

FAIR OAKS POINTE
8505-8525 MADISON AVE
FAIR OAKS, CA
4,825 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Chase Burke
DRE: #01879336
chase@romecre.com
916-705-8132

Andy Jonsson
DRE: #02076108
andy@romecre.com
916-813-8409

ROME
REAL ESTATE GROUP

916.779.1000

FEATURES:

- Located at the signalized intersection of Madison Ave and Kenneth Ave (over 34,000 cars per day)
- Digital monument sign with excellent visibility
- Population of approximately 270,000 within a 5 mile radius
- Coldwell Banking, Excel Fitness and Pitch & Fiddle now open

PROPERTY DETAILS:

Fair Oaks Pointe is an established neighborhood shopping center located on Madison Ave within walking distance from Bella Vista High School. This center is located on a main thoroughfare within close proximity to a number of retail centers including Birdcage Shopping Center and Sunrise Mall.

LEASE RATES:

Please see additional pages of the flyer.

NNN costs are approximately \$0.50 PSF.



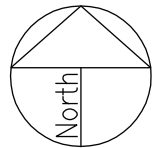
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Avg. Population:	11,661	107,128	272,493
2018 Avg. HH Income:	\$77,008	\$72,217	\$70,105
Daily Traffic Count:	Madison Ave 34,465		

FOR LEASE

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SITE PLAN



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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

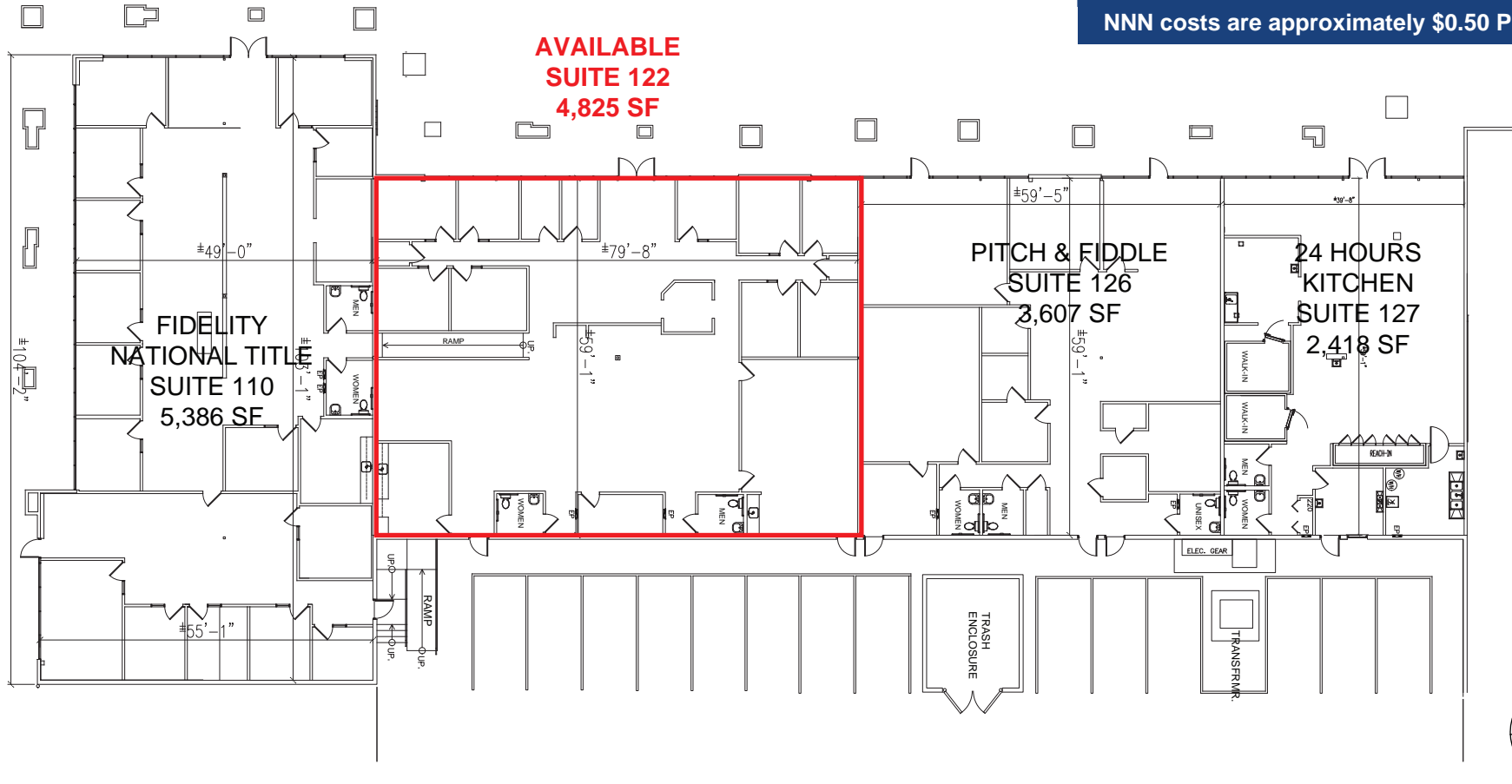
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

8525 MADISON AVE

Suite	SF	Lease Rates	Monthly Rent
122	4,825	\$1.45 PSF	\$6,996.00

NNN costs are approximately \$0.50 PSF.



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