



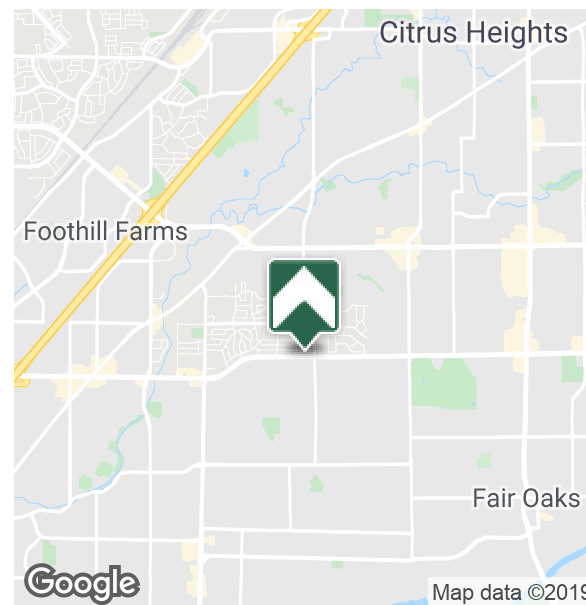
PROPERTY HIGHLIGHTS

- Suitable for Dental, Medical or General Office uses
- Major Remodel of Common Areas Underway
- Monument Signage Available
- Attractive Garden-Office Setting
- **Lease Rate: \$0.80* - 1.35/SF + CAM's**

LOCATION OVERVIEW

6600 Madison Avenue offers medical, dental or general office tenants an easily accessible location for their clients and business partners. The building enjoys an established location that caters well to the surrounding residential neighborhood and close to Dignity Health Campus in Carmichael.

* Unit 11 Only.



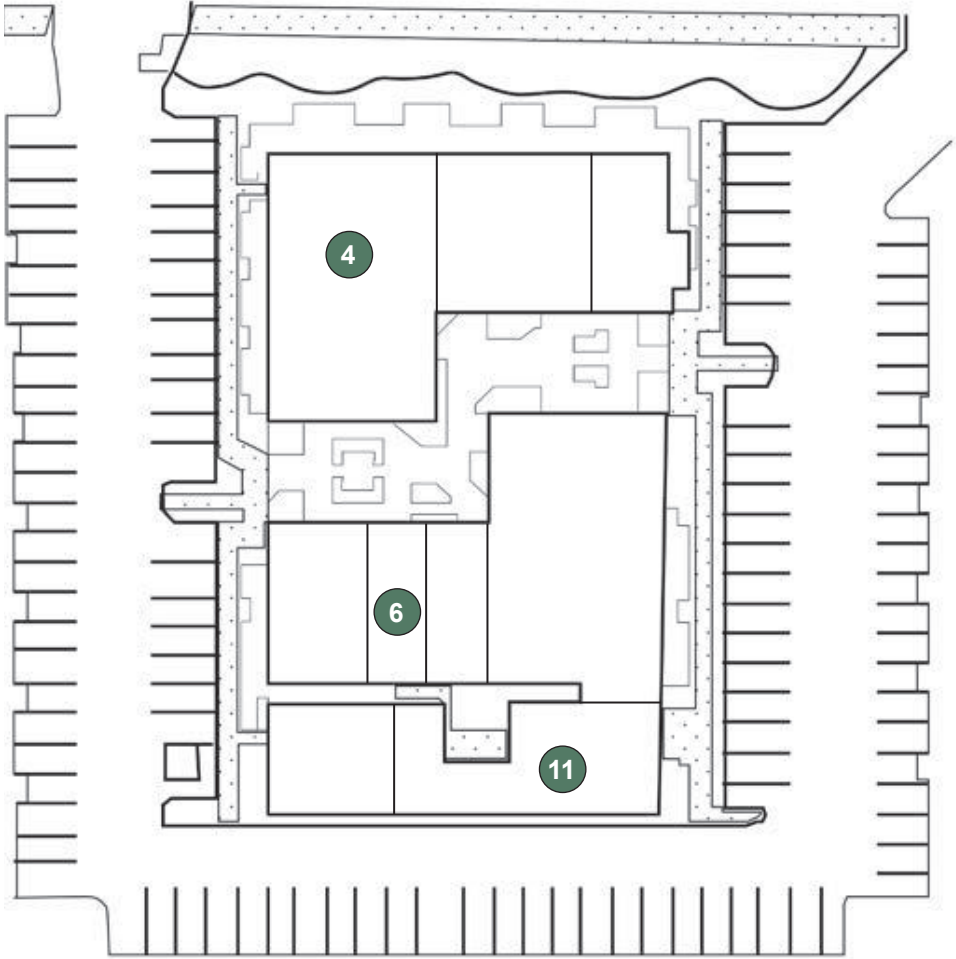
FOR LEASE

6600 Madison Ave. Carmichael, CA 95608
Dental / Medical / General Office Suites

6600 Madison Ave., Carmichael, CA 95608

AVAILABLE SPACES

SUITE	SIZE (SF)	SPACE NOTES
4	4,047 SF	Medical / Dental / Office (Divisible)
6	1,093 SF	Dental
11	1,750 SF	Office



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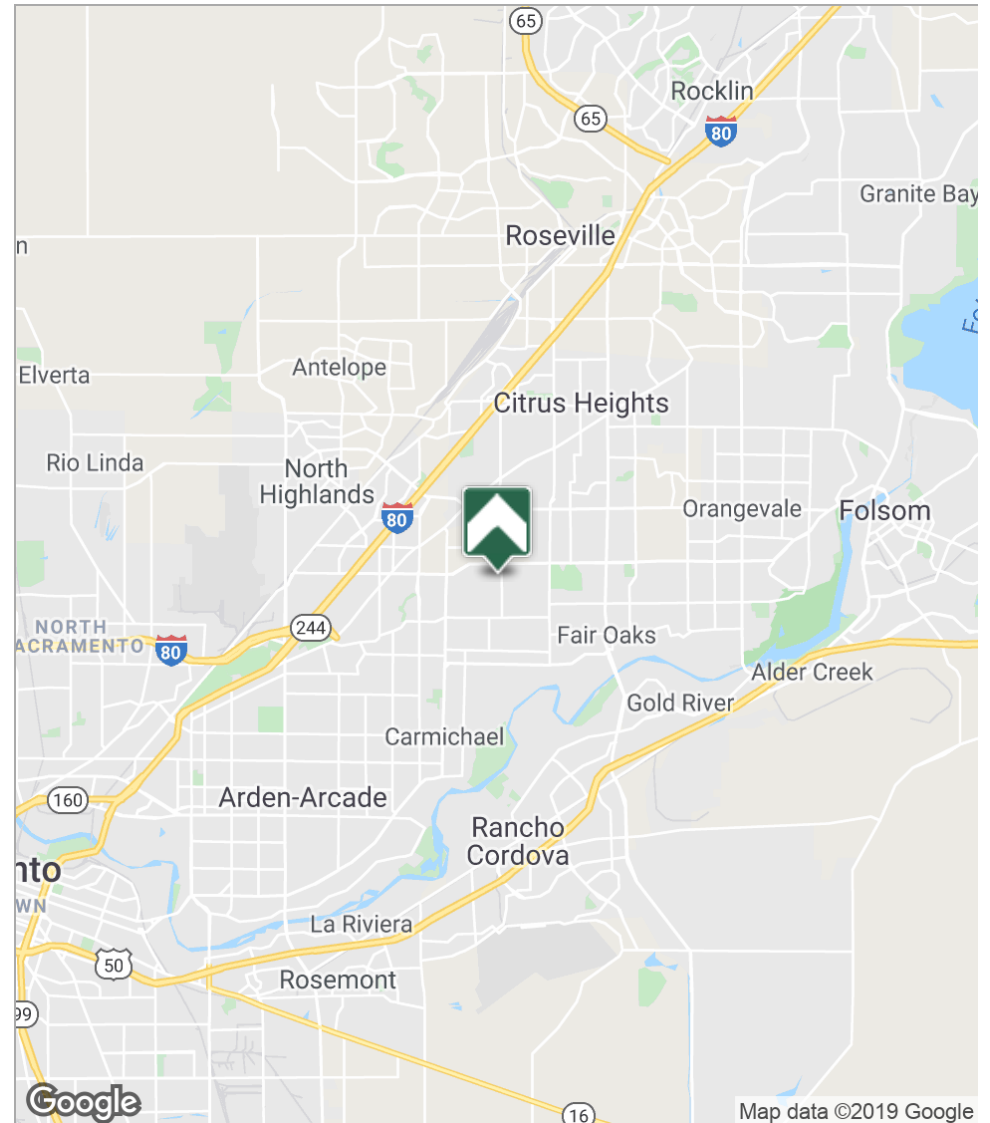
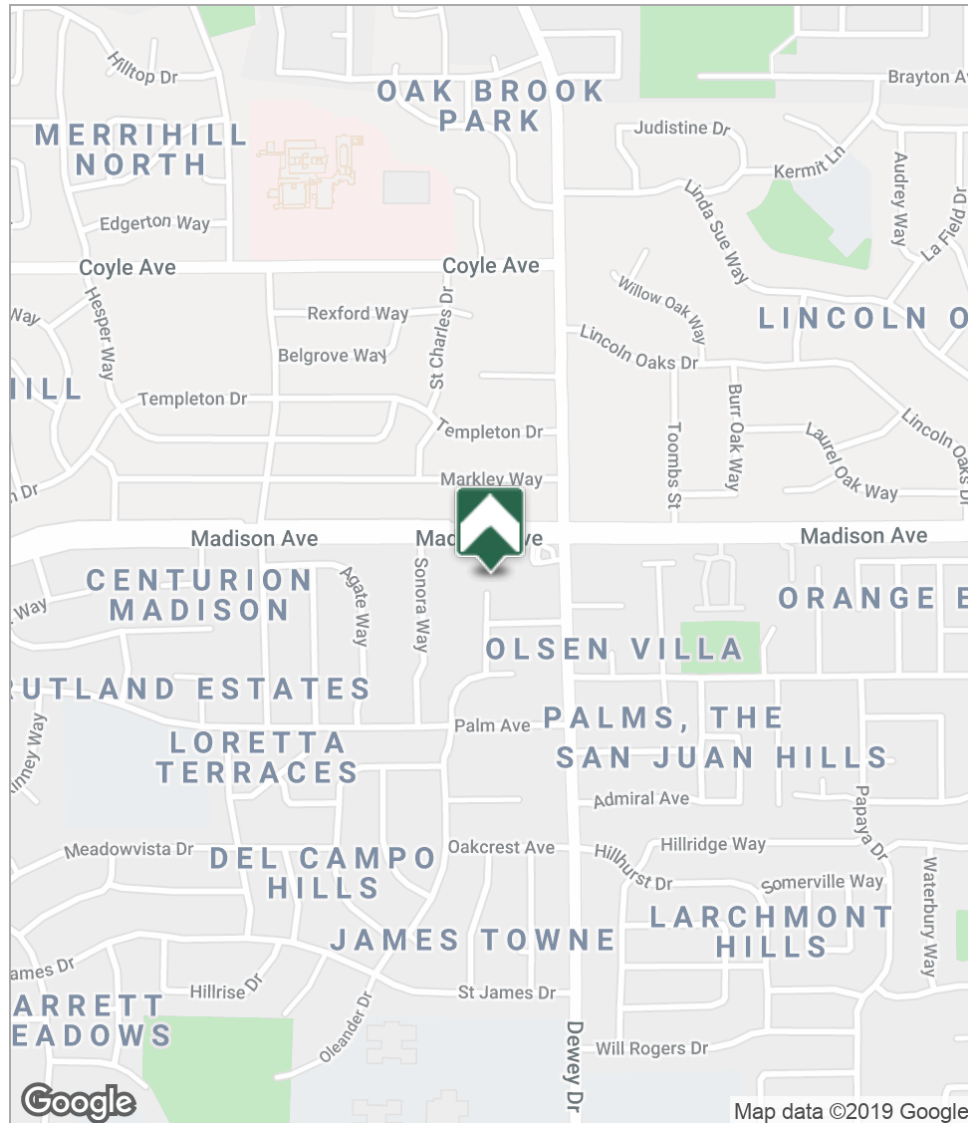
ADDITIONAL PHOTOS



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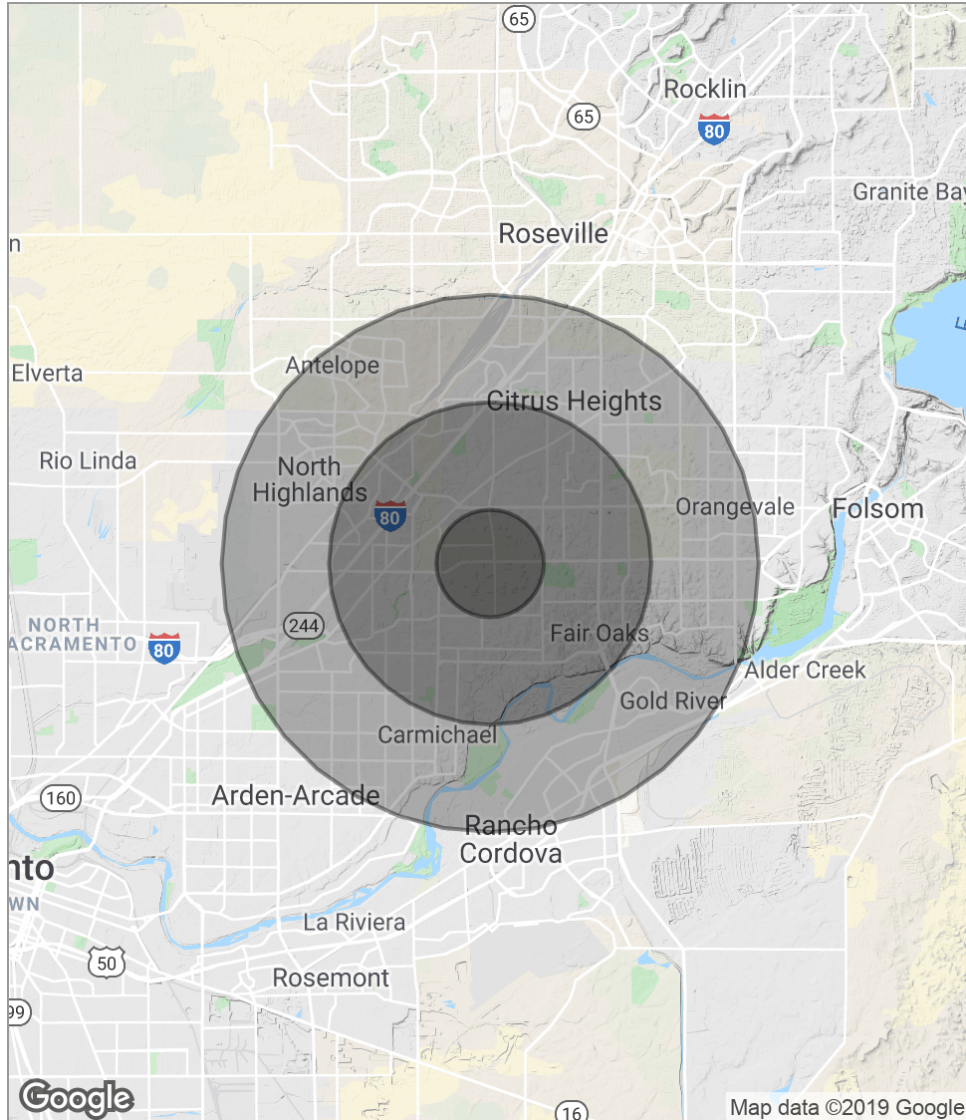
LOCATION MAPS



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DEMOGRAPHICS MAP

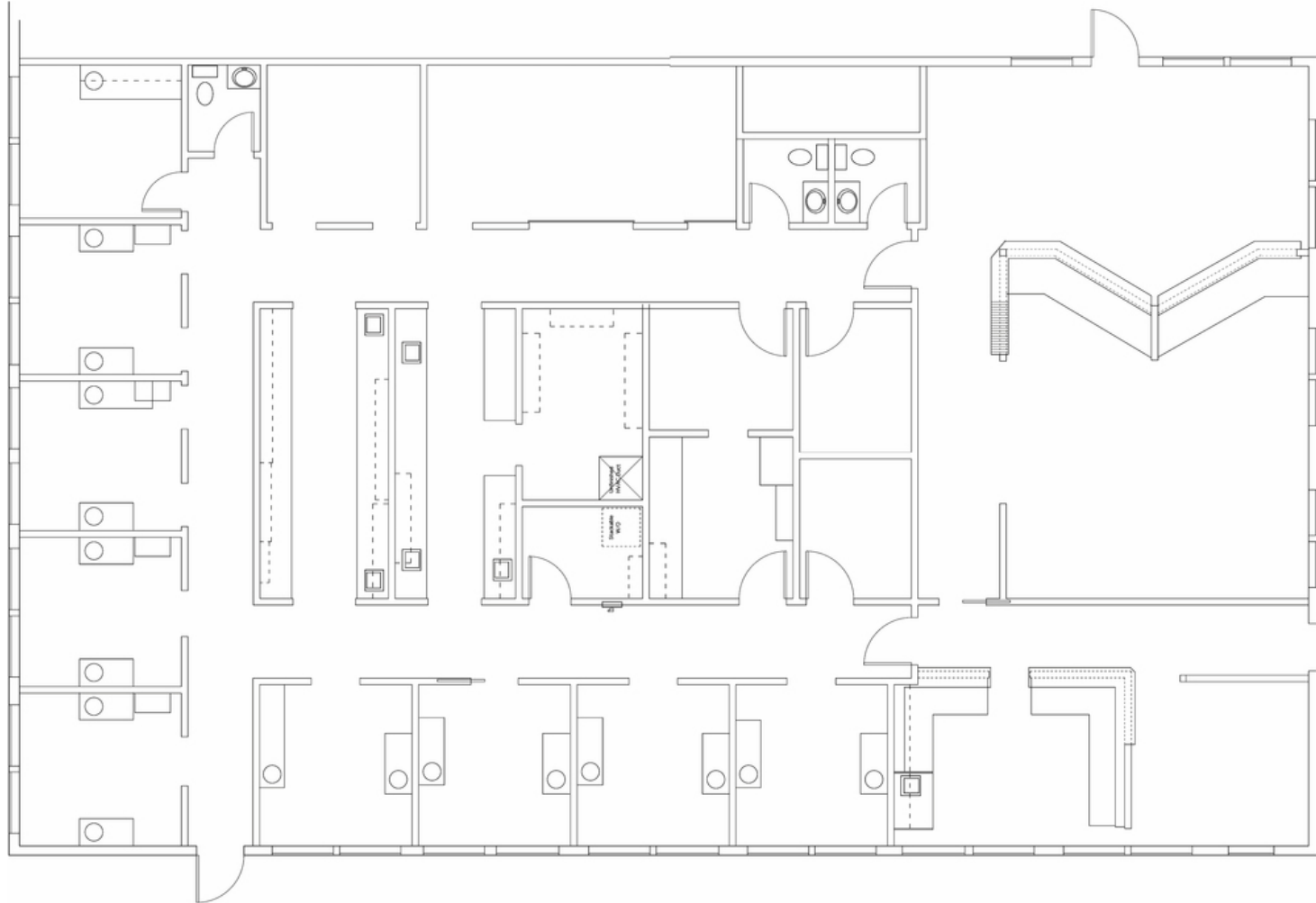


POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,553	142,339	381,065
Median age	41.1	39.4	37.7
Median age (Male)	39.8	38.0	36.4
Median age (Female)	43.0	41.3	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,878	57,841	148,321
# of persons per HH	2.6	2.5	2.6
Average HH income	\$68,942	\$66,630	\$68,886
Average house value	\$303,526	\$334,100	\$321,625
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.0%	12.6%	15.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	82.8%	81.0%	77.4%
Black	3.3%	5.4%	6.0%
Asian	4.8%	4.2%	5.1%
Hawaiian	0.4%	0.3%	0.4%
American Indian	0.9%	0.9%	0.9%
Other	3.8%	4.2%	5.8%

* Demographic data derived from 2010 US Census

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SUITE 4



4

±4,047 RSF

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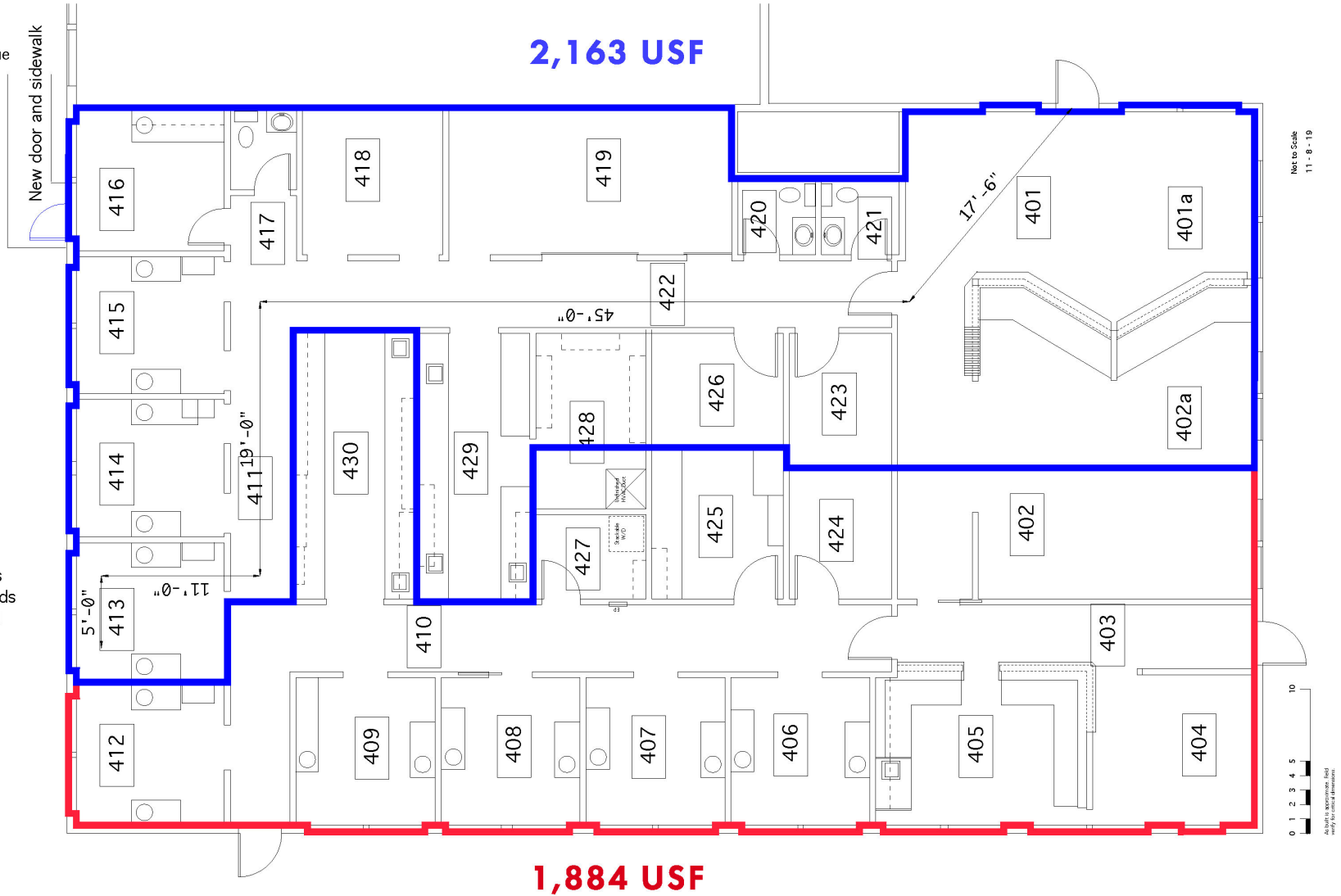
6600 Madison Ave., Carmichael, CA 95608

SUITE 4 (Divisible)

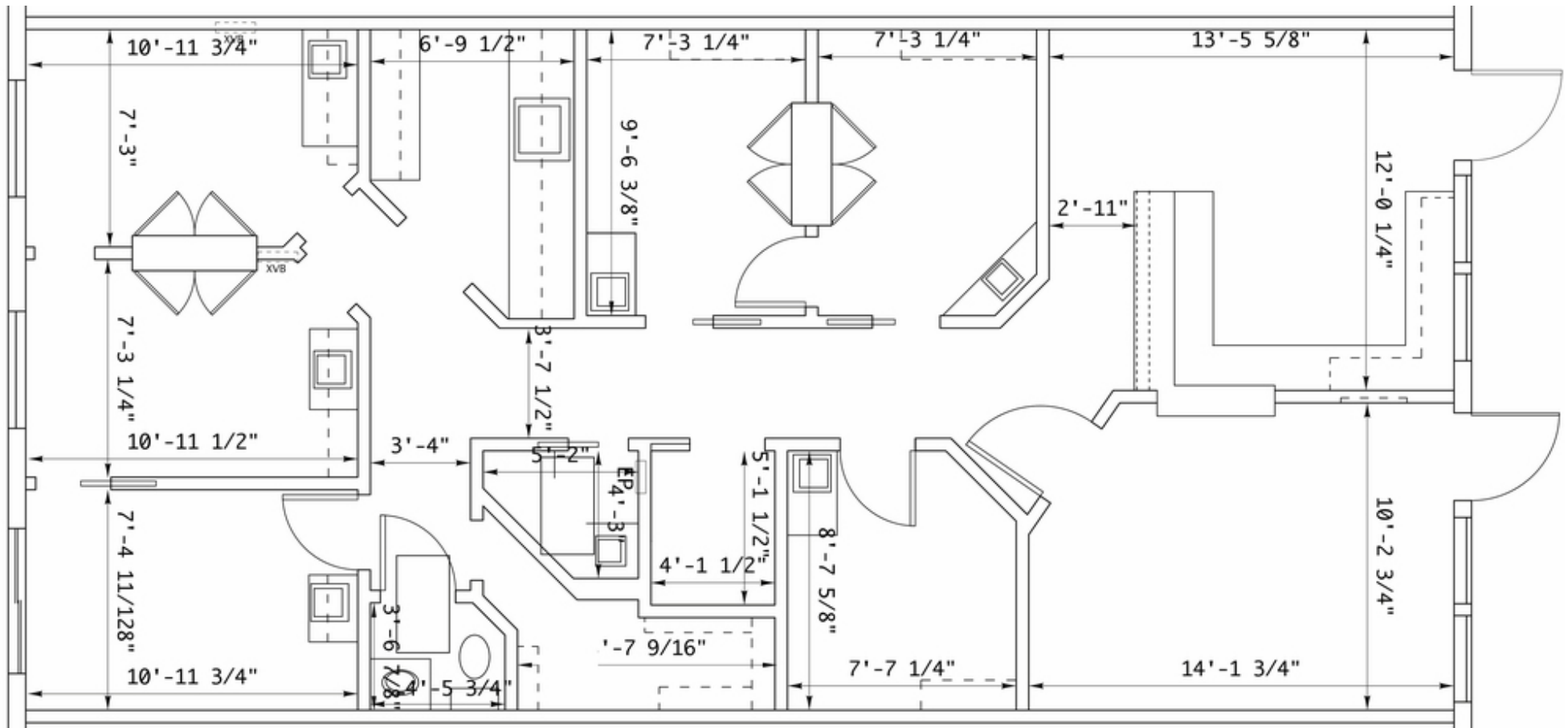
Suite 4A/4B
6600 Madison Avenue
Carmichael, CA

Common Path of
Egress Travel
Exceeds 75'-0".
Second exit
required

Second exit must
be on Madison
Avenue side of
space, because
CPOT to potential
door from 402a is
80'-0" - still exceeds
75'-0" min allowed
by code



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6

$\pm 1,093$ RSF