

FOR SALE OR LEASE > ±19,890 SF FREESTANDING BUILDING

4717 Madison Avenue

SACRAMENTO, CA.



Property Highlights

- > ±19,890 SF Free Standing Building
- > Sale Price: \$2,700,000
- > High traffic counts with over 59,000 cars per day
- > One block to Interstate 80 on/off ramp
- > 1.11 Acres
- > Monument signage available
- > Ingress/egress on Madison Avenue and Date Avenue

Demographics

	1-Mile	2-Mile	3-Mile
Daytime Population	9,065	23,446	43,212
Total Population	22,981	72,464	143,161
Median Age	31.3	34.8	36.2
Average HH Income	\$44,197	\$52,123	\$57,141

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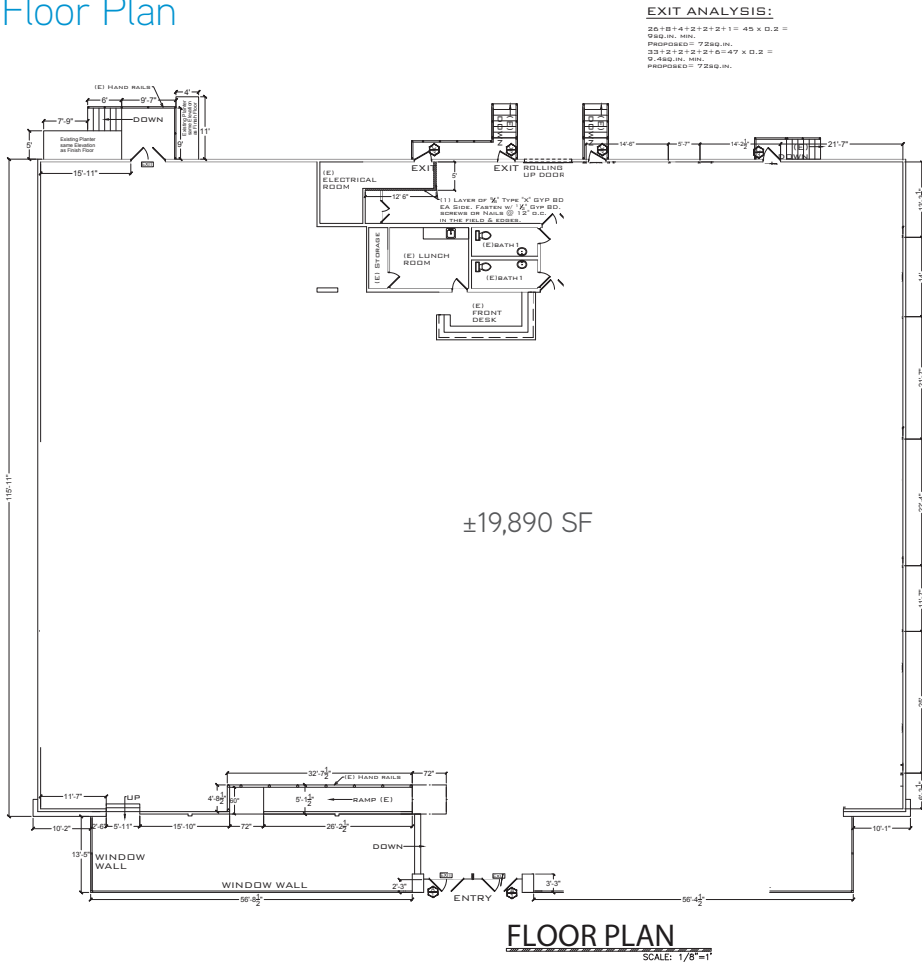
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Floor Plan

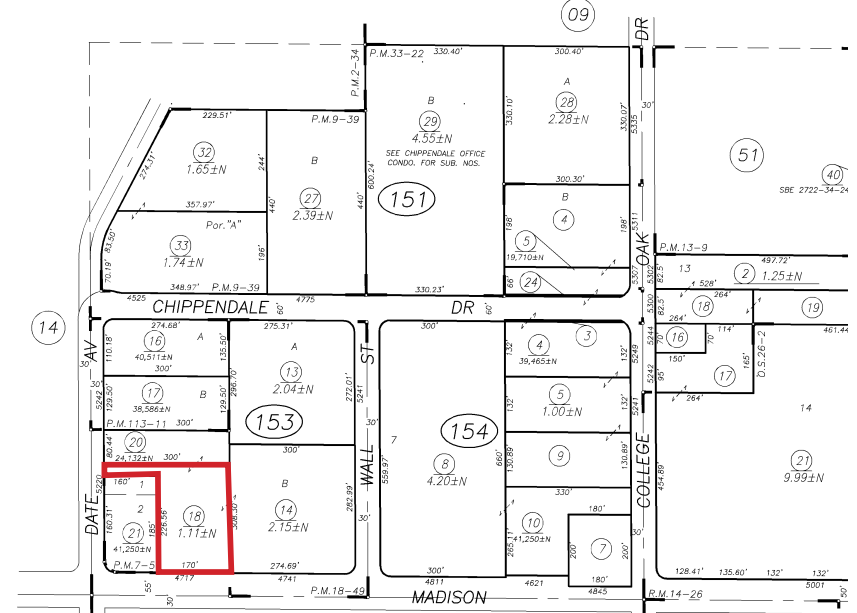


Tax Map

POR. SEC.47, RANCH DEL PASO

Chippendale Office Condo
 228-0151-029-0000

unit no.	sub no.
101	01
102	02
103	03
201	04
202	05
203	06
204	07
205	08
206	09
207	10
208	11
209	12
301	13
302	14
303	15
304	16
305	17
306	18
307	19
308	20
401	21
402	22
403	23
501	24
502	25
503	26
601	27
602	28
603	29
604	30
605	31
606	32
607	33
701	34
702	35
703	36
704	37
705	38
706	39
707	40
708	41
709	42
801	43
802	44
803	45
804	46
805	47
903	48



21 Chippendale Office Condominiums – Condo Plan, Bk.830325, Pg.326
 O.S. Bk.36, Pg.23
 O.S. Bk.25, Pg.46
 O.S. Bk.26, Pg.2
 Haggin Park, R.M. Bk.14, Pg.26

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Nearby Retail Tenants Include:



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