



ADDRESS	TOTAL RENTABLE AREA	PRICE	OCCUPANCY	YEAR BUILT	PARKING
SWC of Madison & Hazel Avenues Fair Oaks, CA	±258,492 square feet	Seller to Consider Best Offer of Price and Terms	±96%	1956 (Redeveloped 1996 - 2016)	1,170 Parking Spaces 4.53:1,000 Ratio

THE OFFERING

Madison Marketplace is the trade area's dominant grocery-anchored retail center situated at the high-traffic intersection of Madison Avenue and Hazel Avenue in Fair Oaks, CA. The property benefits from an infill location surrounded by established, affluent residential neighborhoods. Drawing from a robust 360-degree trade area, the center serves nearly 245,000 residents within a 5-mile radius, where average household incomes approach \$124,000.

OFFERING HIGHLIGHTS

- » **HIGH-VOLUME GROCERY ANCHOR** – Anchored by a high performance Raleigh's; #1 grocer in the region by market share.
- » **LOW ANCHOR RENTS / HIGH INLINE RENT** – Inline and pad tenants average \$2.41/SF/MO, a 2.7x premium to anchor rents.
- » **STRONG SALES / LOW OCCUPANCY COSTS** – Reported sales support tenant durability and future rent growth.
- » **76%+ NATIONAL / REGIONAL SF** – Established rent roll anchored by daily-needs, service, value, and destination retailers
- » **LONG-TERM OCCUPANCY** – 86% of leased SF occupied 10+ years; 80% occupied 15+ years.
- » **FULL SITE CONTROL** – Eight parcels and multiple freestanding buildings support parcelization and exit flexibility.
- » **AFFLUENT, HIGH-TRAFFIC LOCATION** – ±245K residents, \$124K average HH income, and ±79K vehicles per day within the trade area.



PALMER CAPITAL INC