

FAIR OAKS POINTE 8505 - 8525 MADISON AVE

FAIR OAKS, CA

FOR LEASE

2,435 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Located at the signalized intersection of Madison Ave and Kenneth Ave (over 34,000 cars per day)
- Digital monument sign with excellent visibility on Madison Ave
- Population of approximately 270,000 within a 5 mile radius
- Excel Fitness and Pitch & Fiddle now open

PROPERTY DETAILS:

Fair Oaks Pointe is an established neighborhood shopping center located on Madison Ave within walking distance from Bella Vista High School.

This center is located on a main thoroughfare within close proximity to a number of retail centers including Marketplace at Birdcage, Madison Marketplace, and Sunrise Mall.

IONNA EV chargers on-site.



LEASE RATE:

Suite 142 2,435 SF \$4,261.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.49 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	12,474	106,107	272,775
2025 Average HH Income:	\$161,923	\$136,055	\$133,896
Traffic Count @ Madison Ave:	34,465		

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

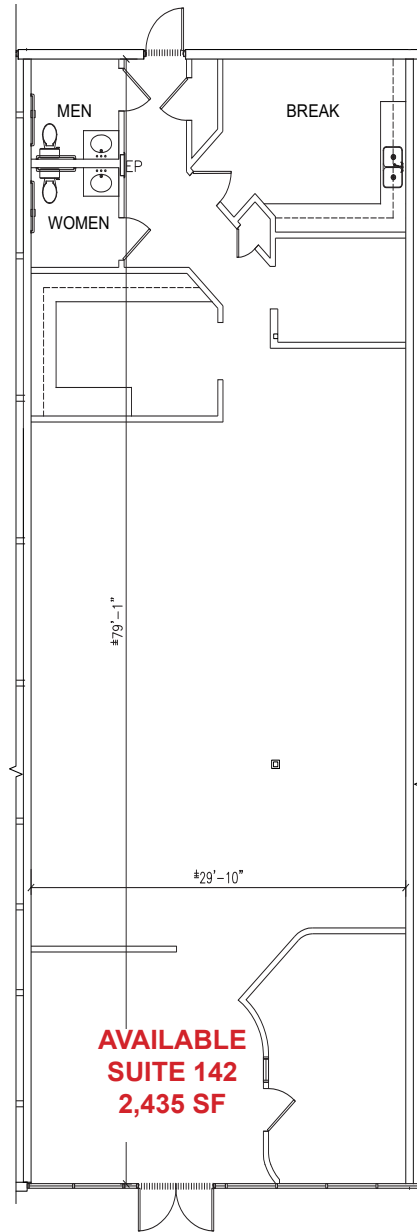
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
142	2,435	\$1.75 PSF, NNN	\$4,261.00
NNN costs are approximately \$0.49 PSF.			

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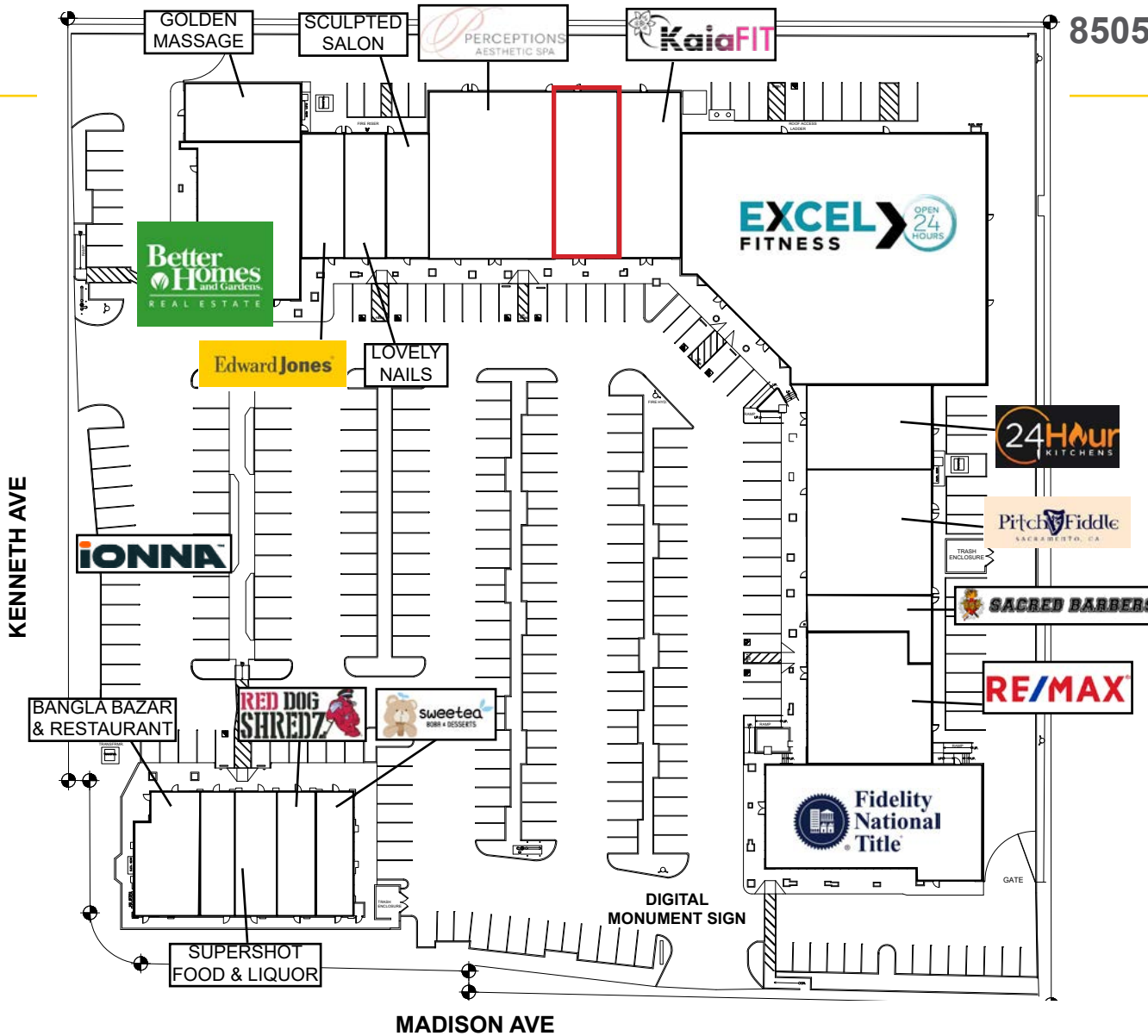
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SITE PLAN



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