

6617 MADISON AVE
CARMICHAEL, CA 95608

FOR LEASE



Lease Rate: \$1.50 per sf mod. gross

Property Highlights:

- Multi-tenant office building
- Two suites available for lease with signage potential
- Suite 4: 720 sf with two large offices
- Suites 8-11: 1,858 s.f. featuring six offices, reception and work area
- Located near the intersection of Madison and Dewey,
- Immediate vicinity of Dignity Health Hospital campus
- Highly visible location on Madison Avenue
- Excellent access to Highways 80 & 50

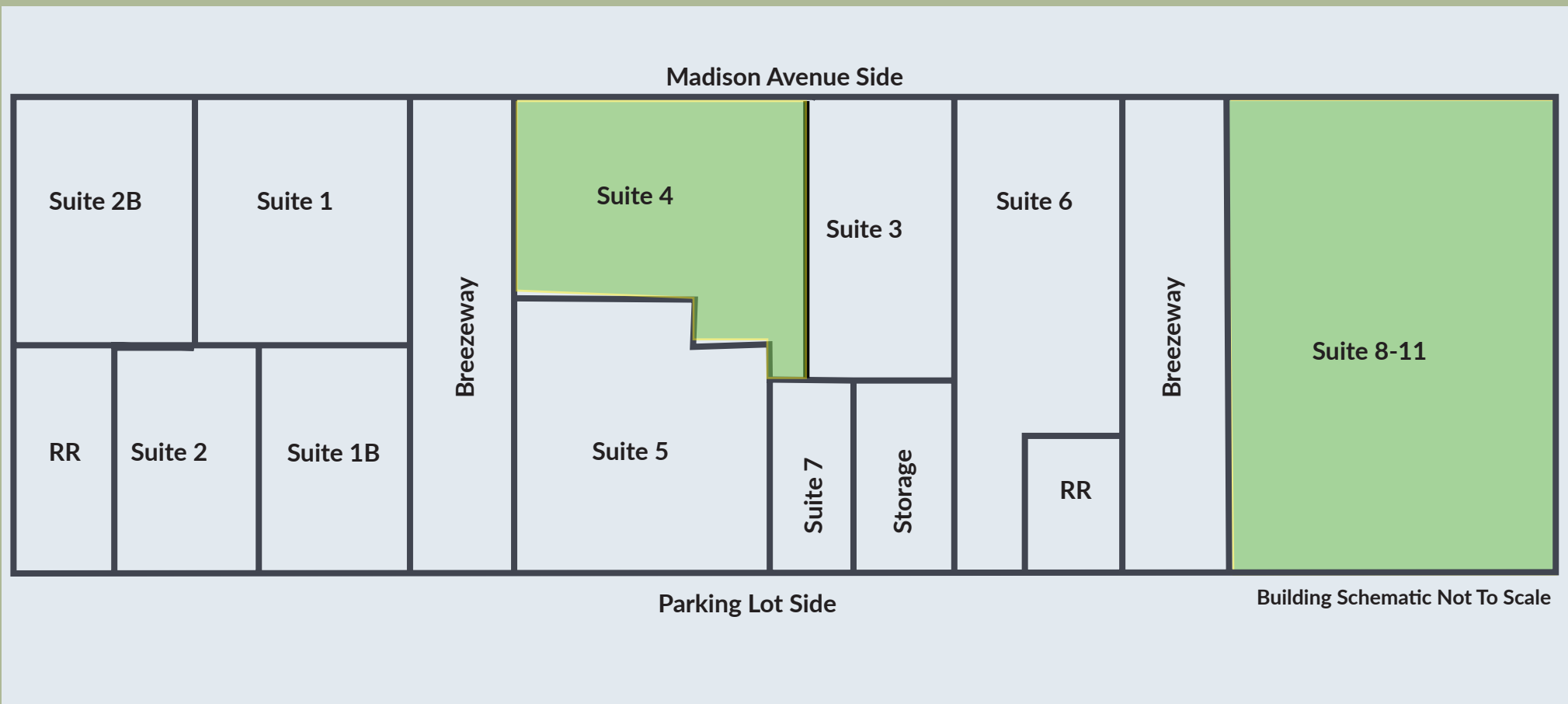
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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need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



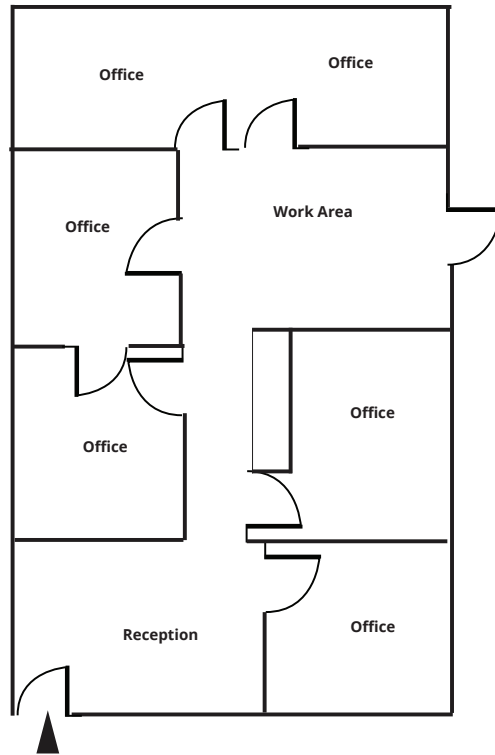
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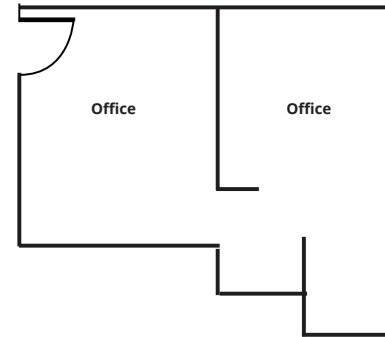


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Suite 8-11



Suite 4

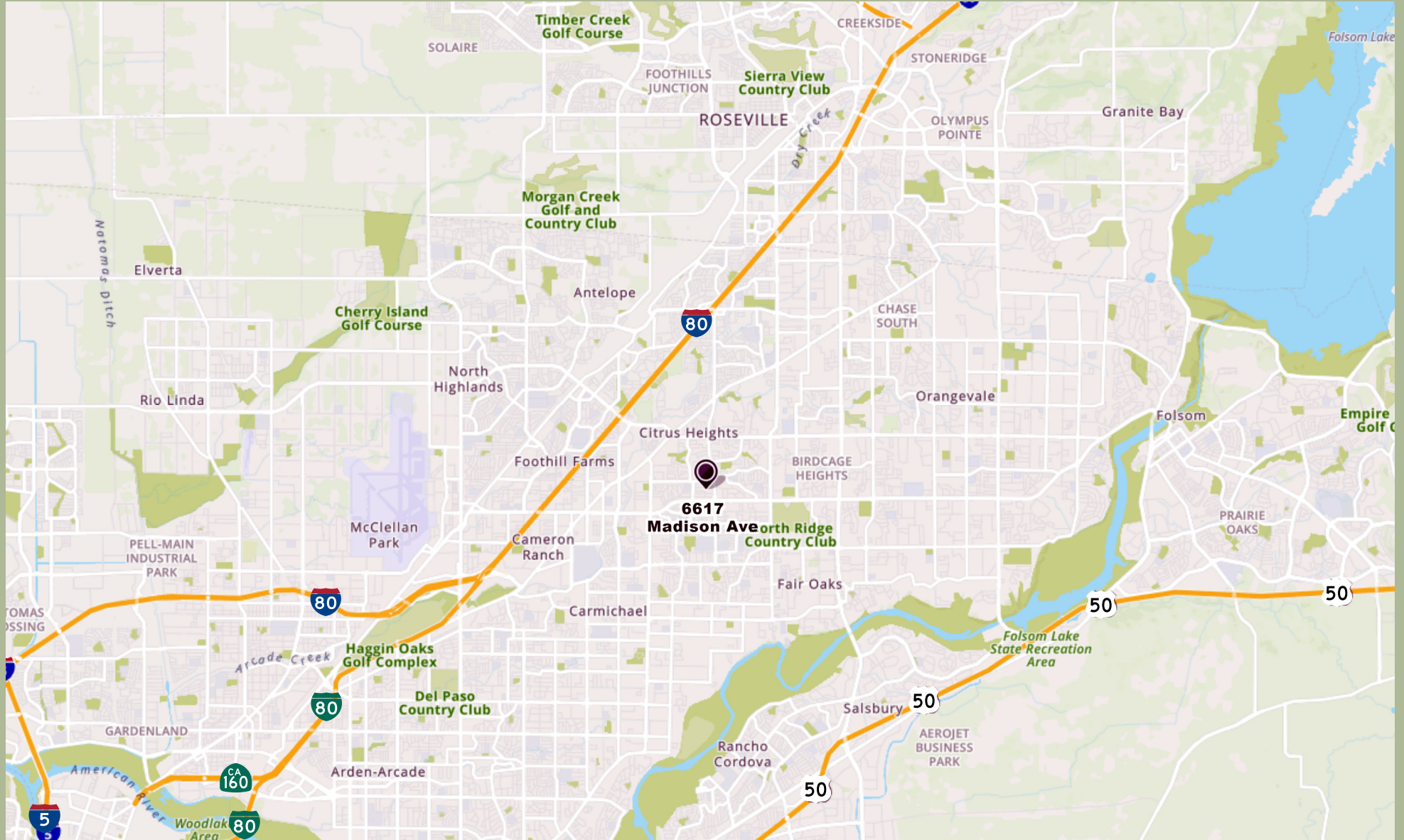
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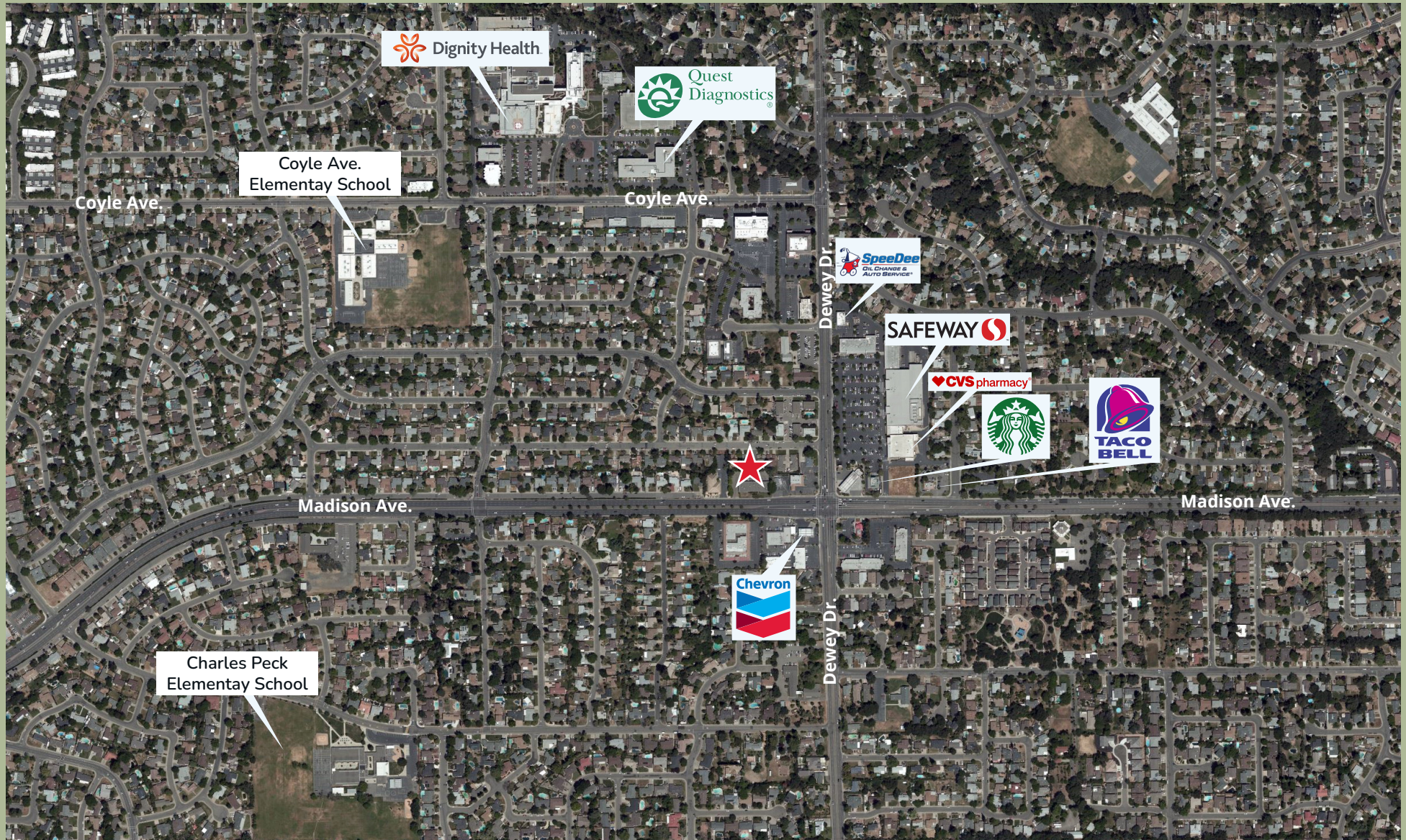
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DEMOGRAPHICS

Key Facts: 5 Mile Radius



305,107
Total Population (2024)



\$117,835
Average Household Income



16,237
Businesses



120,090
Daytime Employees



77,145
Owner Occupied Households



\$525,341
Median Home value

ADT Fair Oaks Boulevard (Champlain Ln E) **30,233** (2025)

Data obtained from CoStar