

AVAILABLE
FOR LEASE

5147-5163 MADISON AVE
SACRAMENTO, CA 95841

+ / - 250-1,800 SF

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CENTURY 21

Select Real Estate, Inc.



WALNUT AVE

AUBURN BLVD. ADT +/-22,449

SUBJECT +/- 991 SF
SUBJECT +/- 1,800 SF

MADISON AVE. ADT +/-52,513

Available High Traffic Retail and Office Space 250 SF-1,800 SF

THE PROPERTY

5147-5163 MADISON AVE., SACRAMENTO, CA 95841

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



+/- 250-1,800



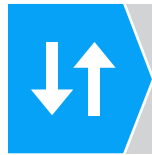
LIGHT
COMMERCIAL



RETAIL
OFFICE



\$1.00-\$1.10
+NNN



Multiple Ingress & Egress Access Points



Customizable Space



Building and Monument Signage





WALNUT AVE

AUBURN BLYD. ADT +/- 22,449

MADISON AVE. ADT +/- 52,513

H & D Electric Inc.
Electrical Contracting

Barebones Workwear
No Crack We Can't Cover

verizon



Pep Boys

Light Bulbs Plus



SENTRY
Storage



KIKI'S



Five Star Car Wash

AVAILABLE

AVAILABLE

- Barber James
- Cell Pro
- C&K Builders
- Fat Cat Tattoos
- Smoke Shop
- Game Stop

- Pentecost Church
- Sweet Dozen
- Wiener Works
- Essy's Kabob

MTI College

Paul Mitchell School



FedEx

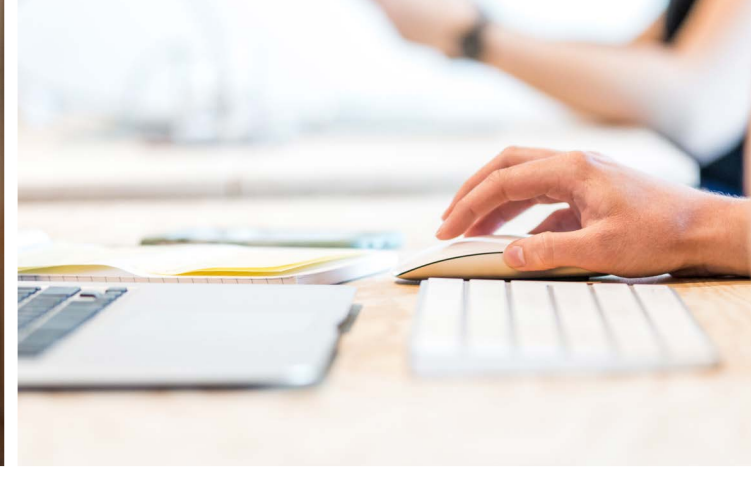
AT&T





5147-5163

MADISON AVE.



THE BUILDING

The retail center is strategically located near the intersection of Auburn Blvd and Madison Avenue with neighboring national retail brands, Target, GameStop, Geico, Wells Fargo, Chipotle and McDonalds. The available +/-1,800 square foot frontage space, ideal for retail or office, is zoned Light Commercial and includes ample parking spaces. This space is a newly remodeled shell space with new ADA bathroom and tenant controlled HVAC. Additional +/-250-991 square foot office space is available

with ample parking and exterior restrooms. The property provides convenient multiple ingress and egress access points for consumers as well as visibility to one of the busiest thoroughfares in the area. Building and high-profile street signage coupled with high traffic visibility make this an ideal location. The retail center is surrounded by heavy populated residential neighborhoods and minutes from Interstate 80 giving easy access to the property for consumers from the Sacramento Region.



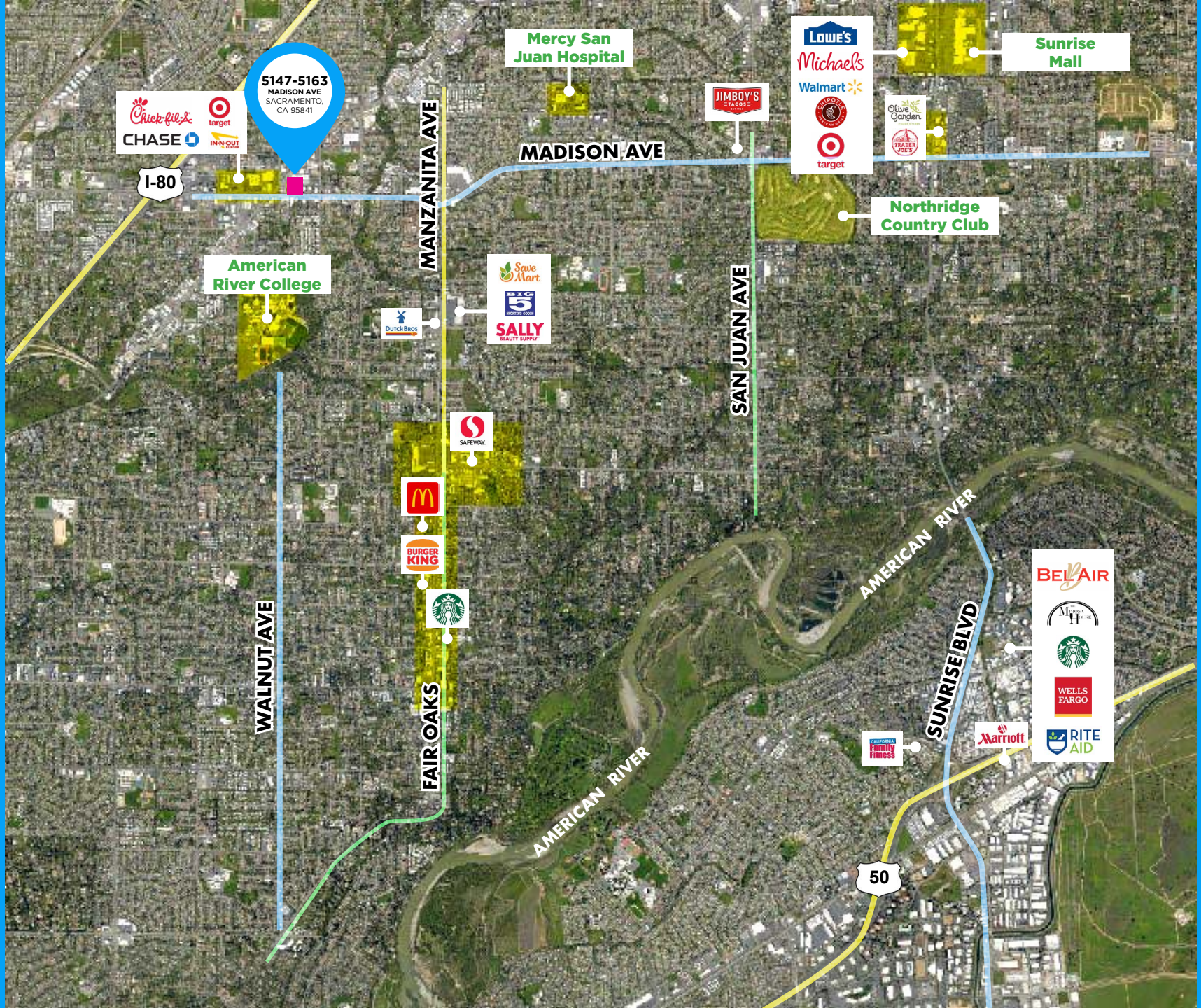


THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States.

Sacramento County invests in its future by offering competitive incentives to companies who are creating jobs and driving innovation. The retail center is in a prime location near residential neighborhoods, American River Community College, national and local retail and restaurants, and medical and office complexes.





5147-5163
MADISON AVE
SACRAMENTO,
CA 95841



I-80

Mercy San Juan Hospital

MADISON AVE



Sunrise Mall

Northridge Country Club

American River College

MANZANITA AVE



SAN JUAN AVE



WALNUT AVE

FAIR OAKS

AMERICAN RIVER

AMERICAN RIVER

SUNRISE BLVD

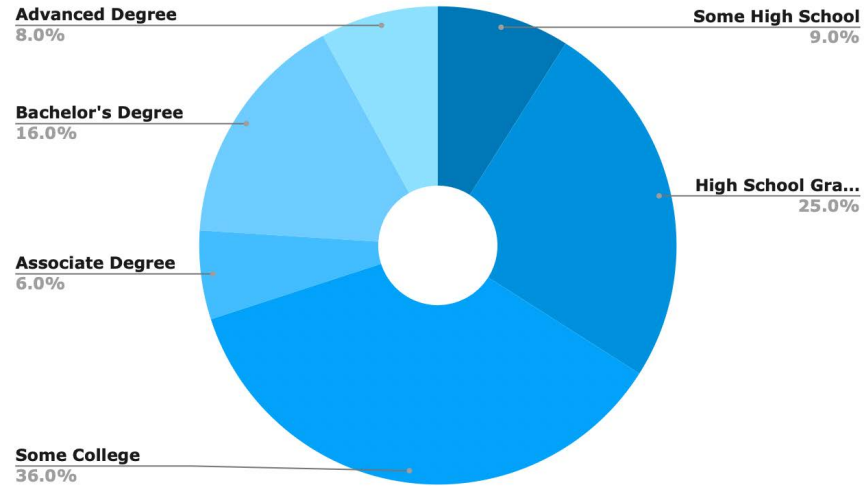
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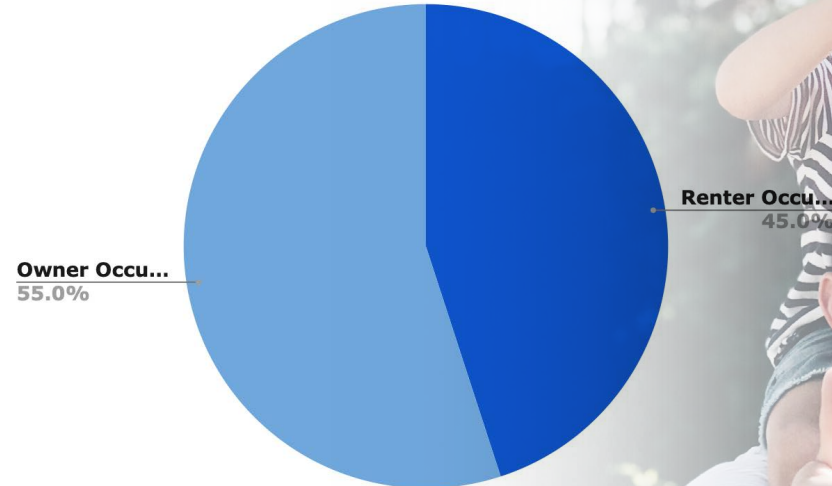
DEMOGRAPHICS

EDUCATION
HOUSING

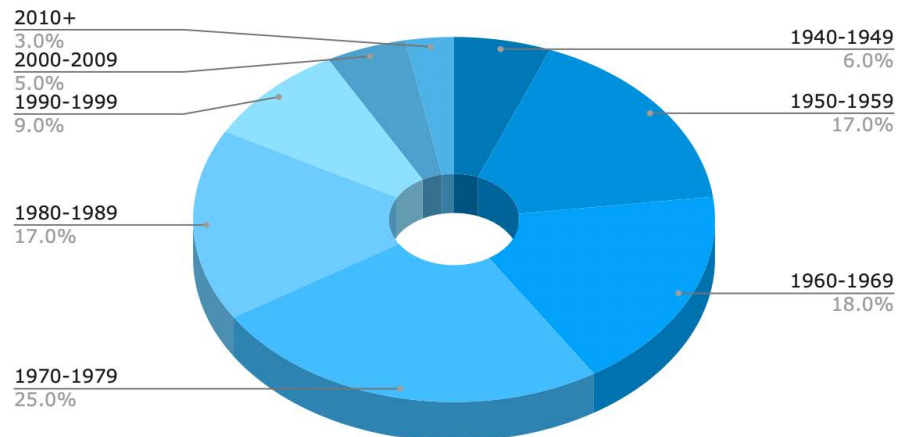
EDUCATIONAL ATTAINMENT



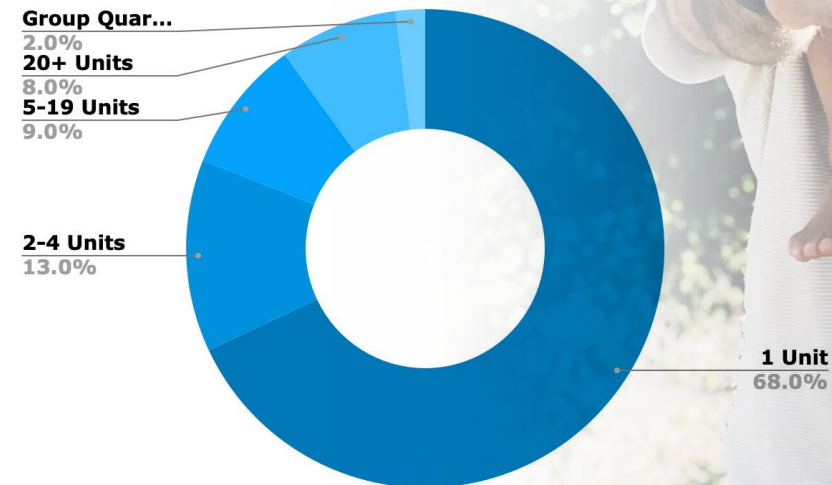
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



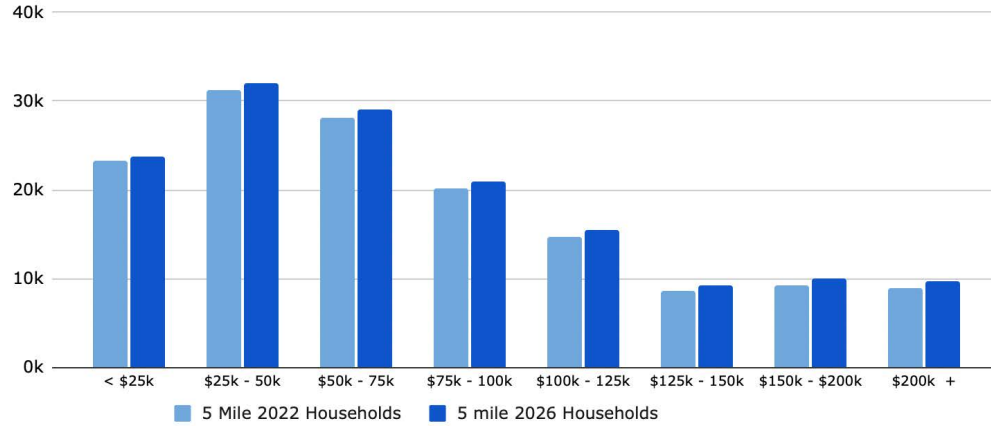
HOUSING TYPE



DEMOGRAPHICS

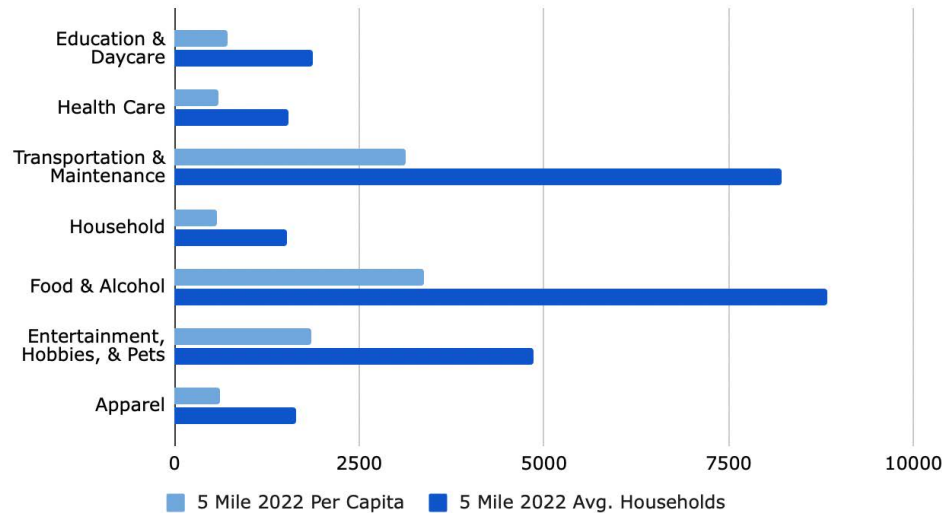
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

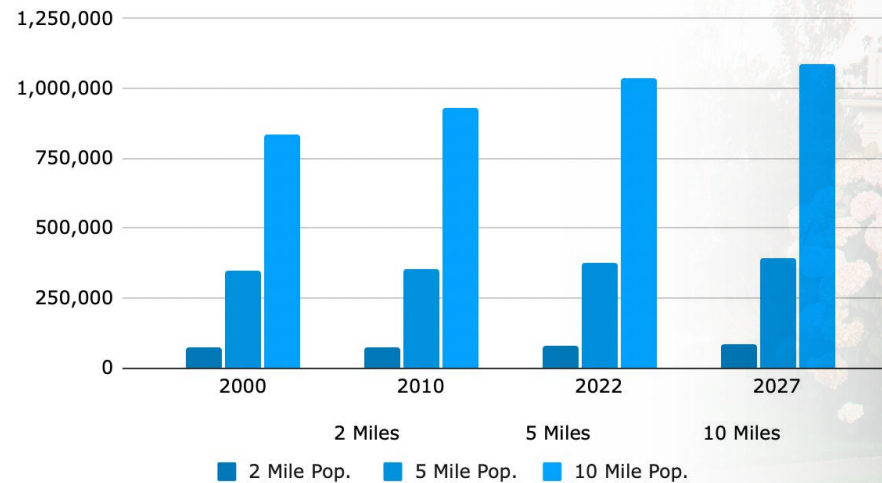


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	75,194	346,112	834,169
2010	73,319	351,290	929,159
2022	80,674	378,294	1,035,367
2027	84,089	393,134	1,089,142

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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