

# FOR LEASE | HIGH VISIBILITY RETAIL CENTER

5044 MADISON AVE, SACRAMENTO, CA 95841

LOCATED ON THE SEC OF MADISON AVE AND AUBURN BLVD WITH IMMEDIATE ACCESS TO INTERSTATE 80



**TRI** CORFAC  
**COMMERCIAL** International

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3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# RETAIL SPACE FOR LEASE

**5044 MADISON AVE  
SACRAMENTO, CA**

## Available For Lease

- Suite E: ±3,395 SF

## Property Highlights

- Located on a Signalized Hard Corner
- Situated amid many Community and Neighborhood Retail Centers
- Excellent Visibility
- Close Proximity to American River College
- Immediate Access to Interstate 80
- Strong Demographics in a Mature Neighborhood
- Zoned LC - Limited Commercial



**LEASE RATE: \$2.25/SF PER MONTH, NNN**

**NNN Estimated \$0.67/SF**

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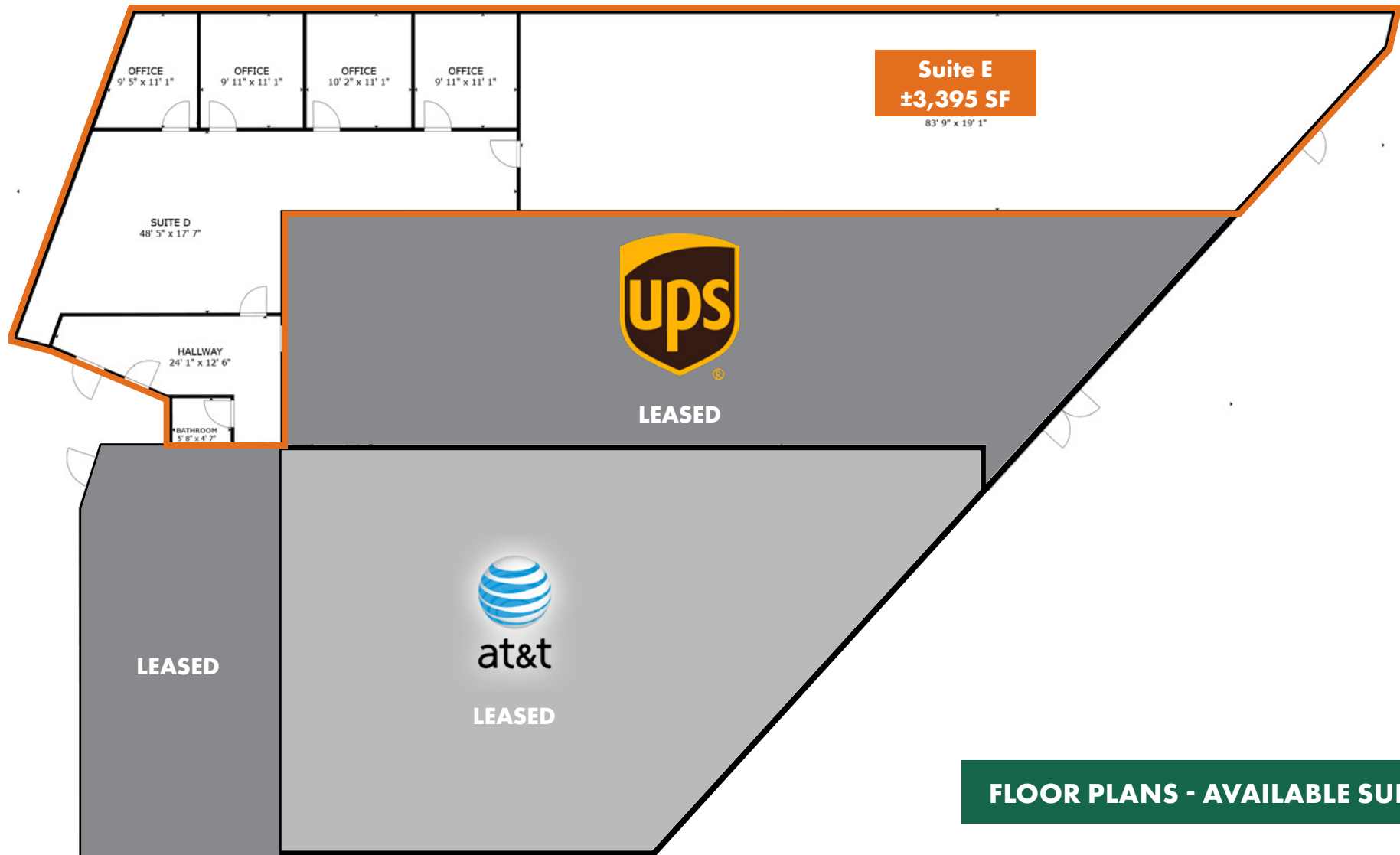
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FLOOR PLANS - AVAILABLE SUITES

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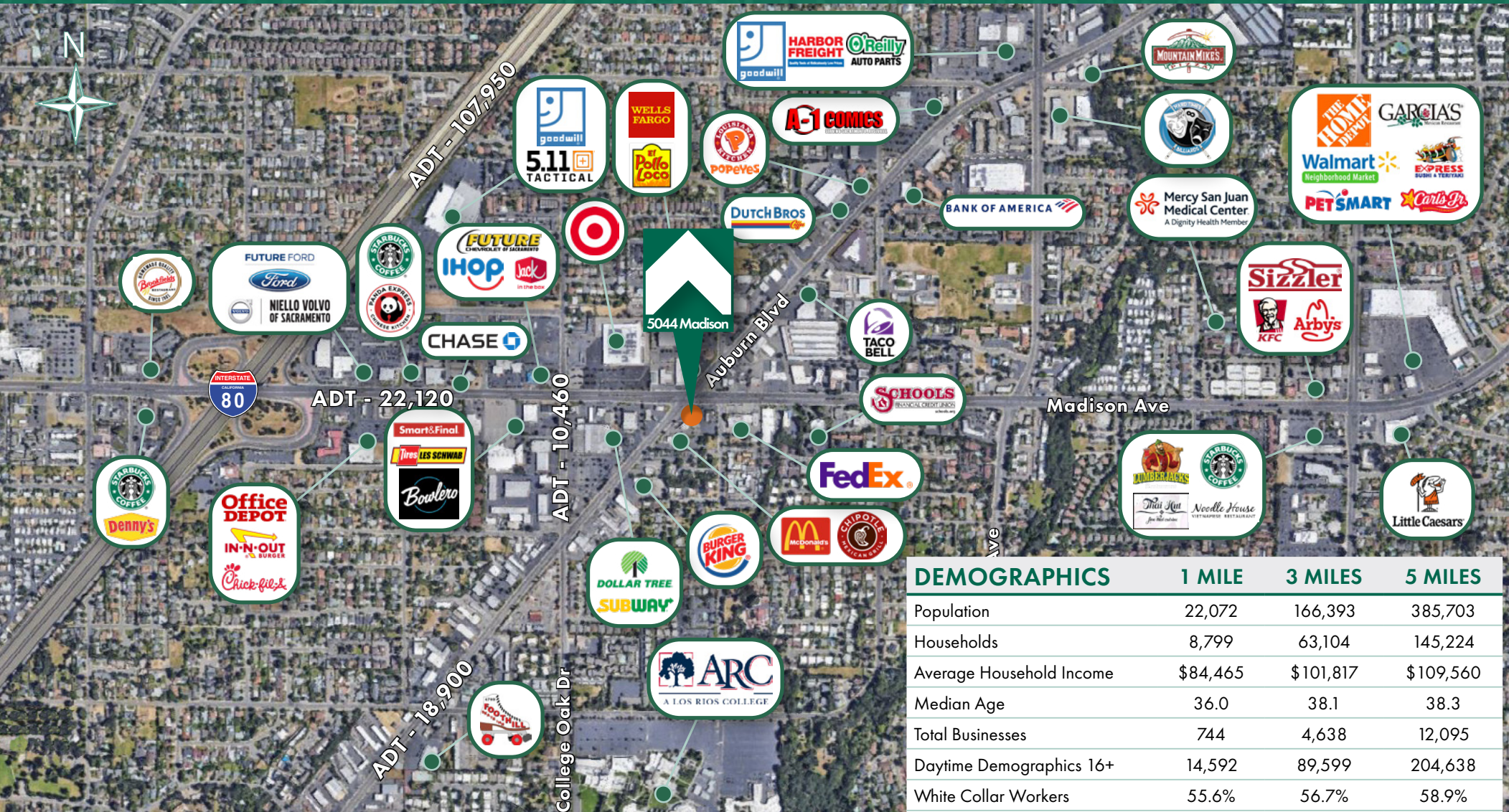
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	22,072	166,393	385,703
Households	8,799	63,104	145,224
Average Household Income	\$84,465	\$101,817	\$109,560
Median Age	36.0	38.1	38.3
Total Businesses	744	4,638	12,095
Daytime Demographics 16+	14,592	89,599	204,638
White Collar Workers	55.6%	56.7%	58.9%
Blue Collar Workers	44.4%	43.3%	41.1%

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