



AVAILABLE
FOR LEASE

5825 MADISON AVENUE
Sacramento, CA 95841

+/- 3,200 SF
\$1.35 NNN

MADISON AVE
ADT: +/- 46,500



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CENTURY 21
Select Real Estate, Inc.



High-Visibility Retail Hub: Position your business along one of Sacramento's busiest retail corridors.



THE PROPERTY

📍 **5825 Madison Avenue, Sacramento, CA 95841**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
Sacramento
County



+/- 3,200 SF
Retail



Commercial



Street Visibility
Retail



\$1.35 NNN



Location Highlights

High-traffic corridor: Located on Madison Avenue with strong daily vehicle counts.
Freeway proximity: Quick access to the Interstate 80 corridor for easy commuting.
Established center: Situated in a proven, busy commercial retail neighborhood.
Excellent synergy: Co-tenant with active local draws like Esmeralda's Cafe.
Dense demographics: Surrounded by a mature residential population and local businesses.



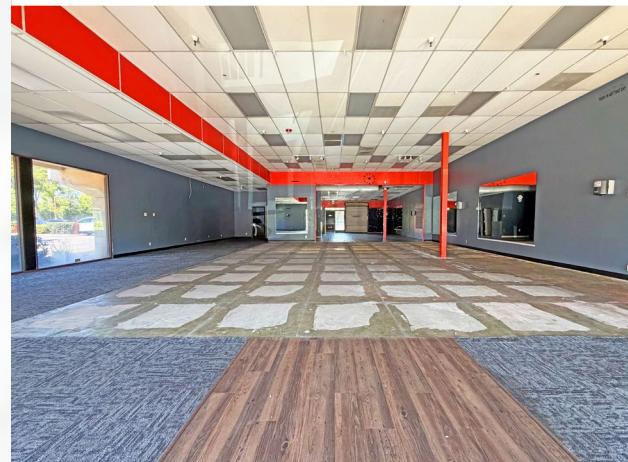
Property & Suite Features

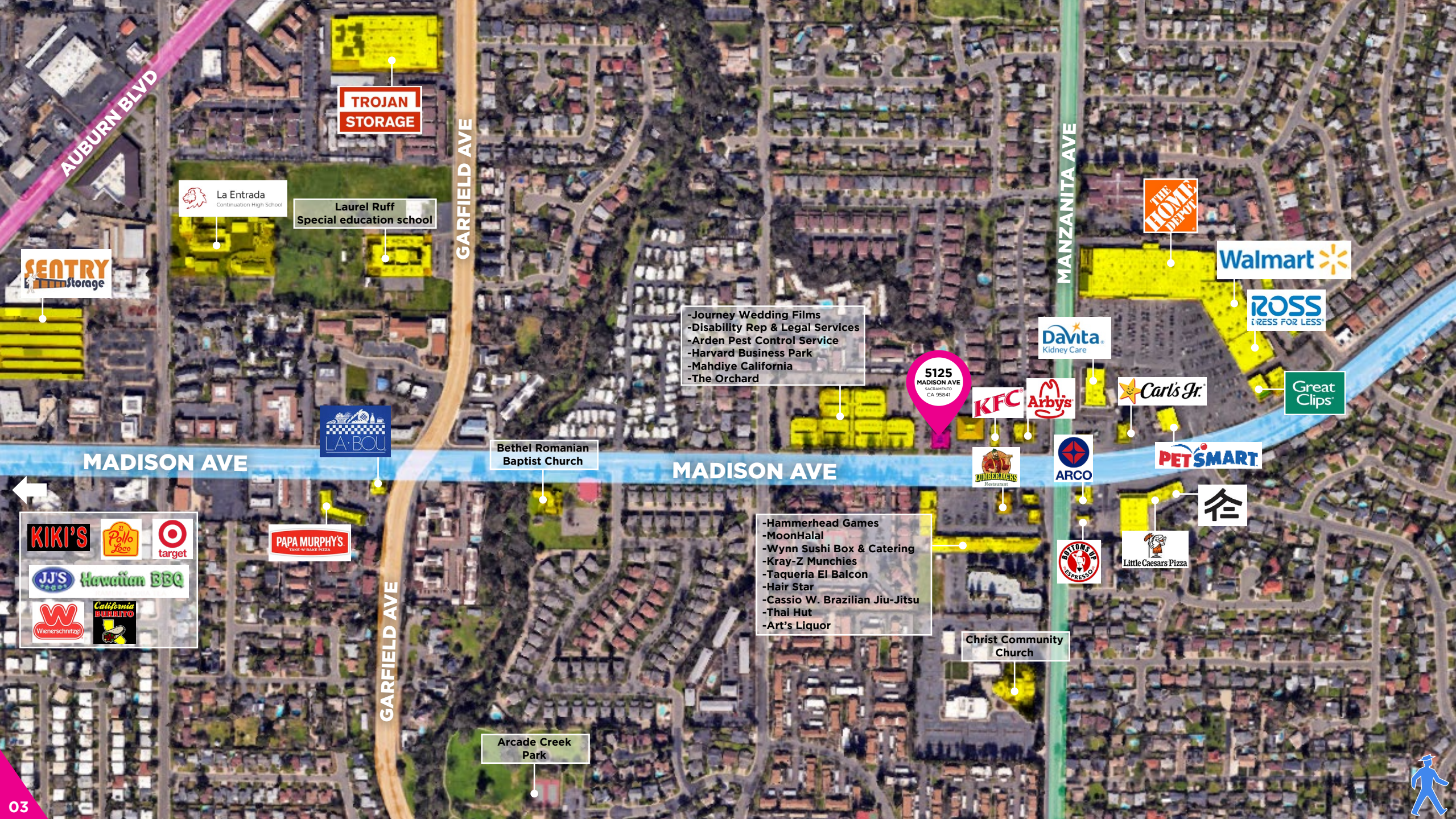
Flexible floor plan: Suites customizable for retail, medical, office, or service use.
Maximum visibility: Prominent building and monument signage opportunities facing Madison Ave.
Ample parking: Generous on-site parking stalls for employees and customers.
Move-in ready options: Select suites feature existing turn-key commercial buildouts.
Modern storefronts: Large glass windows offering exceptional natural light and product display space.



Lease & Investment Details

Flexible terms: Competitive lease rates with terms tailored to business growth.
Pro-business management: Responsive, professional property management and maintenance.
Strong daytime population: Benefit from heavy lunchtime and morning customer traffic.
Thriving retail market: Located in a resilient, high-demand Sacramento submarket.





AUBURN BLVD

GARFIELD AVE

MANZANITA AVE

TROJAN
STORAGE

La Entrada
Continuation High School

Laurel Ruff
Special education school

SENTRY
Storage

LA BOU

Bethel Romanian
Baptist Church

MADISON AVE

MADISON AVE

5125
MADISON AVE
SACRAMENTO
CA 95841

- Journey Wedding Films
- Disability Rep & Legal Services
- Arden Pest Control Service
- Harvard Business Park
- Mahdiye California
- The Orchard

THE HOME
DEPOT

Walmart

ROSS
DRESS FOR LESS

Davita
Kidney Care

Carl's Jr.

Great Clips

KFC

Arby's

NUMBER 1
RESTAURANT

ARCO

PET SMART

三

Little Caesars Pizza

BITTORS
ESPRESSO

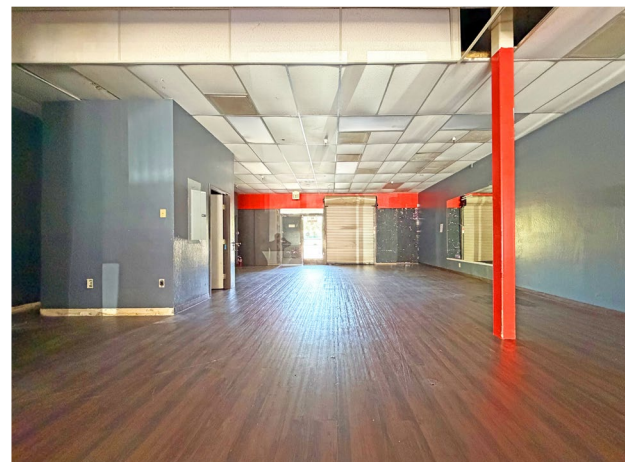
- Hammerhead Games
- MoonHalal
- Wynn Sushi Box & Catering
- Kray-Z Munchies
- Taqueria El Balcon
- Hair Star
- Cassio W. Brazilian Jiu-Jitsu
- Thai Hut
- Art's Liquor

Christ Community
Church

Arcade Creek
Park

PAPA MURPHY'S
TAKE 'N BAKE PIZZA





THE BUILDING

Property Overview

5825 Madison Avenue offers a premier commercial destination in the heart of Sacramento's dominant retail corridor. This highly visible retail center places your business directly in front of thousands of daily commuters. The property boasts an established consumer base and coordinates seamlessly with surrounding national retailers. It provides an ideal layout for retail shops, local eateries, or service-oriented businesses looking to expand their footprint.

Location Highlights

Exceptional Traffic: Positioned along a major thoroughfare averaging 77,000 cars per day at the nearby key intersection.
Strong Retail Synergy: Located down the street from retail magnets like Home Depot, Walmart, PetSmart, and Starbucks.
Excellent Accessibility: Quick, convenient access to Interstate 80 and public transit lines for easy customer commuting.
Established Co-Tenancy: Join a diverse roster of active local hot spots, including the popular Esmeralda's Cafe.

Building & Space Features

High-Impact Visibility: Monument signage options available to maximize your brand's street-level exposure.
Ample Shared Parking: +/- 220 shared surface parking spaces ensure hassle-free parking for your staff and client base.
Flexible Layouts: Well-suited for a variety of uses including medical, traditional retail, or food service build-outs.
Attractive Street Frontage: Wide glass storefronts that draw in organic foot traffic and passing vehicles.

Sample Call to Action

Secure Your Space Today
 Do not miss the opportunity to position your business in one of Sacramento's most active commercial hubs.





THE AREA

5825 Madison Avenue is located within the prominent Madison & Manzanita Retail Center in Sacramento, CA. This high-visibility commercial destination is surrounded by major national retailers and commands heavy traffic.

Property Overview & Strategic Location

High-Traffic Retail Hub: Positioned along Madison Avenue, one of Sacramento's most active commercial corridors, with intersection traffic counts reaching 77,000 cars per day.

National Retail Synergy: Benefit from high consumer draw generated by neighboring anchors like Home Depot, Walmart, Petsmart, and Starbucks.

Excellent Tenant Mix: The center features established, traffic-driving local favorites including Lumberjacks Restaurant and Bearbones Work Wear.

Abundant Parking: Total convenience for clients and staff with over +/- 220 shared parking spaces available on site.

Premium Visibility: Features highly visible monument signage opportunities facing massive daily vehicle flows.

Market Demographics

Established Neighborhood Vibe: Positioned within a thriving regional trade zone.

Strong Income Metrics: Complements an immediate market area featuring an average household income of \$61,054 per year.

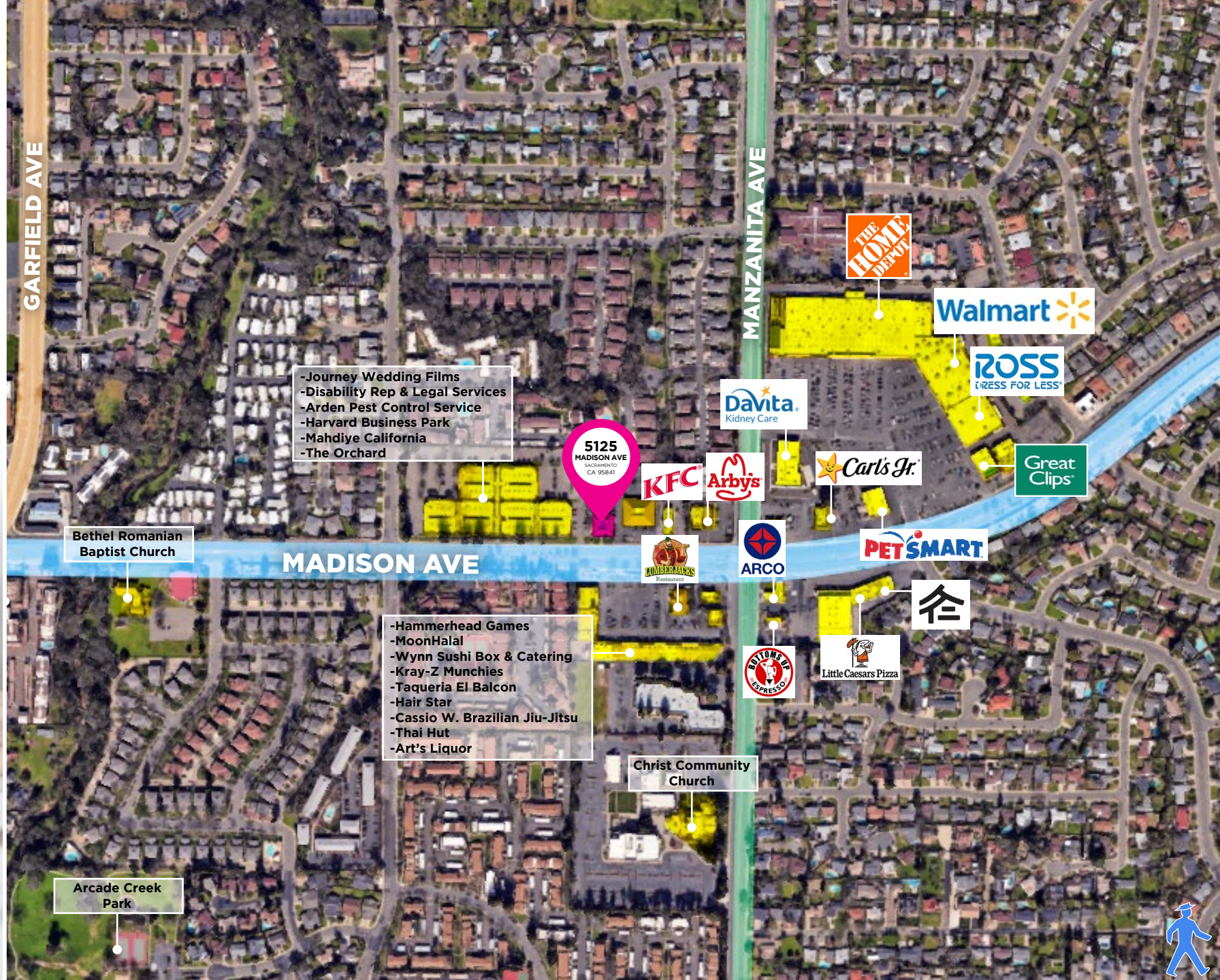
Active Consumer Base: Renders an accessible, prime demographic with a local average resident age of 35.

Lease Structure & Terms

Lease Rate: Negotiable, competitive market rates

Lease Type: Triple Net (NNN) lease structure.

Zoning: Limited Commercial (LC), flexible for retail, strip mall, medical office, or general commercial use.



DEMOGRAPHICS

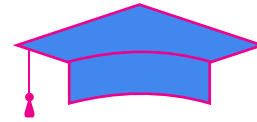
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



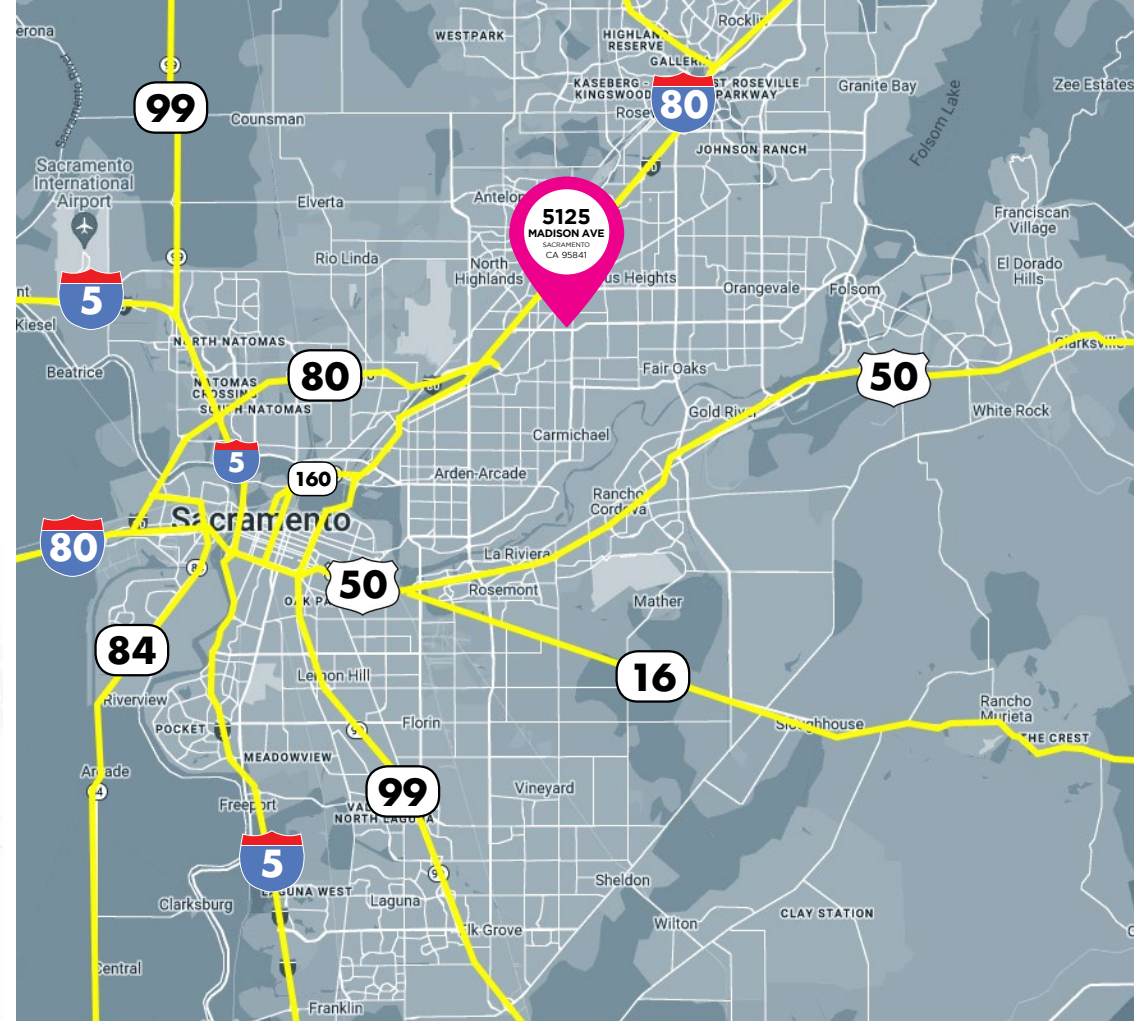
- 28% Some College, No Degree
- 18% Bachelor's Degree
- 21% High School Graduate
- 10% Advanced Degree
- 16% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

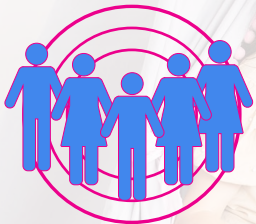


5 mile 2023 Households

< \$25K	36,938
\$25K - 50K	35,203
\$50K - 75K	31,101
\$75K - 100K	20,654
\$100K - 125K	15,900
\$125K - 150K	9,136
\$150K - 200K	11,106
\$200K+	13,240



RESIDENT POPULATION



5 mile Population 2024

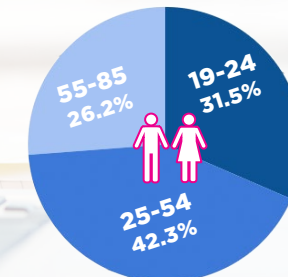
2010	382,151
2023	433,459
2028	444,807

TRAFFIC COUNT



-/+ 18,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	36,636
5 mile	173,278
10 mile	400,324



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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CENTURY 21.

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LEASE

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