

FOR LEASE | MADISON VILLAGE SHOPPING CENTER

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



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FOR LEASE RETAIL PROPERTY

PROPERTY SUMMARY

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

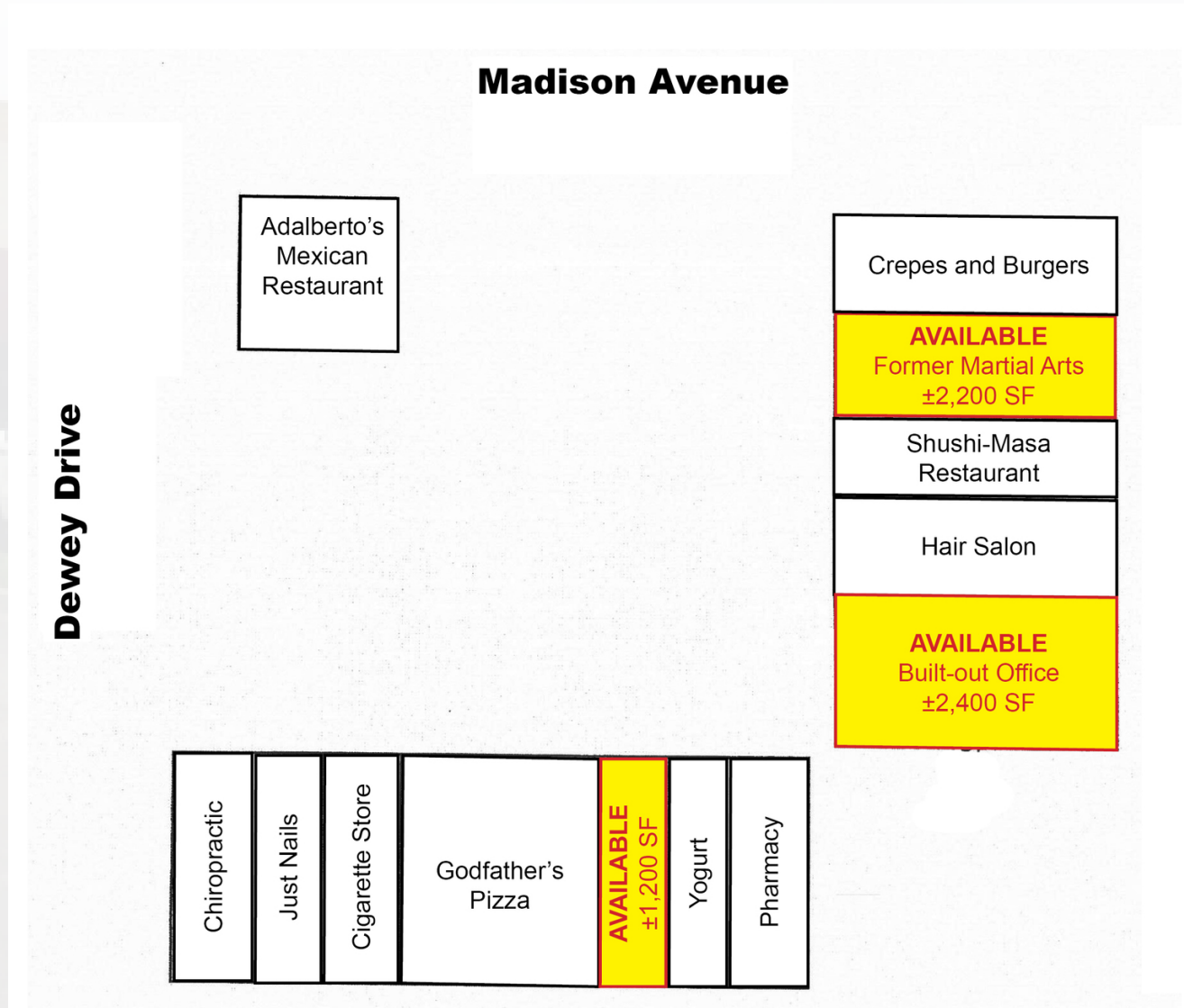
Available SF:	$\pm 1,200 - 2,400$ SF
	\$1.00 SF/month
Lease Type:	NNN (\$0.55/SF)

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

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SITE PLAN

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ADDITIONAL PHOTOS

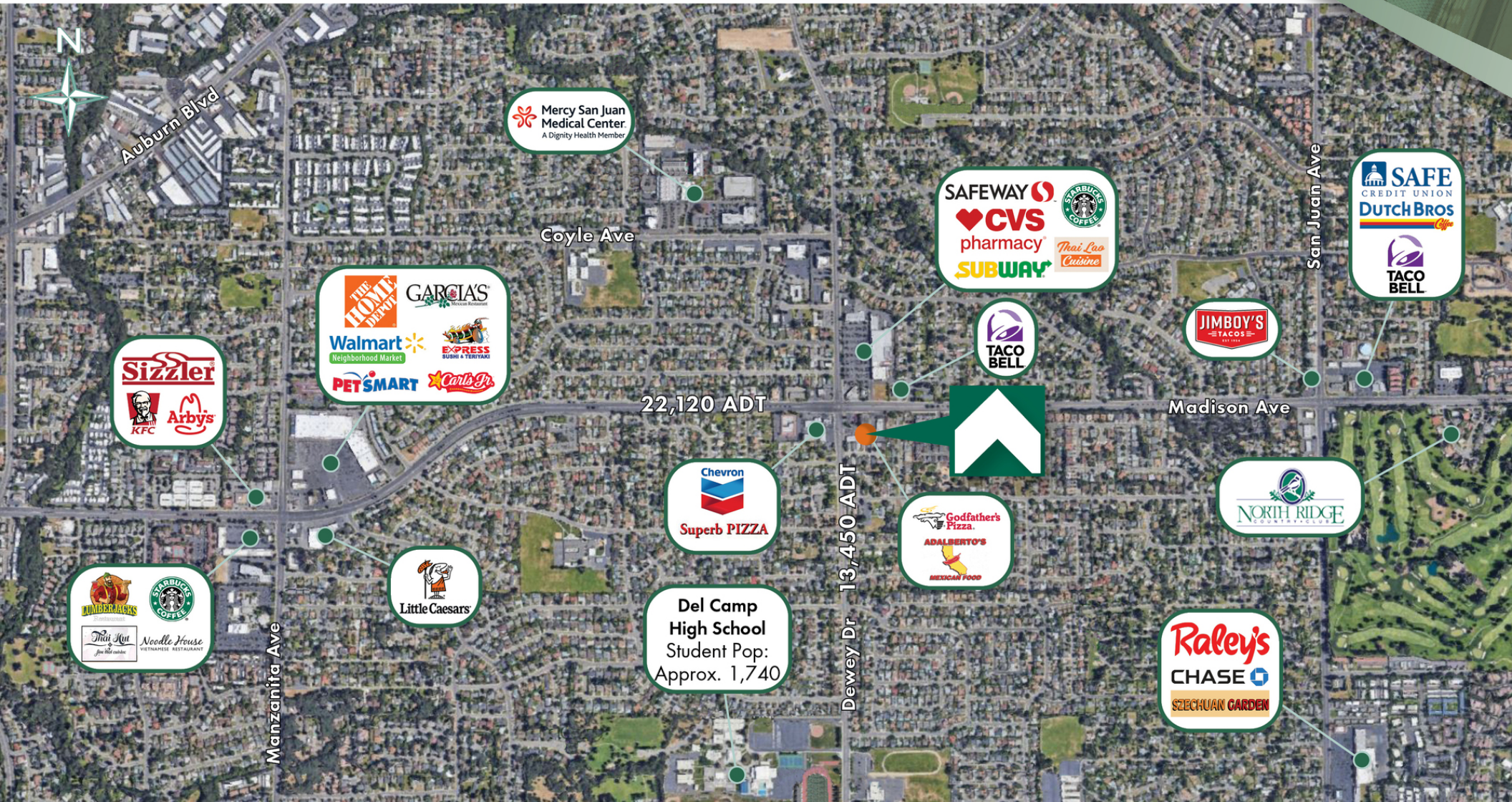
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RETAILER MAP

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LOCATION MAPS

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