

**FOR
LEASE**

4811 CHIPPENDALE DR,
SACRAMENTO, CA

Madison Ave - 58,000 ADT



±871 - 1,609 SF OFFICE SUITES

**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECPRE.COM
DRE: 02167493

ROME
REAL ESTATE GROUP

CHIPPENDALE OFFICE PARK

ASKING RENT: \$1.45 PSF, MG

PROPERTY DETAILS:

- Professional and convenient environment for your business office.
- The office park consists of ten individual buildings, each surrounded by mature landscaping.
- Each building provides ample parking facilities for employees and visitors.
- The office park is ideally located with easy access to I-80 via Madison Ave.
- The location is near a variety of restaurants and essential services.
- The property is well-maintained, including recently renovated restrooms in the common areas.
- The office park features an outdoor seating area in a shaded central courtyard.



AVERAGE

\$79,473

WITHIN 3 MILES

HOUSEHOLD INCOME



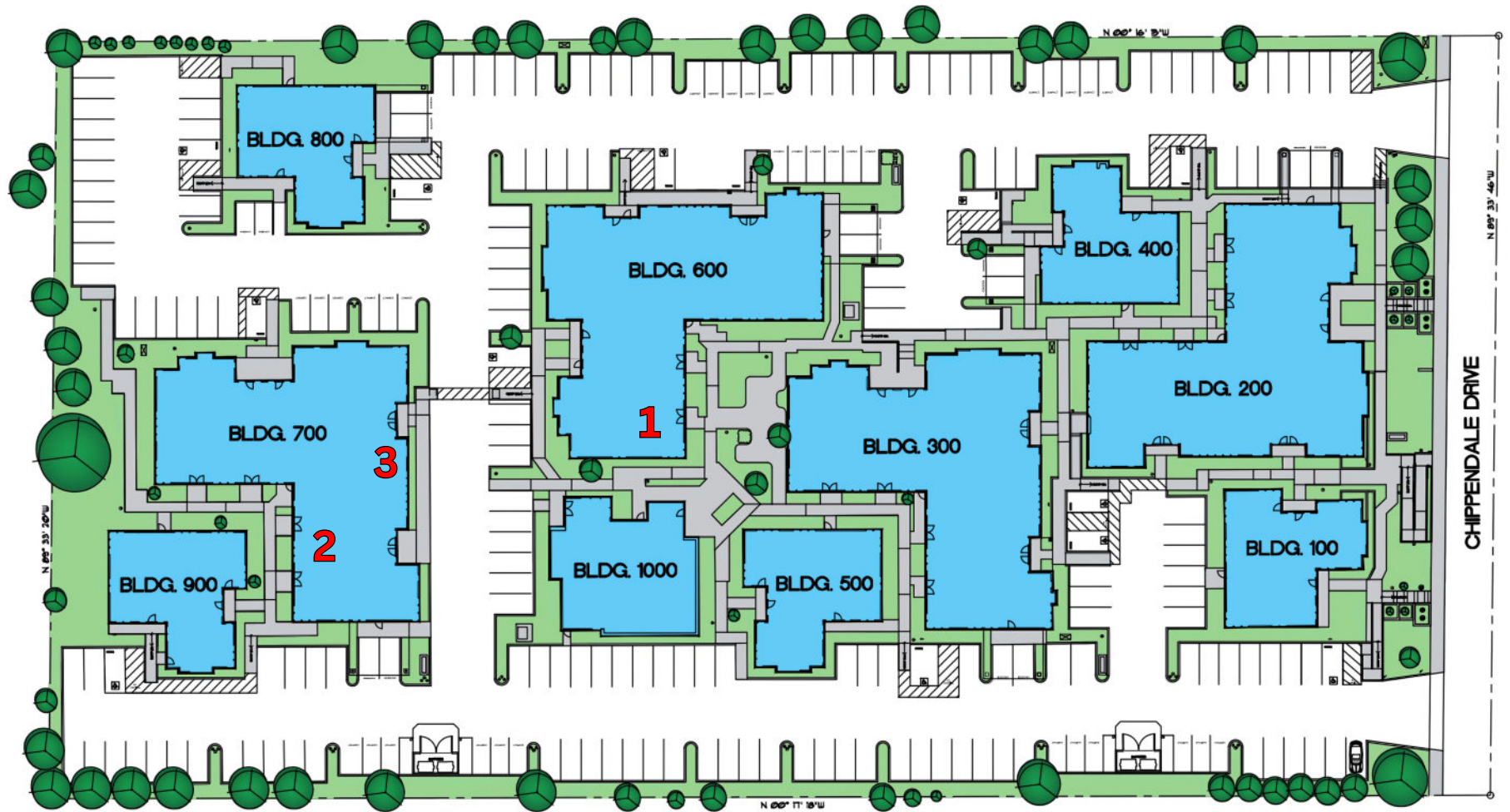
STRONG TRAFFIC COUNTS

CHIPPENDALE DR: 9,923 ADT

SUMMERWOOD CIR: 7,779 ADT

MADISON AVE : 57,979 ADT

AVAILABLE SUITE	SIZE IN SF	MONTHLY RENT
1 - 604	±1,609 SF	\$1.45 PSF, MG
2 - 706	±1,494 SF	\$1.45 PSF, MG
3 - 709	±871 SF	\$1.45 PSF, MG



CHIPPENDALE OFFICE PARK

SUITE 605

SUITE 605

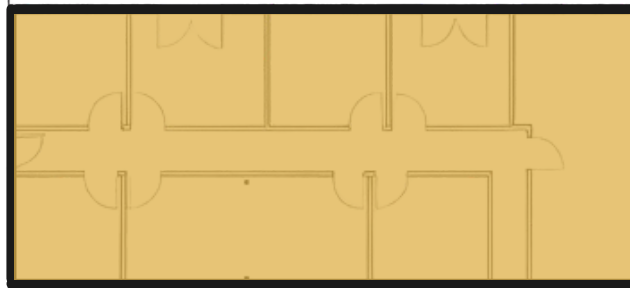
SUITE 601

SUITE 602 SUITE 603

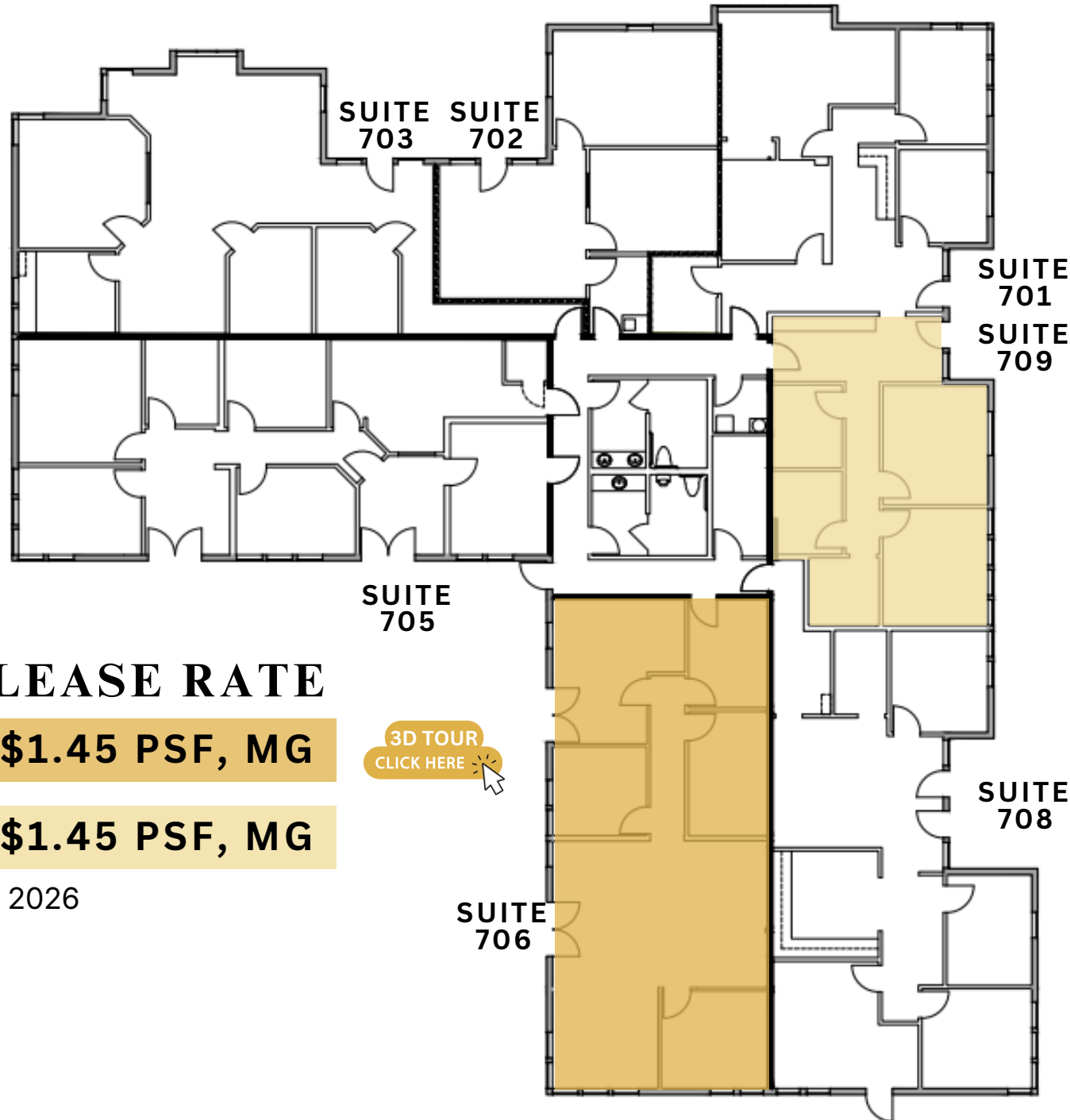
 AVAILABLE

SUITE	SIZE	LEASE RATE
604	±1,609 SF	\$1.45 PSF, MG

SUITE 604



CHIPPENDALE OFFICE PARK



 AVAILABLE

SUITE	SIZE	LEASE RATE
706	±1,494 SF	\$1.45 PSF, MG
709*	±871 SF	\$1.45 PSF, MG

*AVAILABLE FOR LEASE ON MAY 15, 2026

3D TOUR
CLICK HERE 

IMMEDIATE VICINITY AERIAL



**PROPERTY
LOCATION**

Watt Ave

Madison Ave

Manzanita Ave

Auburn Ave

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

7 ELEVEN

goodwill

Walmart **ROSS**
DRESS FOR LESS

Neighborhood Market

THE HOME DEPOT

Carl's Jr.

PET SMART

target **I HOP** **Starbucks**

Jack in the box **CALIFORNIA Family Fitness**

Smart & Final

BIG 5
SPORTING GOODS

Save Mart **Chevron**

IN-N-OUT BURGER **Chick-fil-A**

ARCO **Quick Quack CAR WASH**

ARC
AMERICAN RIVER COLLEGE

SAFEWAY **RITE AID** **ACE Hardware**

Starbucks **DOLLAR TREE** **TACO BELL**

BEL AIR

DEMOGRAPHIC SUMMARY REPORT

4811 CHIPPENDALE DR, SACRAMENTO, CA 95841



POPULATION

2023 ESTIMATE

1-MILE RADIUS	25,698
3-MILE RADIUS	160,288
5-MILE RADIUS	377,604

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$61,086.00
3-MILE RADIUS	\$79,473.00
5-MILE RADIUS	\$85,770.00

POPULATION

2023 BY ORIGIN

WHITE
BLACK
HISPANIC ORIGIN
AM. INDIAN & ALASKAN
ASIAN
HAWAIIAN & PACIFIC ISLAND
OTHER

POPULATION

2028 PROJECTION

1-MILE RADIUS	26,469
3-MILE RADIUS	164,371
5-MILE RADIUS	386,551

HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS	\$46,739.00
3-MILE RADIUS	\$62,223.00
5-MILE RADIUS	\$66,899.00



	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,436	118,056	278,281
BLACK	3,809	15,138	31,510
HISPANIC ORIGIN	6,352	33,207	75,089
AM. INDIAN & ALASKAN	536	2,620	6,130
ASIAN	1,585	10,890	31,039
HAWAIIAN & PACIFIC ISLAND	282	1,489	3,740
OTHER	2,051	12,095	26,903

CONTACT US!

FOR MORE INFORMATION
ABOUT THESE OFFICE SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DDRE: 01879336



(916) 932-2199



@ROMECREGROUP



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108



Stan Yevtushenko

BROKER ASSOCIATE

279.386.8762

stan@romecre.com

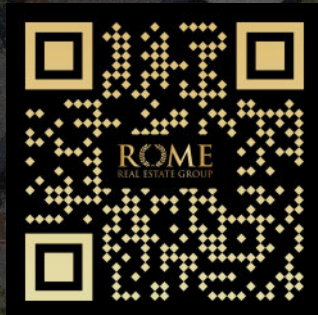
DRE: 02167493



chase@romecre.com

andy@romecre.com

stan@romecre.com



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