

FAIR OAKS SQUARE

8100-8128 Madison Ave | Fair Oaks, CA



FOR LEASE

Suites Available 810 – 2,230 SF



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HIGHLIGHTS

Commercial space available for lease in the Fair Oaks Square Center located on the corner of Madison Avenue & Fair Oaks Boulevard.

- Large consumer base with 116,600 households, 295,400 people, and an average income of \$105,900 within a 5-mile radius.
- Highly trafficked intersection with up to ±19k ADT.
- Monument signage available.
- Area co-tenants include Starbuck's, Carl's Jr., Kiki's, Smart & Final, Black Bear Diner, Sacramento Credit Union, McDonald's, AVL Academy, Madison Family Dental, and more.

PROPERTY OVERVIEW

ADDRESS	8100-8128 Madison Ave, Fair Oaks, CA 95628	
PROPERTY TYPE	Multi-Tenant Retail	
LEASE PRICE	Contact Broker	
ZONING	LC (PDC) - Light Commercial/Planned Development County Initiated	
AVAILABLE SPACE	Suite 8116 (2 nd Gen. Restaurant)	2,230 sq ft
	Suite 8106	1,425 sq ft
	Suite 8122	810 sq ft
	Suite 8124	810 sq ft
LOT SIZE	2.48 acres	
APN	249-0091-014-0000	
TRAFFIC	Madison Ave	± 19,182 ADT
	Fair Oaks Blvd	± 14,893 ADT

AERIAL VIEW



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Fair Oaks Blvd ± 14,893 ADT



Madison Ave ± 19,182 ADT

MARKET OVERVIEW



STARBUCKS
 Fair Oaks Park
 Fair Oaks Library
 Fair Oaks Farmers Market

Yogurtland Smart & Final. TRADER JOE'S
 THE HONEY BAKED Ham's Mcdonald's chili's Black Bear Diner
 FIREHOUSE SUBS Little Caesars
 Wienerschnitzel the Habit Burger Grill Olive Garden MOUNTAIN MIKE'S PIZZA

SITE

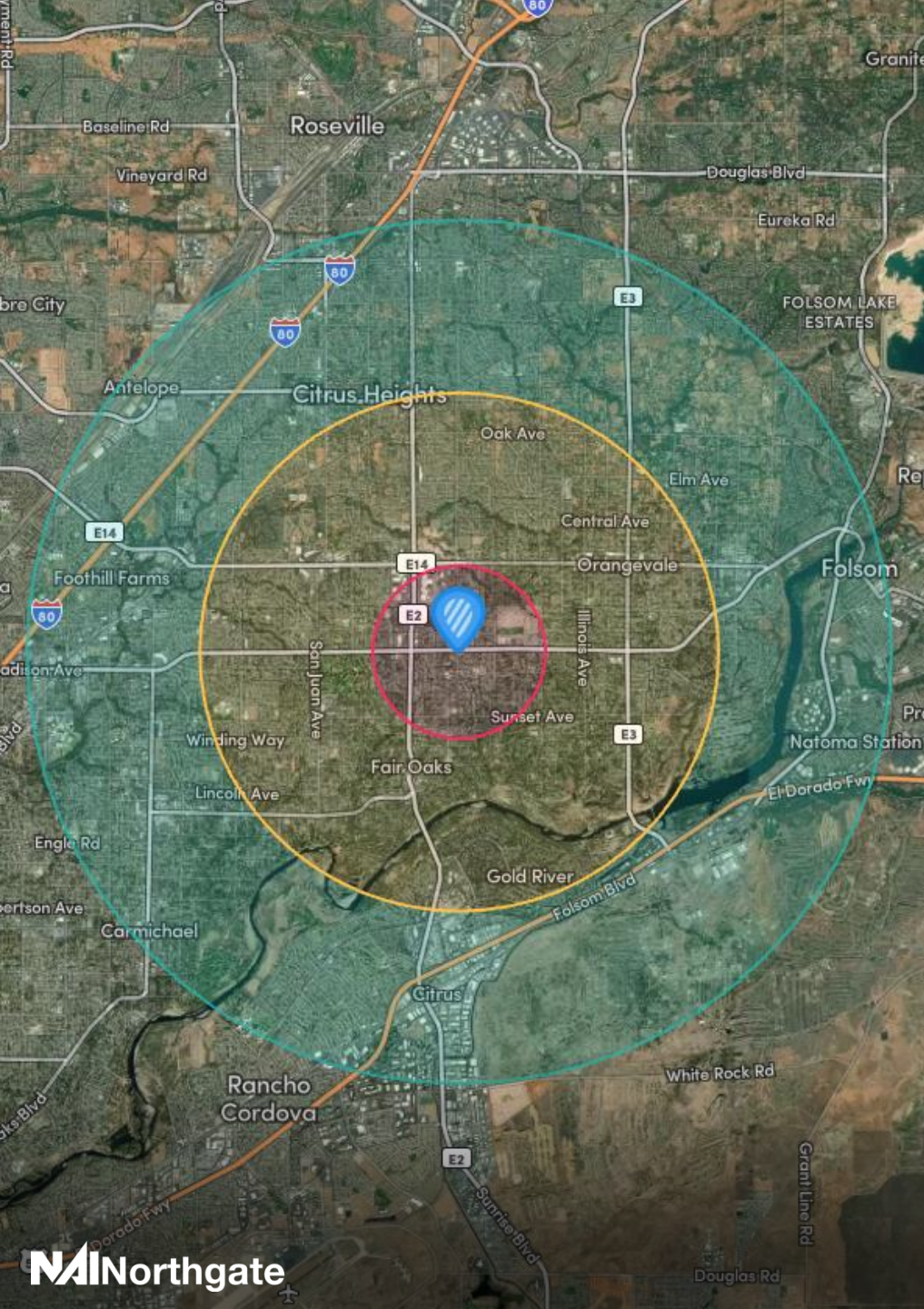


Fair Oaks Blvd ± 7,881 ADT

Madison Ave ± 21,214 ADT

ACE Hardware
 El Balcon Bar Taqueria
 KORK Sips & Snacks
 Fabian's Italian Bistro & Bar
 Del's Family Pizza
 Handels Homemade Ice Cream
 Desert Book Store
 Birchfield Jewelers
 ALEXANDRIA Salon & Spa

AutoLube Express Oil Change IPAUSE COFFEE HOUSE
 Soccer Post Fair Oaks
 A1 Meat Market & Grocery
 Desi Bazaar Grocery
 Indian Clothing Store
 B's Wine & Liquor
 Liquid Therapy - Bar
 Biryani and Beyond - Restaurant
 H&R BLOCK KIKI'S TACO EXPRESS



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	14,902	121,303	309,963
Projected Growth (5 Yr)	15,159	122,586	313,807
Median Age	43	45	43
Households	6,235	48,807	121,914
White Population	9,500	81,738	194,434
Black Population	782	4,684	15,847
Am Indian Population	184	1,213	3,344
Asian Population	1,069	7,368	24,813
Other Population	3,625	27,583	75,369
Hispanic Population	21.99%	19.19%	20.92%
Average HH Income	\$119.3k	\$125.1k	\$116.6k
Median HH Income	\$95.1k	\$101k	\$93.4k
High School Graduates	10,335	83,237	206,412
College Graduates	5,318	41,353	97,065
Total Employees	7,552	60,438	149,972



Fair Oaks Charm

Fair Oaks offers a unique blend of small-town charm and suburban convenience, nestled along the American River in the heart of Sacramento County, with a welcoming community and natural beauty that create an ideal setting for families and businesses alike.

Economic Opportunity

With ongoing residential and commercial development, Fair Oaks presents strong opportunities for retail, service, and professional sectors. Proximity to Sacramento enhances its appeal for businesses seeking access to the region's economic activity.

Skilled Workforce

Fair Oaks benefits from access to a highly educated and skilled labor pool, supported by nearby institutions like Sacramento State University and American River College.

Riverside Living

Set among rolling hills and oak trees, Fair Oaks is known for its scenic trails, parks, and river access. Outdoor recreation is a central part of daily life.

Accessible Location

Conveniently located near major highways and transit options, Fair Oaks connects easily to downtown Sacramento, Roseville, and Folsom.

Community & Culture

Fair Oaks embraces a vibrant local culture with seasonal festivals, a historic village center, and a thriving arts scene. The town's blend of tradition and modernity makes it a sought-after place to live and invest.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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