

7840

MADISON AVE, #148
FAIR OAKS, CA 95628

Office Condo with Retail Frontage-
FOR SALE or LEASE

Your Name Here

7840



Property Highlights:

- 1,557 sf Office Condominium for sale or lease
- Sale Price: \$280,000
- Lease Rate: \$1.60 per sf *FULL SERVICE (except Janitorial)*
- Corner suite with in-suite restroom
- Madison Avenue Signage available
- Near the corner of Madison Avenue and Sunrise Boulevard
- Next to Quail Point Shopping Center
- Across from Sunrise Village Shopping Center
- Easy access from Highways 80 and 50

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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COMMERCIAL

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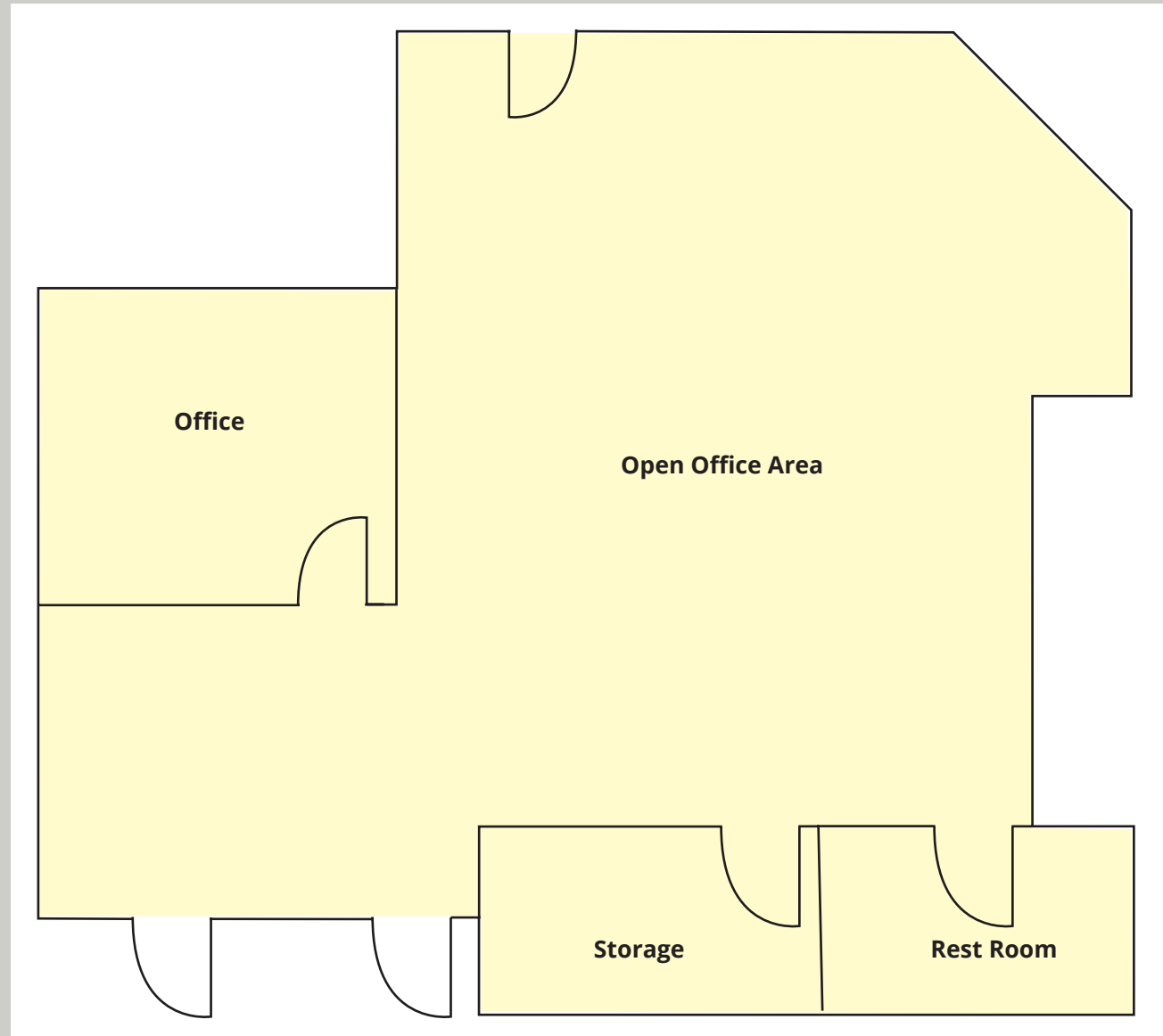
FLOOR PLAN



Madison Ave

Property Details:

- Corner office, facing Madison Avenue
- One Private Office, Open Office area & in-suite Restroom
- Common Restrooms in the building
- Near the corner of two of the busiest arterials in the area
- Adjacent Quail Point Shopping Center anchored by Trader Joe's, Lenscrafters, Massage Envy, European Wax Center, Lamps Plus, Chilli's Grill and Bar
- Across from Sunrise Village Shopping Center undergoing a \$15 to \$20 million remodeling/ expansion project, with Amazon Fresh anchor



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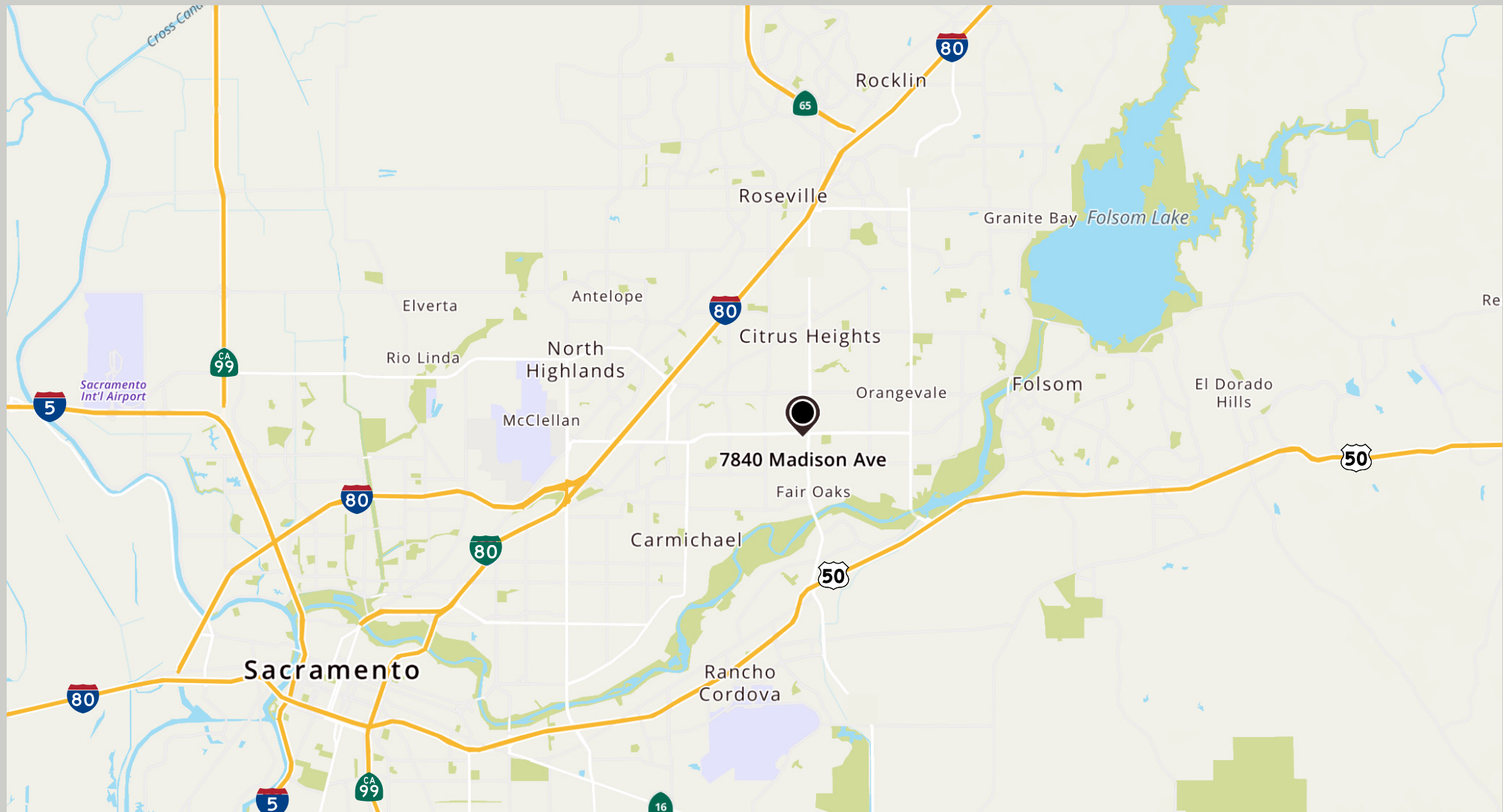
PROPERTY PHOTOS



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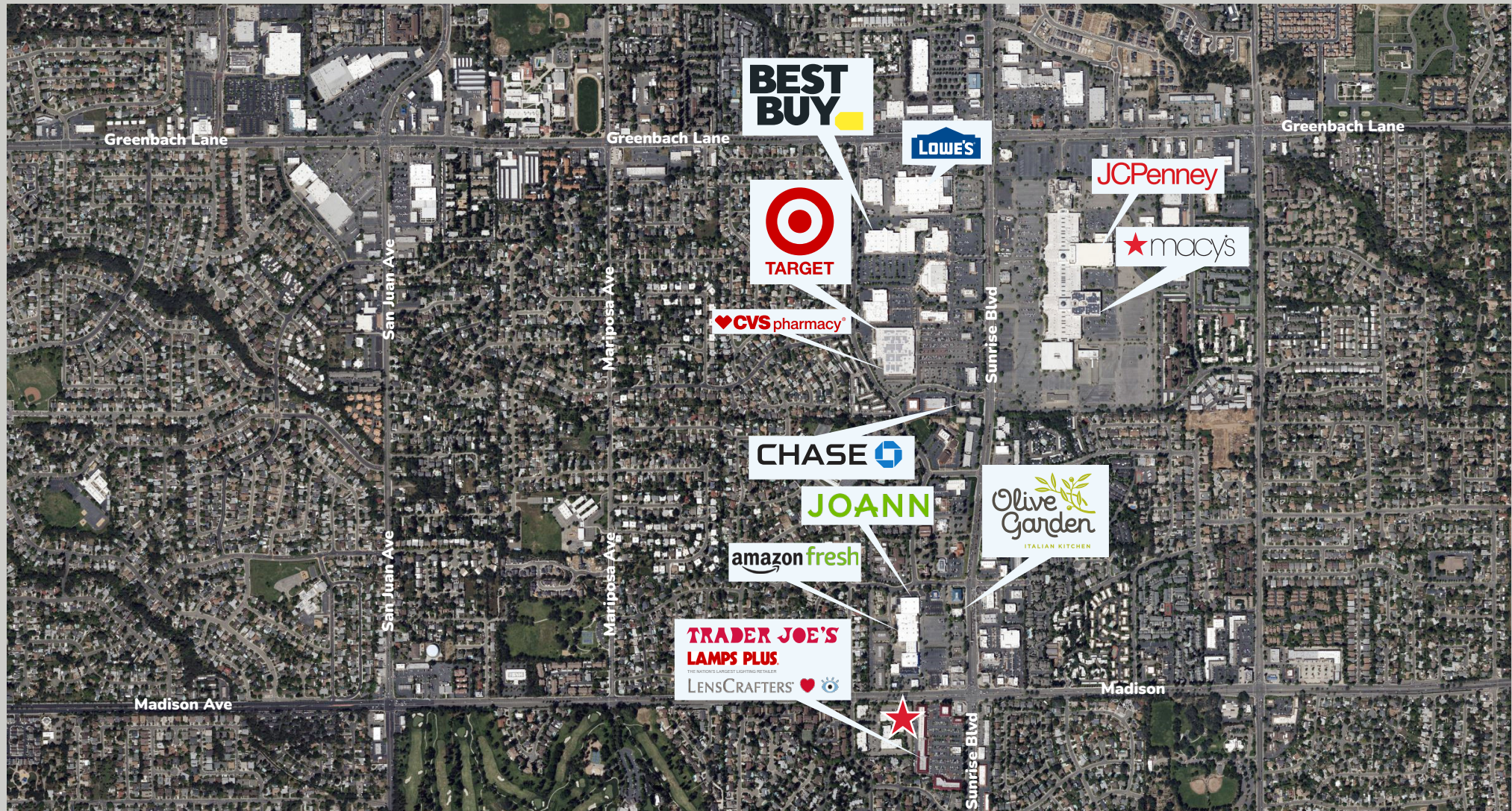
LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



321,220 (2024)
Total Population



\$101,153
Average Household Income



14,347
Businesses



100,501
Daytime Employees



74,345
Owner Occupied Households



\$462,479
Median Home value

Madison Avenue @ Sunrise Blvd W: **38,351** (2022)

Data obtained from CoStar