

M & M SHOPPING CENTER | FOR LEASE

5800 Madison Ave., Sacramento, CA 95841



CHRISTINA SNYDER, VP

Dir: 916.677.8162

Cell: 916.660.3377

christina.snyder@tricommercial.com

CalDRE #01884659

BRENDA MILLER, VP

Dir: 916.677.8154

brenda.miller@tricommercial.com

CalDRE #01159058

KANNON KUHN

Dir: 916.677.8185

Cell: 916.751.6984

kannon.kuhn@tricommercial.com

CalDRE #02079314

TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



FOR LEASE M & M SHOPPING CENTER

EXECUTIVE SUMMARY

5800 Madison Ave.
Sacramento, CA



OFFERING SUMMARY

Lease Rate:	\$1.25 - 1.85/ SF Per Month
Lease Type:	NNN (±\$0.54/SF)
Available SF:	±1,200 - 12,000 SF

LOCATION OVERVIEW

ICONIC established shopping center along major Commercial Corridor. Nearby tenants include Home Depot, WalMart, Petsmart and Starbucks.

PROPERTY HIGHLIGHTS

- For Lease: ±1,200 SF to ±12,000 SF
- Center features Lumberjacks Restaurant and Bearbones Work Wear
- Traffic Counts: 77,000 cars per day at intersection
- 220 shared parking spaces
- Monument Signage Available
- ±4,500 SF 2nd Generation Restaurant Space Available, which is divisible - Hood Walk-in and 100 gallon grease trap.
- ±2,200 SF 2nd Generation Restaurant Space Available 1/1/2020
- Ability to put ±12,000 SF Together

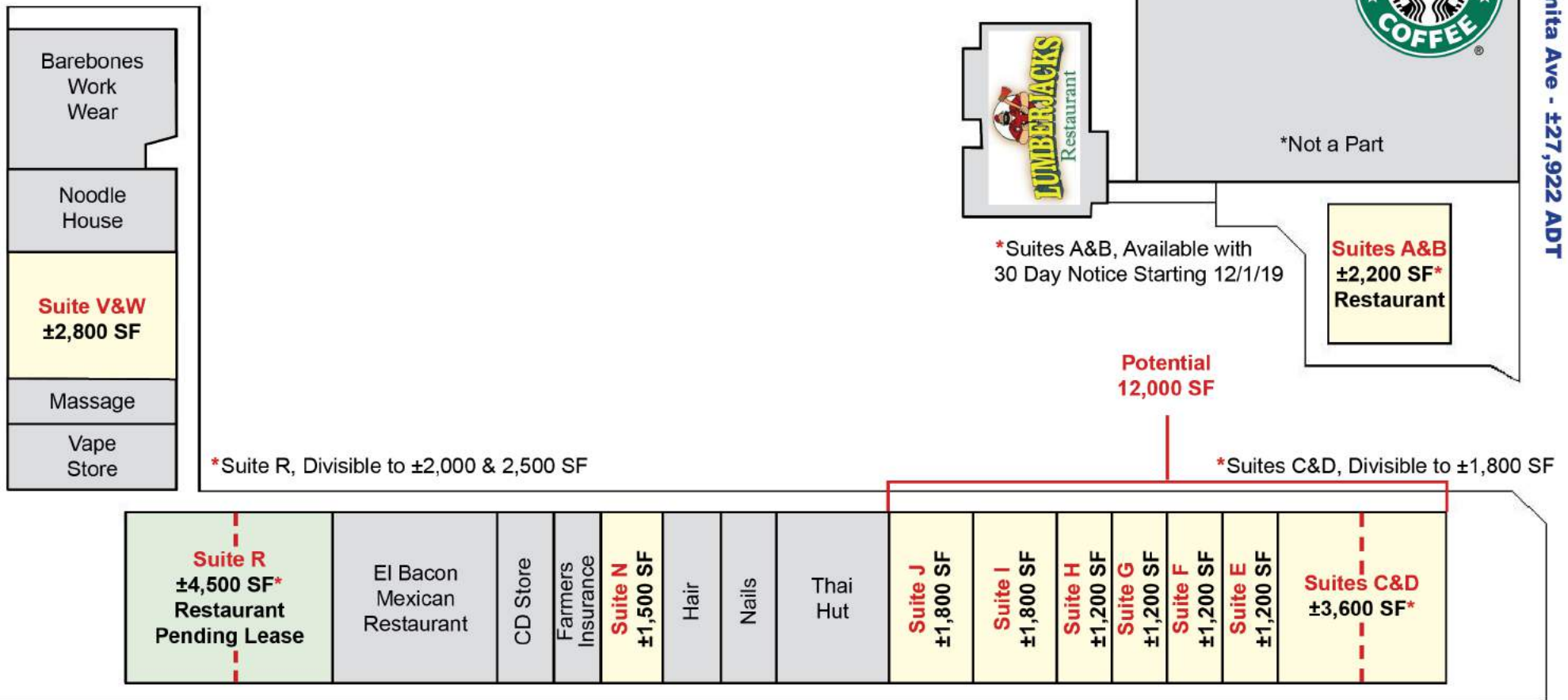
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SITE PLAN

5800 Madison Ave.
Sacramento, CA

Madison Ave - ±55,473 ADT

Manzanita Ave - ±27,922 ADT



*Not to Scale

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ADDITIONAL PHOTOS

5800 Madison Ave.
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Monument Signage Available



Suite R - $\pm 4,500$ SF 2nd Generation Restaurant (Divisible to $\pm 2,000$ - 2,500 SF)

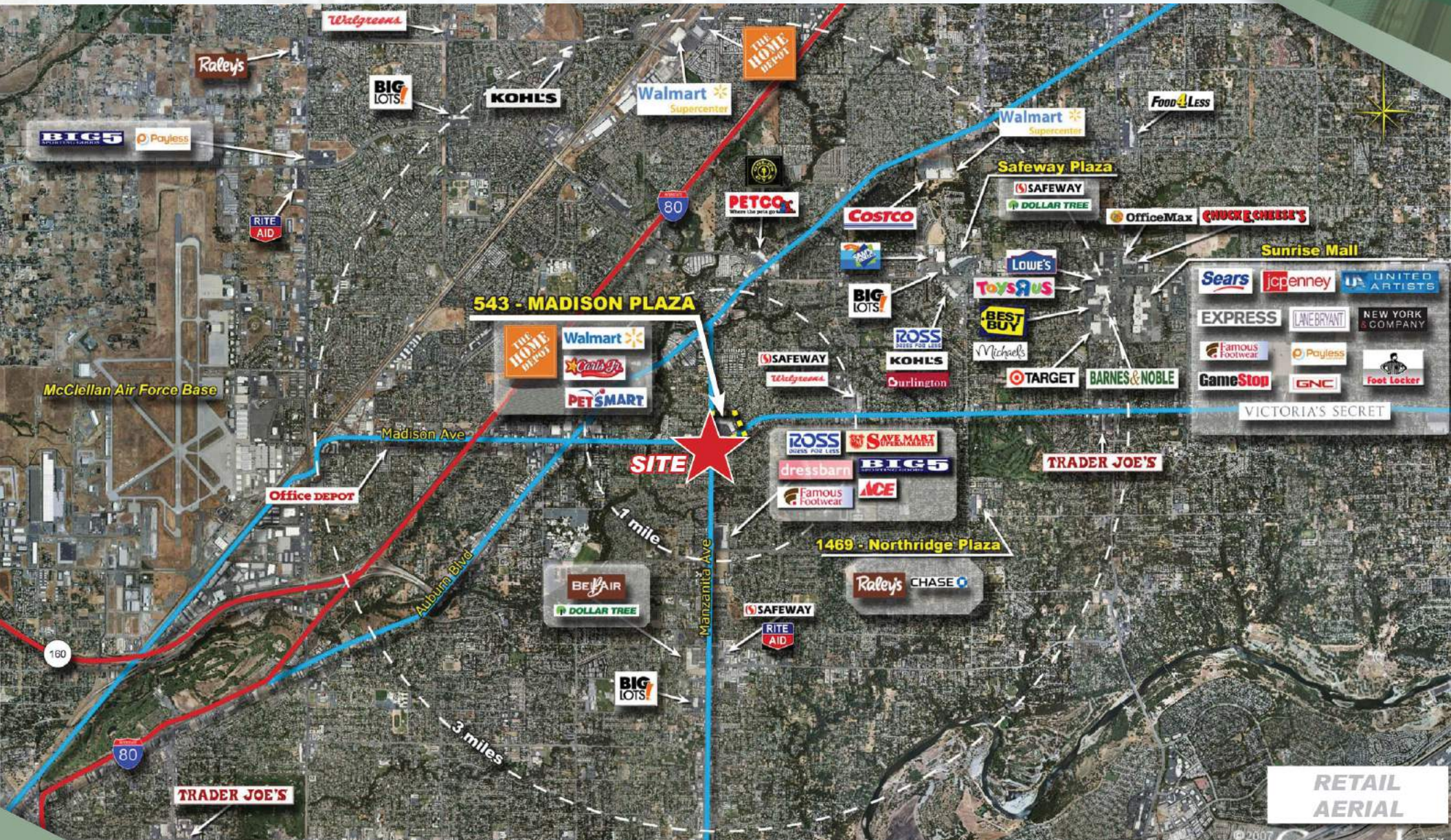


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RETAILER MAP

5800 Madison Ave.
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LOCATION MAPS

5800 Madison Ave.
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