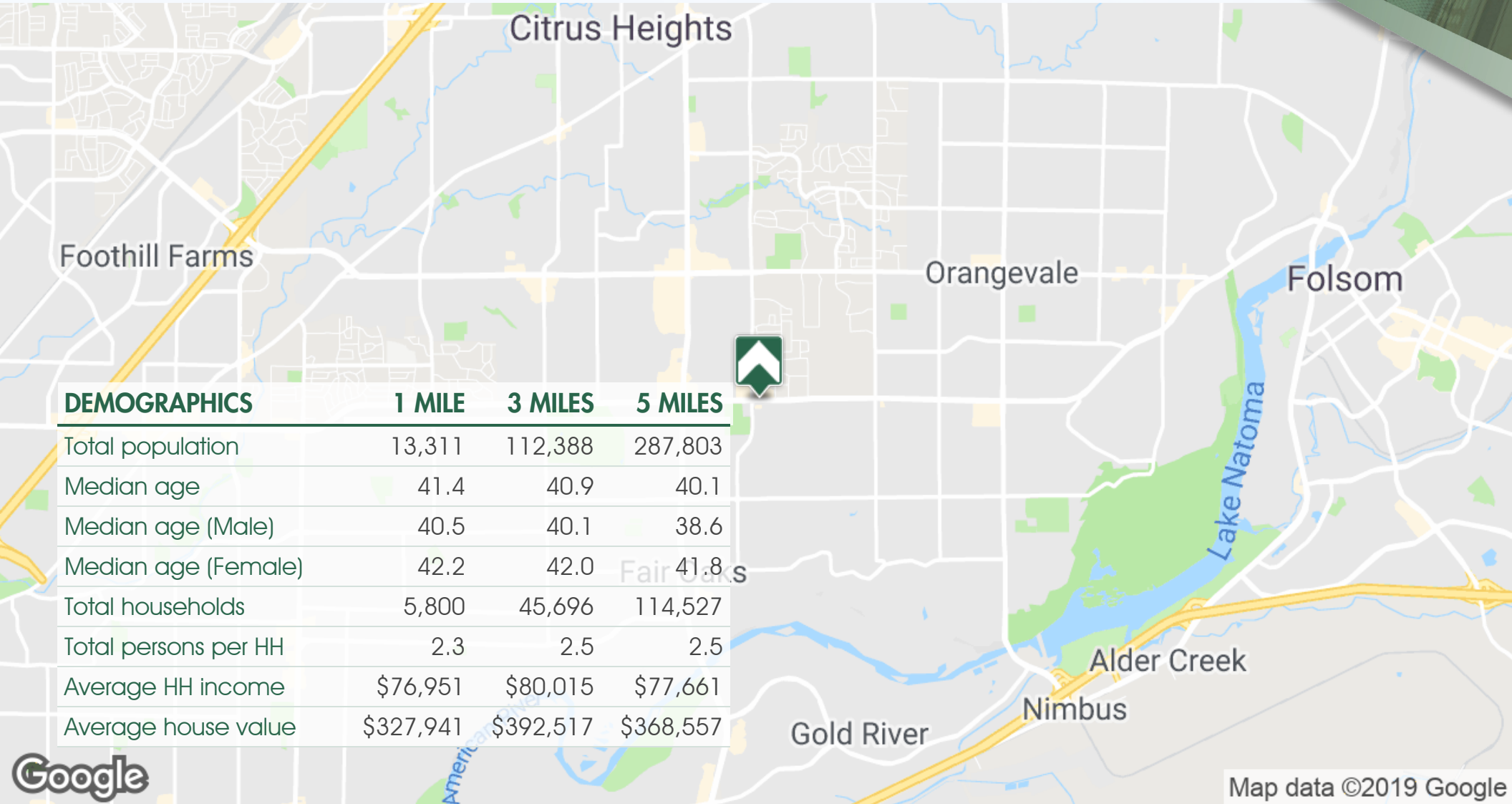
**RETAILER MAP**  
8100 - 8128 Madison Ave  
Fair Oaks, CA 95628



# FAIR OAKS SQUARE FOR LEASE

## LOCATION MAPS

8100 - 8128 Madison Ave  
Fair Oaks, CA 95628



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