

# FAIR OAKS PROMENADE | RETAIL SPACE FOR SUBLEASE

8929 MADISON AVE SUITE 203, FAIR OAKS, CA 95628

LOCATED ON THE NEC OF MADISON AVE AND HAZEL AVE, ANCHORED BY SAFEWAY



**TRI** CORFAC  
**COMMERCIAL** International

**Veronica Sukkary**

Broker Associate

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3400 Douglas Blvd, Suite 190  
Roseville, CA 95661

# FOR SUBLEASE

## FAIR OAKS PROMENADE RETAIL OR MEDICAL USE

### Available For Sublease

- Suites 203: ±1,368 SF
  - Sublease through April 30, 2031 with opportunity for continued tenancy beyond expiration.
  - 2.5% annual increase.
  - Five Rooms
  - Kitchen
  - Reception
  - ADA bathroom
  - Neighbor is Banfield Pet Hospital



### Property Highlights

- One of the highest quality designed shopping centers in the Sacramento Region and one of the top three volume grocery stores
- Monument Signage Available
- Parking Ratio: 5.08/1,000 SF
- Zoning: SC, County
- Medical or Retail Uses Allowed



**LEASE RATE: \$2.23/SF/MONTH; NNN**

**NNN: Estimated \$0.98/SF**

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ADT - 33,793 Cars Per Day

Hazel Ave

Madison Ave

ADT - 45,163 Cars Per Day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,159	87,069	233,544
Households	5,668	35,613	91,843
Average Household Income	\$150,302	\$141,223	\$139,049
Median Age	45.1	43.5	42.6
Total Businesses	405	4,439	9,711
Daytime Demographics 16+	7,454	63,194	153,256
White Collar Workers	69.4%	69.7%	68.4%
Blue Collar Workers	30.6%	30.3%	31.6%

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