

# THE RIDGE | FOR LEASE

5412 Madison Ave., Sacramento, CA 95841



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# FOR LEASE THE RIDGE

## EXECUTIVE SUMMARY

5412 Madison Ave.  
Sacramento, CA



### OFFERING SUMMARY

Lease Rate:	\$1.05/SF Per Month
Lease Type:	NNN (±\$0.48/SF)
Available SF:	1,877 - 2,000 SF

### LOCATION OVERVIEW

The Ridge is anchored by La Bou on the hard corner of Madison Ave and Garfield Avenue in Sacramento, CA. This property serves both Carmichael, Citrus Heights, Fair Oaks and Orangevale. With easy access to Interstate 80.

### PROPERTY HIGHLIGHTS

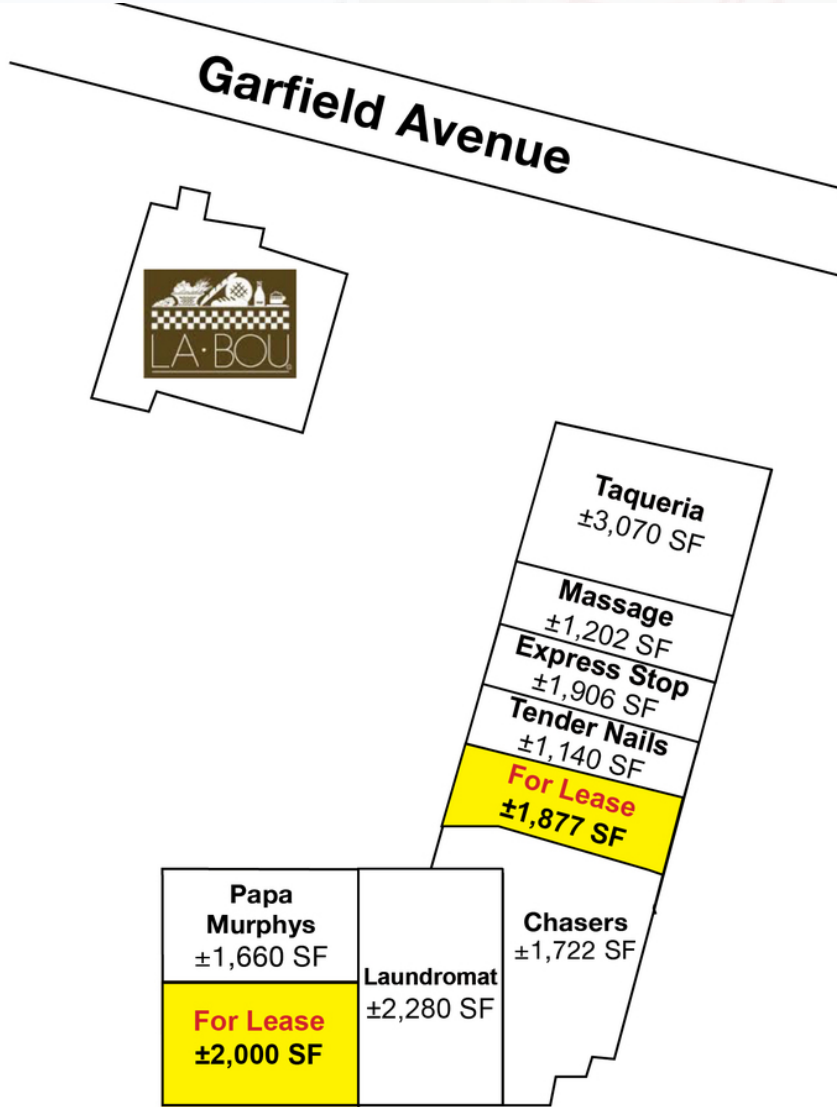
- 2 Retail Spaces For Lease
- ±1,877 SF & ±2,000 SF
- End Cap Location with Madison Ave Signage
- Monument Signage Available
- Located on a four-way, full motion signalized intersection

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# SITE PLAN/PHOTOS

5412 Madison Ave.  
Sacramento, CA

Madison Ave



# FOR LEASE THE RIDGE

# RETAILER MAP

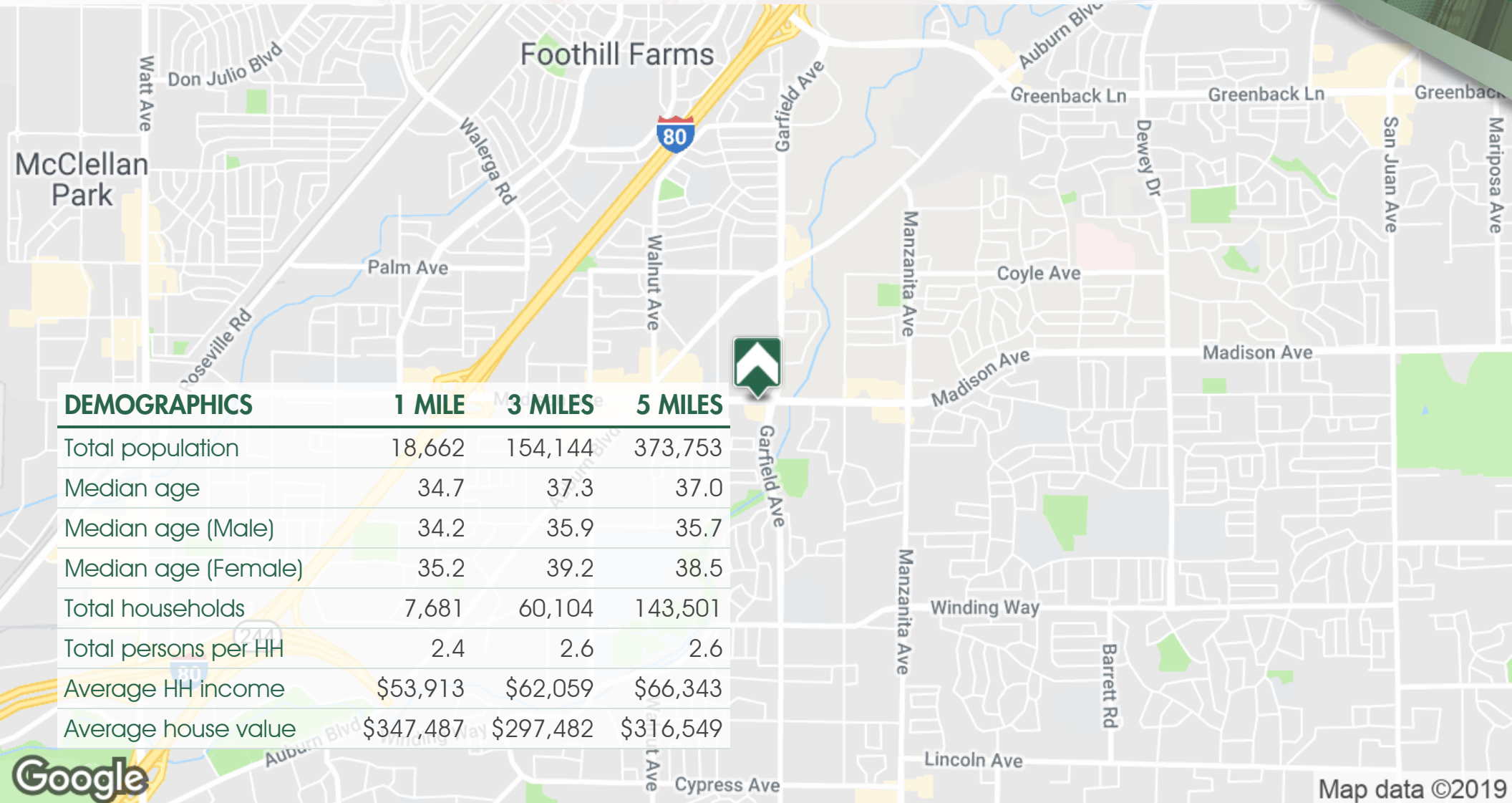
5412 Madison Ave.  
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# FOR LEASE THE RIDGE

## LOCATION MAPS

5412 Madison Ave.  
Sacramento, CA



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