

MADISON OAKS SHOPPING CENTER

8121 MADISON AVENUE, FAIR OAKS, CA

FOR LEASE



**RETAIL
SPACE
AVAILABLE**

FOR LEASE:

- ±18,400 RSF (former gym)
- ±2,160 RSF (tanning salon)
- ±1,100 RSF (retail/office)

Lease Rate:
\$1.15-\$1.35/SF; NNN

Contact:

Brenda Miller

Vice President

Tel: 916.677.8154

brenda.miller@tricommercial.com

DRE: 01159058

532 Gibson Drive
Suite 200
Roseville, CA 95678

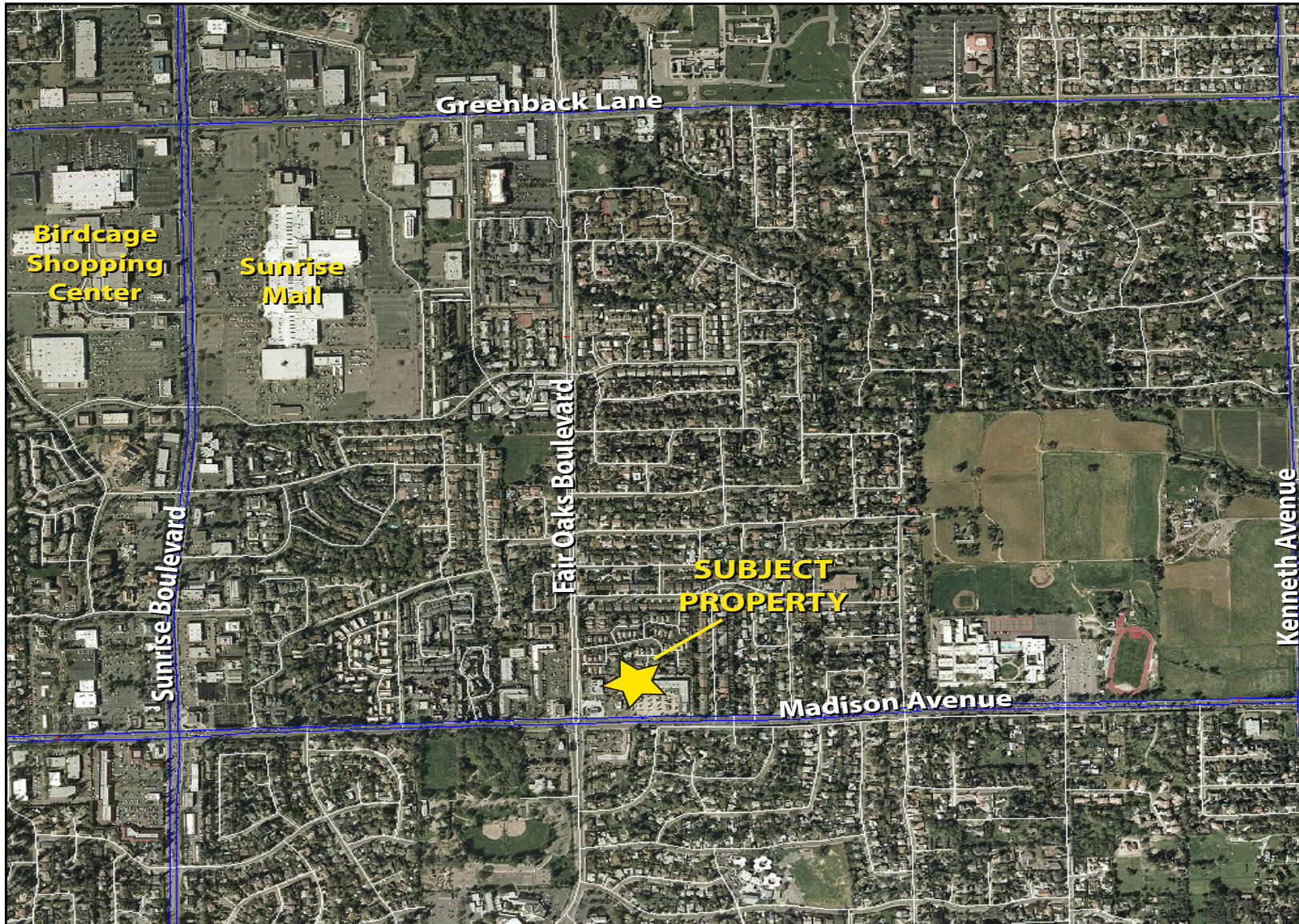
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PROPERTY DETAILS

HIGHLIGHTS

- Lease Rate: \$1.15 - \$1.35/SF; NNN
- Strong tenant base
- Close to major mall
- High traffic counts
- Exquisitely maintained
- Excellent Madison Avenue location

PROPERTY INFORMATION

Madison Oaks Shopping Center is a ±56,181 SF Community Center. The center was built in 1981, wood frame construction. This is an attractive center with upgraded landscaping and common area maintenance. This multi-tenant project offers a good tenant mix of retail, restaurant and office uses. Tenants within the project include: Ovarions Dance Studio, Capitol Costumes, H&R Block, Edward Jones, Carls Jr, etc.

DEMOGRAPHICS

| | 1 Miles | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Population: | 14,426 | 120,299 | 290,088 |
| Avg. HH Income: | \$74,992 | \$77,350 | \$75,883 |

Traffic Counts:

Fair Oaks Blvd South of Madison Ave - 15,230 ADT

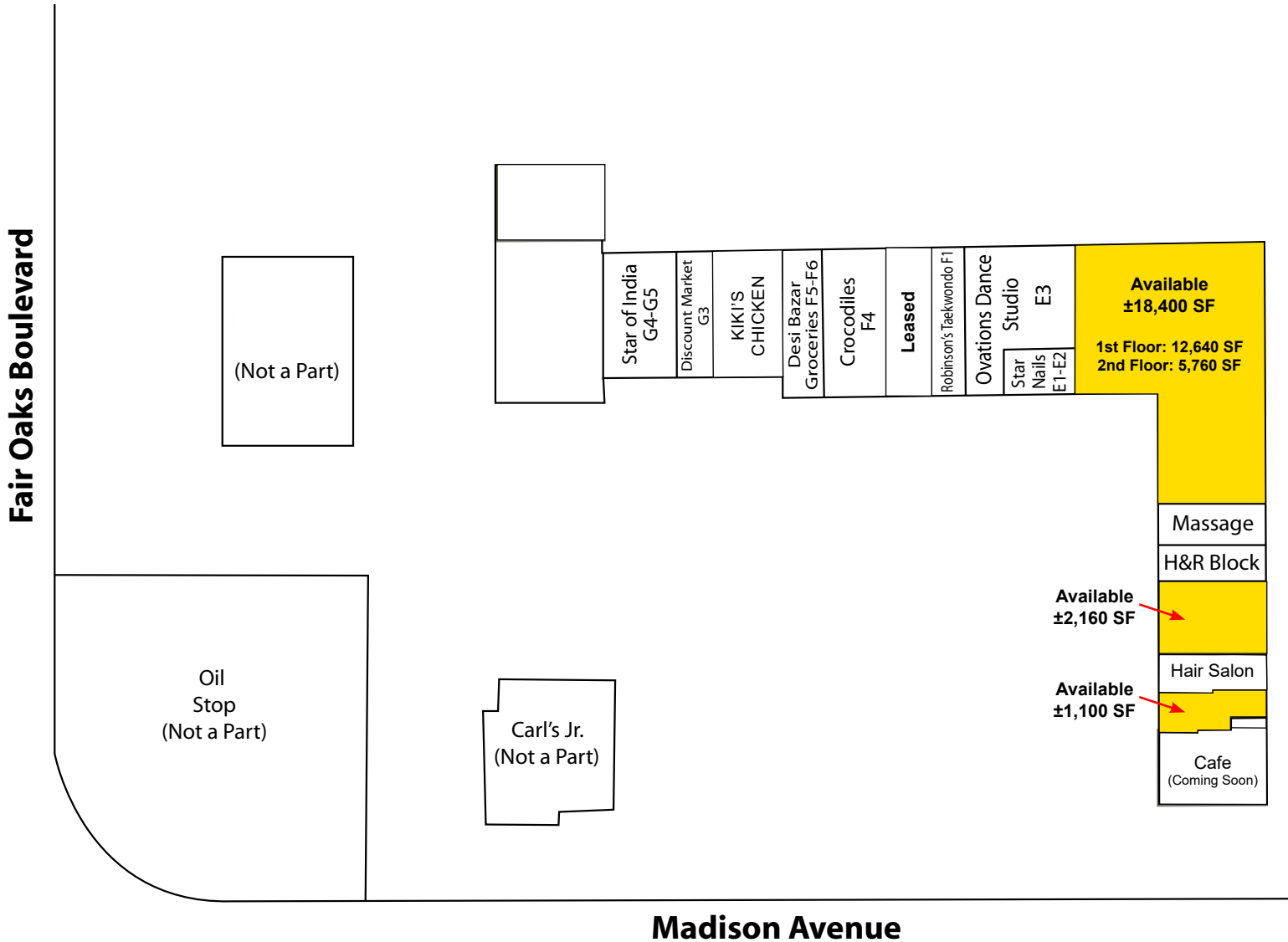
Madison Ave East of Sunrise Blvd - 42,111 ADT



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SITE PLAN



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