FOR LEASE | MADISON VILLAGE SHOPPING CENTER 6716-6720 Madison Ave., Fair Oaks, CA 95628

LEW COLORISE

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6716-6720 Madison Ave.

Fair Oaks, CA 95628



PROPERTY HIGHLIGHTS

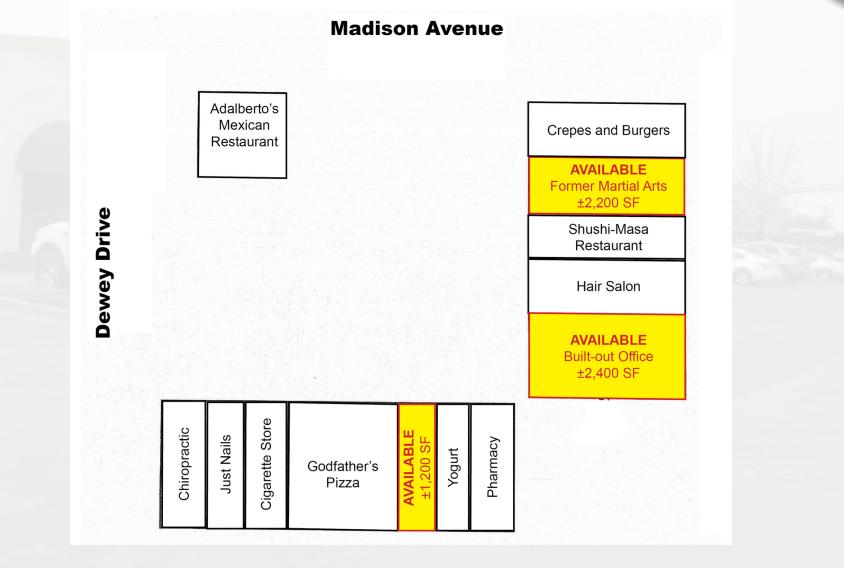
- Anchored by Godfathers Pizza
- Heavy traffic area
- Space Available for a variety of users:
- Former Martial Arts Studio: $\pm 2,200$ SF.
- Former Office: $\pm 2,400$ SF
- Former Barber Shop: $\pm 1,200$ SF



OFFERING SUMMARY

Available SF:	±1,200 - 2,400 SF						
	\$1.00 SF/month						
Lease Type:	NNN (\$0.55/SF)						
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES				
Total Households	6,867	57,885	146,883				
Total Population	17,660	141,813	376,426				
Average HH Income	\$69,668	\$66,846	\$69,297				

SITE PLAN 6716-6720 Madison Ave. Fair Oaks, CA 95628



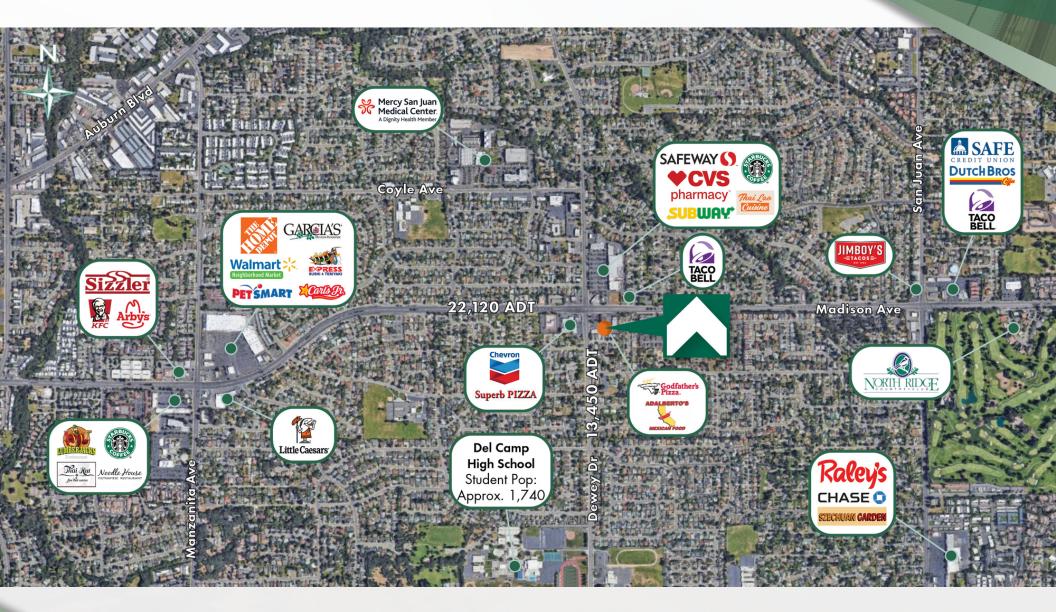
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ADDITIONAL PHOTOS

6716-6720 Madison Ave. Fair Oaks, CA 95628



RETAILER MAP 6716-6720 Madison Ave. Fair Oaks, CA 95628



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LOCATION MAPS 6716-6720 Madison Ave. Fair Oaks, CA 95628

Roseille Rd Foothill Fa	arms	Greenba	ack Ln AU	Van Maren L			Sunrise Blvd	
4	80	Carriedo Per			Greenback Ln	Greenback Ln		Fair
Walerga Rd		5		Dewey Dr	San Juan Ave	Mariposa Ave		Fair Oaks
			Man			Ave		Blvd
			Coyle Manzanita Ave	e Ave	<u>хуще</u>			
e e	A.02	$\gamma \equiv$	A A		Madison Ave		adison Ave	
Madison Ave			MadisonAve					소민
DEMOGRAPHIC	S		3 MILES	5 MILES				VI J
Total population	ld A	17,660	141,813	376,426				
Median age		41.5	39.5	37.8			Sunset Ave	
Total households	S	6,867	57,885	146,883				
Total persons pe	ər HH	2.6	Windin2.4ay	2.6				
Average HH inco	ome	\$69,668	\$66,846	\$69,297				
Average house	value	\$310,914	\$334,192	\$322,964			Fair Oaks	Winding W ⁸⁴
Geogla				Rd				data ©2020