

**FOR
LEASE**

**9300 MADISON AVE,
ORANGEVALE, CA**

±850 SF OFFICE SPACE AVAILABLE



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ROME
REAL ESTATE GROUP

ORANGEVALE INSURANCE CENTER

SUITE	SIZE	LEASE RATE
Ground Floor Suite	±850 SF	\$1.90 PSF, FSG



PROPERTY HIGHLIGHTS:

- **Madison-Corridor Presence:** Command daily attention along Orangevale's main artery linking Folsom and Fair Oaks—built-in visibility where your clients already drive.
- **Proven Traffic for Branding:** Over 22,000 vehicles per day on Madison Avenue (plus ~7,000 on Main Avenue) keep your signage in constant view and amplify brand recognition.
- **Direct Regional Connectivity:** Perfectly positioned between I-80 and Highway 50, with straightforward approaches via Hazel Avenue or Folsom Boulevard for seamless commutes.
- **Professional Image, Turn-Key Feel:** Meticulously maintained exterior and refined interior finishes convey credibility from the first impression—ideal for client-facing businesses.
- **Right-Sized Office Footprint:** An efficient two-level office layout (approximately 9,800 SF) supports collaborative teams and private offices, balancing flexibility with function.
- **On-Site Parking That Work:** Surface lot with 34 striped spaces ensures easy access and convenience for employees and guests.
- **Visible Signage Opportunities:** Building and monument signage maximize street presence and turn daily traffic into ongoing exposure.



RD-5

SACRAMENTO COUNTY



34 SPACES

PARKING



\$108,374.00

MEDIAN HOUSEHOLD INCOME
WITHIN 1 MILE



**STRONG
TRAFFIC COUNTS**

MADISON AVE:

22,195 ADT

MAIN AVE:

7,230 ADT

FLOOR PLAN

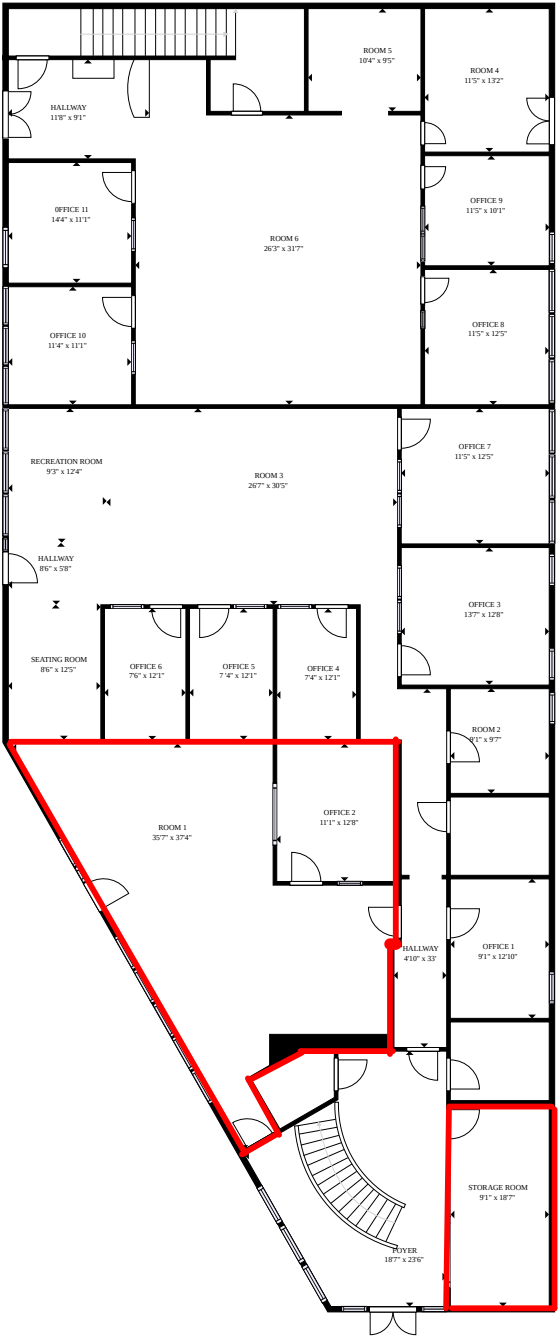
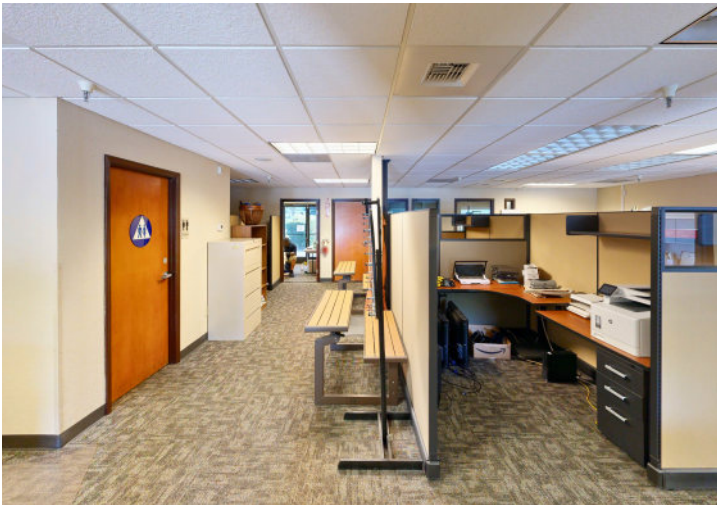
FOR LEASE

Ground Floor Suite

SUITE SIZE
±850 SF

LEASE RATE
\$1.90 PSF, FSG

INTERIOR



IMMEDIATE VICINITY AERIAL



Folsom Lake

BIG LOTS! **CVS pharmacy** **DUNKIN' DONUTS**
ROUND TABLE PIZZA ROYALTY **ACE Hardware** **Jack in the box**
Falling Prices **Starbucks** **SportClips HAIRCUTS**
ANYTIME FITNESS

target **TRADER JOE'S** **DICK'S SPORTING GOODS**
Raley's **LOWE'S**
Walmart **HomeGoods**
DUTCH BROS **DOLLAR TREE**

WinCo FOODS
Starbucks **goodwill**
Folsom Lake Toyota

Folsom High School
Home of the Bulldogs
intel

FOLSOM LAKE COLLEGE

Folsom Blvd

OUT OF BOUNDS BREWING COMPANY **THE ORIGINAL Males**
ARCO **DOS COYOTES** **BIG WAVE CONFESSIONS**
Shell **jamba**

WinCo FOODS **goodwill**
Walmart **ROSS DRESS FOR LESS** **TACO BELL**
Denny's **Auto Zone**

FOLSOM AUTO MALL
TOYOTA **Jeep** **RAM** **Ford**
CHEVROLET **BUICK** **GMC**
HYUNDAI **NISSAN** **KIA**
FOLSOMAUTOMALL.COM

FOLSOM PREMIUM OUTLETS
A SIMON CENTER
CINEMARK

PALLADIO AT BROADSTONE **WHOLE FOODS MARKET** **COSTCO WHOLESALE**
IN-N-OUT BURGER **sam's club** **BEST BUY** **THE HOME DEPOT**

DEMOGRAPHIC SUMMARY REPORT

9300 MADISON AVE ORANGEVALE, CA 95662



POPULATION 2024 ESTIMATE

1-MILE RADIUS	14,055
3-MILE RADIUS	86,131
5-MILE RADIUS	213,812

POPULATION 2029 PROJECTION

1-MILE RADIUS	14,070
3-MILE RADIUS	86,668
5-MILE RADIUS	216,480



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$108,374.00
3-MILE RADIUS	\$126,543.00
5-MILE RADIUS	\$126,946.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$93,649.00
3-MILE RADIUS	\$101,566.00
5-MILE RADIUS	\$100,822.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,717	58,854	144,515
BLACK	237	3,527	7,088
HISPANIC ORIGIN	1,965	12,716	32,376
AM. INDIAN & ALASKAN	107	572	1,528
ASIAN	525	6,744	19,695
HAWAIIAN & PACIFIC ISLAND	42	266	727
OTHER	2,428	16,169	40,258

CONTACT US!

TO LEARN MORE ABOUT
THIS OFFICE SUITE



Chase Burke

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