

# Madison and Dewey Marketplace

NEC Madison Avenue and Dewey Drive  
Fair Oaks, CA



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## Property Profile

<b>Location</b>	NEC Madison Ave and Dewey Dr. - Fair Oaks, CA
<b>Space Available</b>	±985 - ±3,956 SF
<b>Project Highlights</b>	<ul style="list-style-type: none"> <li>- Madison &amp; Dewey Marketplace is located in the heart of one of the most established submarkets in the greater Sacramento area.</li> <li>- Anchored by a high volume Safeway and CVS Pharmacy, Madison &amp; Dewey Marketplace presents a rare opportunity for tenants wishing to locate in an entirely built-out, highly desirable trade area where retail space has traditionally been impossible to find.</li> <li>- Monument signage available.</li> <li>- Trade area tenants include Target, Home Depot, Ross Dress for Less and Wal-Mart Neighborhood Market.</li> </ul>



## Demographics(2018)

	1-Mile	3-Miles	5-Miles
<b>Population</b>	17,627	153,746	386,922
<b>AVG. HH Income</b>	\$101,339	\$84,324	\$88,345

## Traffic Counts(2017)

<b>Madison Ave.</b>	51,123 ADT
<b>Dewey Dr.</b>	21,597 ADT



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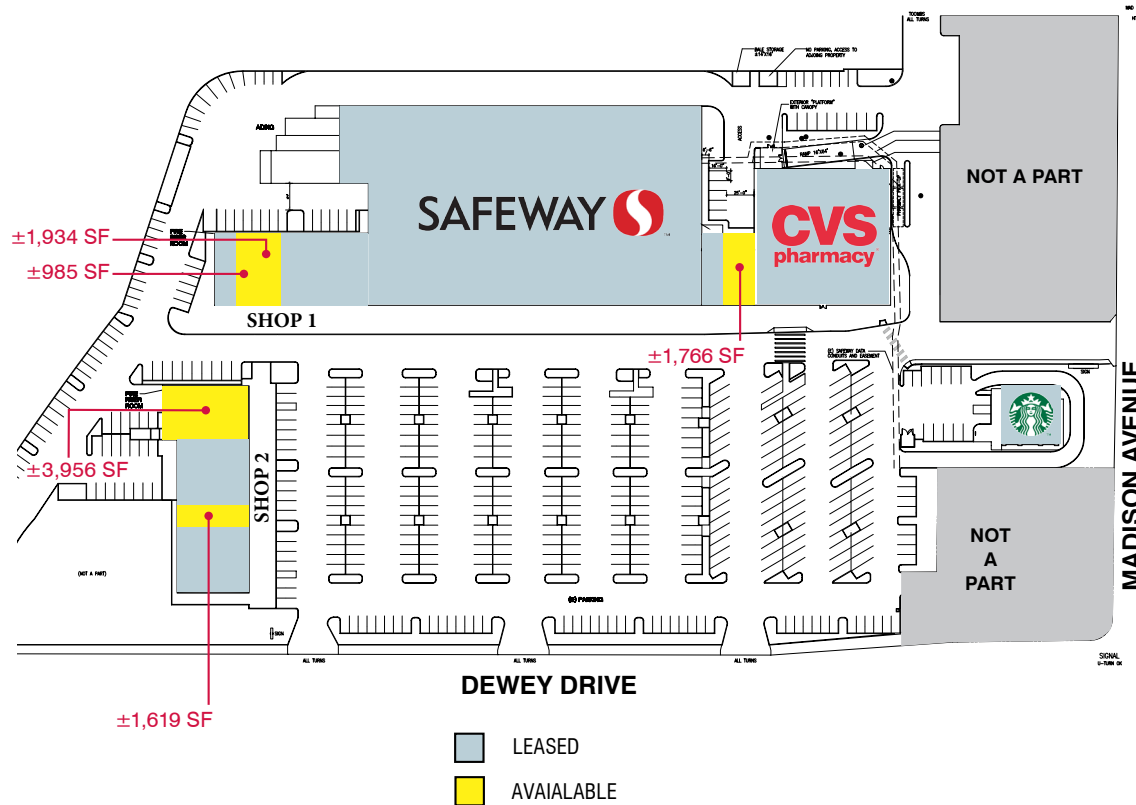
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## SITE PLAN

MADISON & DEWEY TENANTS	
<b>SHOPS 1</b>	
100	Subway
110	McDonald Hearing Aid Center
120	MetroPCS
130	Utopia Salon
140	AVAILABLE ±1,934 SF
150	AVAILABLE ±985 SF
160	Edward Jones
<b>SHOPS 2</b>	
200	AVAILABLE ±3,956 SF
210	Roll & Go SUSHI
220-230	California Sun Centers
235	AVAILABLE ±1,619 SF
240	Executive Cleaners
250	Green Papaya Thai
<b>SHOPS 3</b>	
310-320	AVAILABLE ±1,766 SF
330	Supercuts
<b>PAD BLDG</b>	
1	Starbucks



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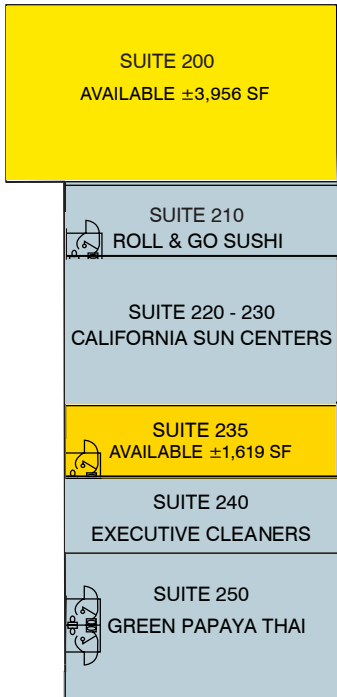
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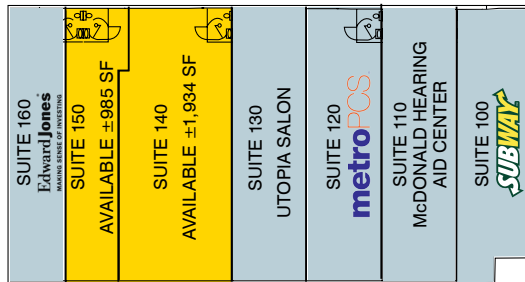


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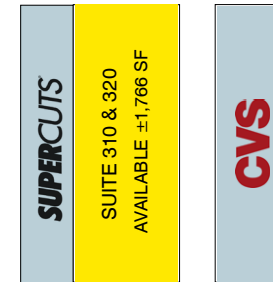
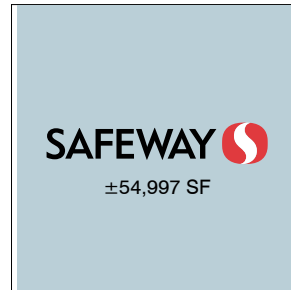
## SHOPS 1, 2 & 3



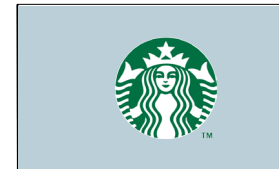
SHOP 2



SHOP 1



SHOP 3



LEASED  
 AVAILABLE



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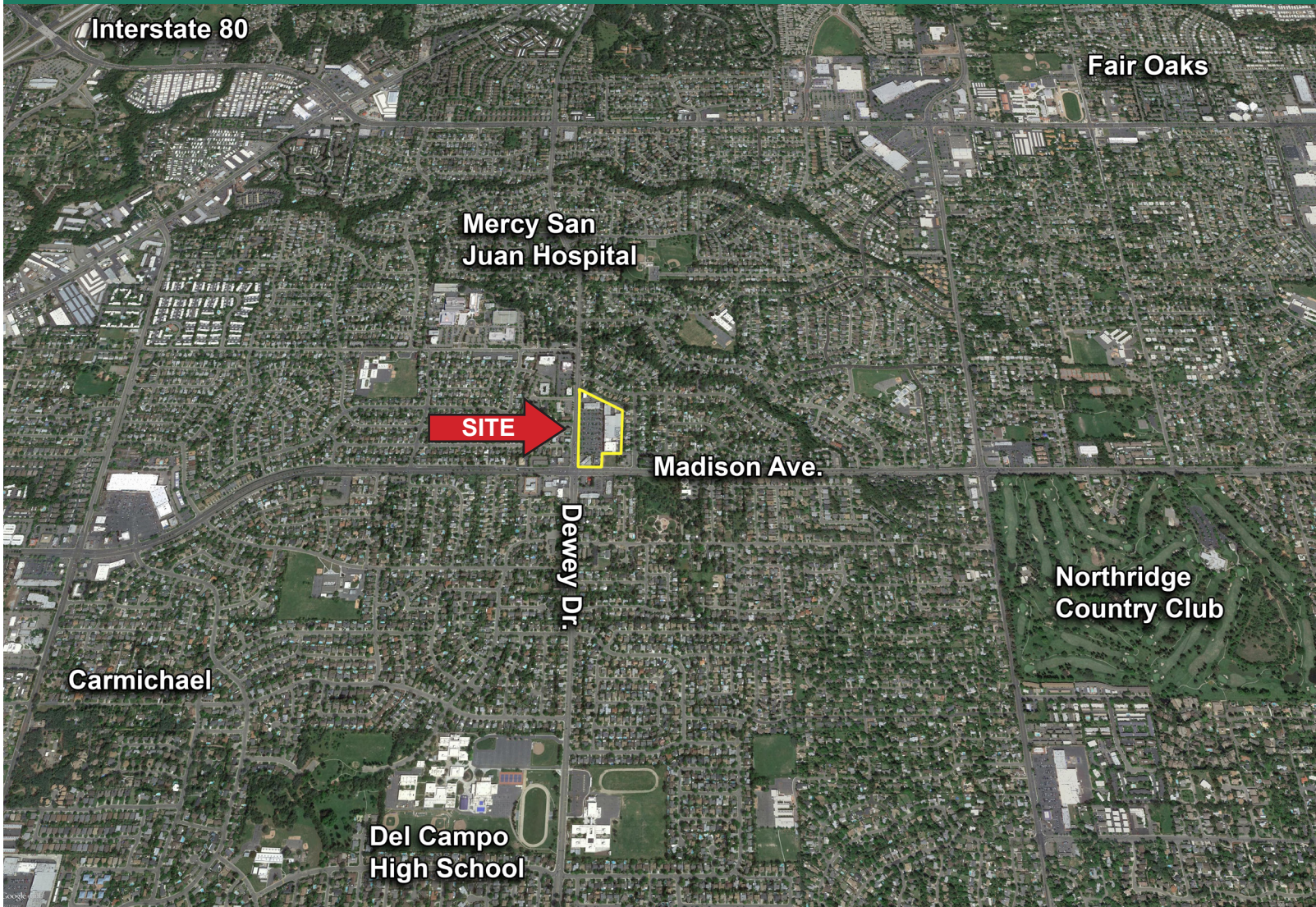
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