

**FOR LEASE | ±750 SQ. FT. OFFICE CONDO UNIT**

**9286 MADISON AVE, ORANGEVALE, CA 95662**

**LOCATED ON THE CORNER OF MADISON AVE AND PERSHING AVE**



**Veronica Sukkary**

*Associate | Office, Retail, & Investments*

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LIC: #01905861

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# OFFICE CONDO FOR LEASE

9286 MADISON AVE  
ORANGEVALE, CA

## Property Highlights

- ±750 SF Medical or Traditional Office
- Desirable first-floor location with convenient ground-level access
- ADA restroom
- Two (2) Storage Units Included in Lease
- Located in the Rollingwood Office Park
- High Visibility Location Along Madison Ave
- Updated Modern Finishes
- Ample Parking
- Zoned: SC
- Average Daily Traffic Counts:  
Madison Ave: 22,195 Vehicles Per Day



**LEASE RATE: \$2.00/SF PER MONTH, MOD. GROSS**

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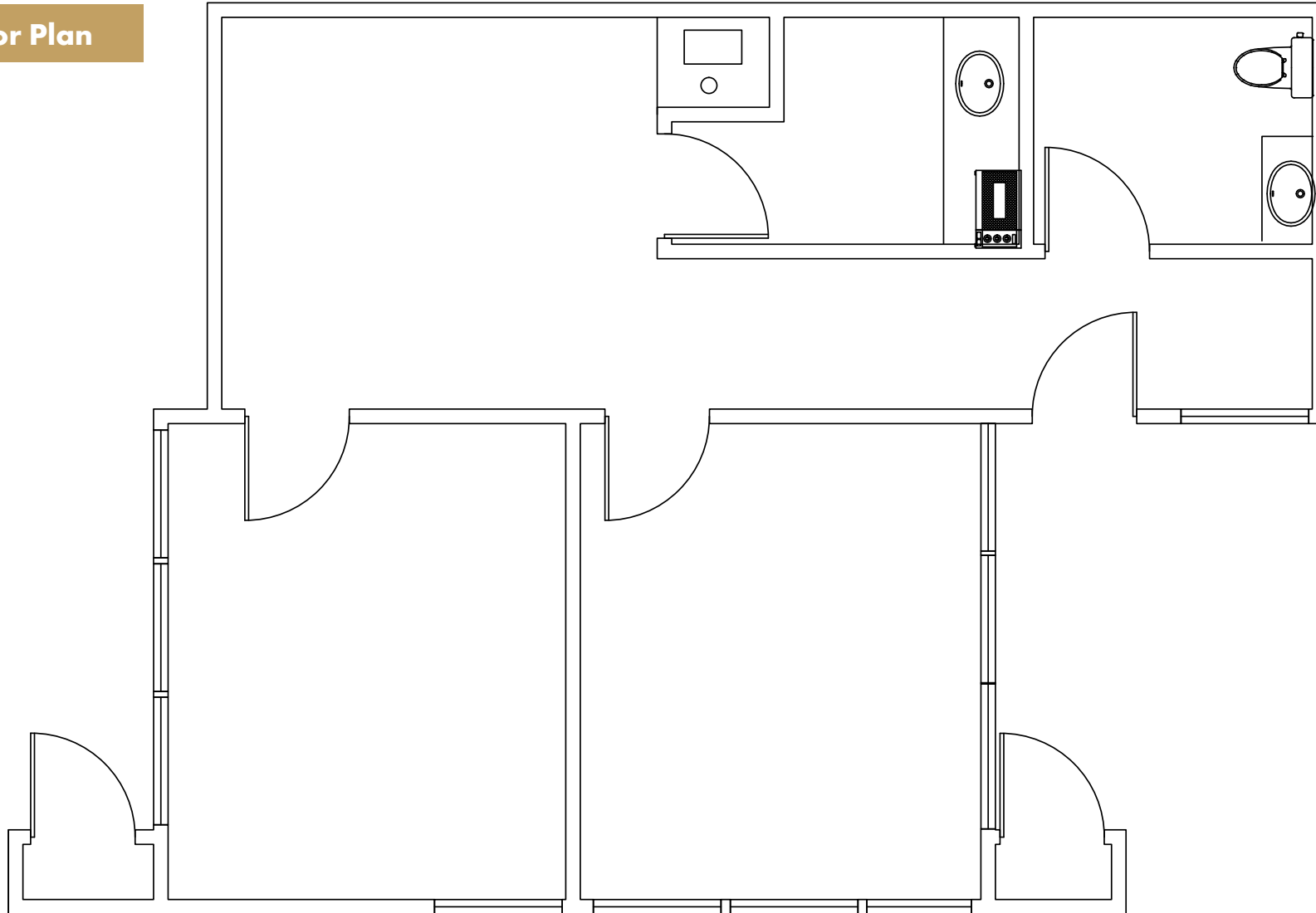


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## Floor Plan



9286 Madison Ave, Orangevale  
±750 SF

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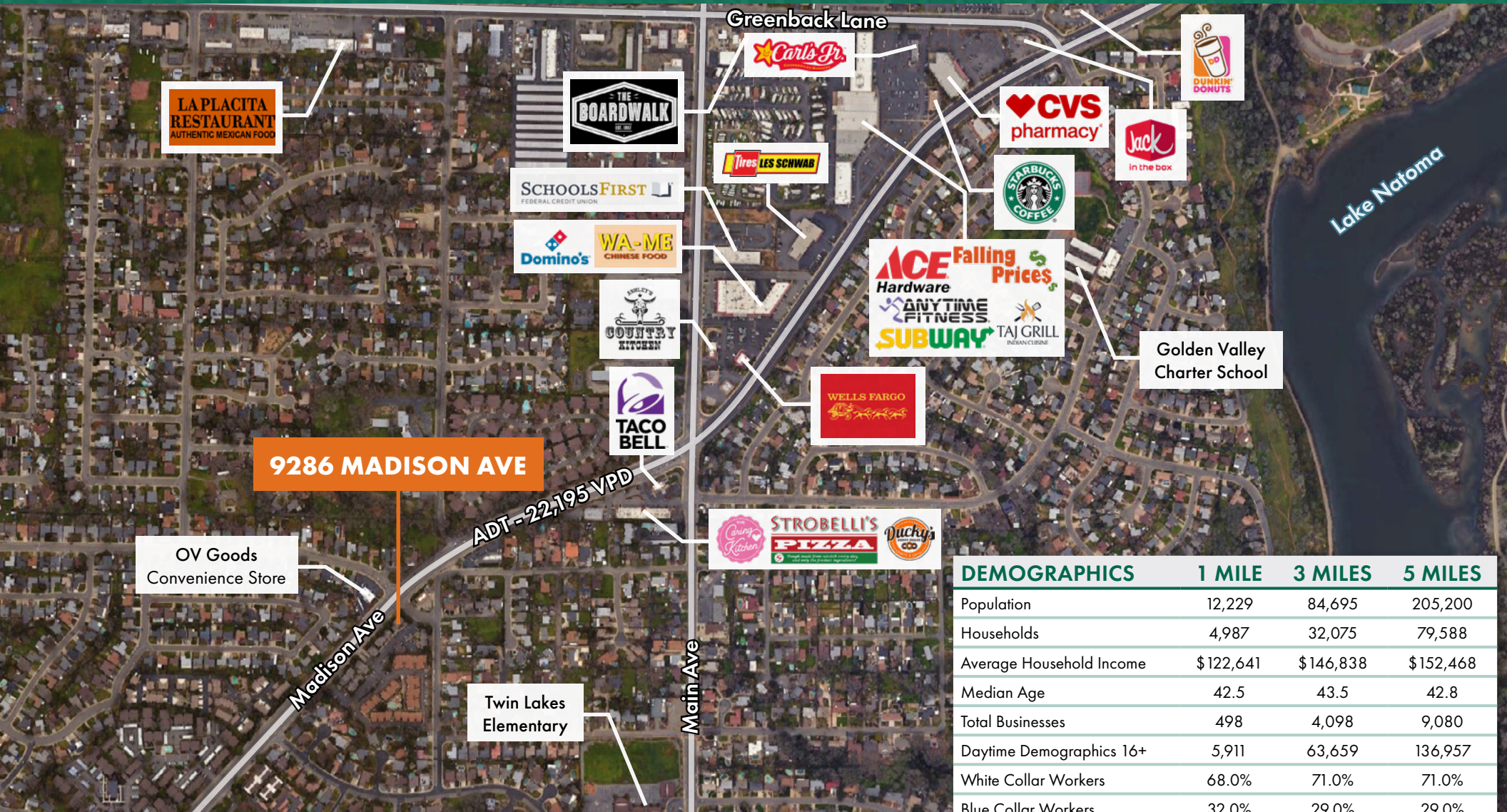
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| DEMOGRAPHICS             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 12,229    | 84,695    | 205,200   |
| Households               | 4,987     | 32,075    | 79,588    |
| Average Household Income | \$122,641 | \$146,838 | \$152,468 |
| Median Age               | 42.5      | 43.5      | 42.8      |
| Total Businesses         | 498       | 4,098     | 9,080     |
| Daytime Demographics 16+ | 5,911     | 63,659    | 136,957   |
| White Collar Workers     | 68.0%     | 71.0%     | 71.0%     |
| Blue Collar Workers      | 32.0%     | 29.0%     | 29.0%     |

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