

FAIR OAKS POINTE
8505 - 8525 MADISON AVE
FAIR OAKS, CA
FOR LEASE
3,605 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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 Birdcage Shopping Center and Sunrise Mall.



LEASE RATE:

Suite 122 3,605 SF \$5,227.00 (\$1.45 PSF, NNN)

NNN costs are approximately \$0.45-\$0.50 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	12,430	106,187	272,008
2023 Average HH Income:	\$127,854	\$104,307	\$103,096
Traffic Count @ Madison Ave:	34,465		

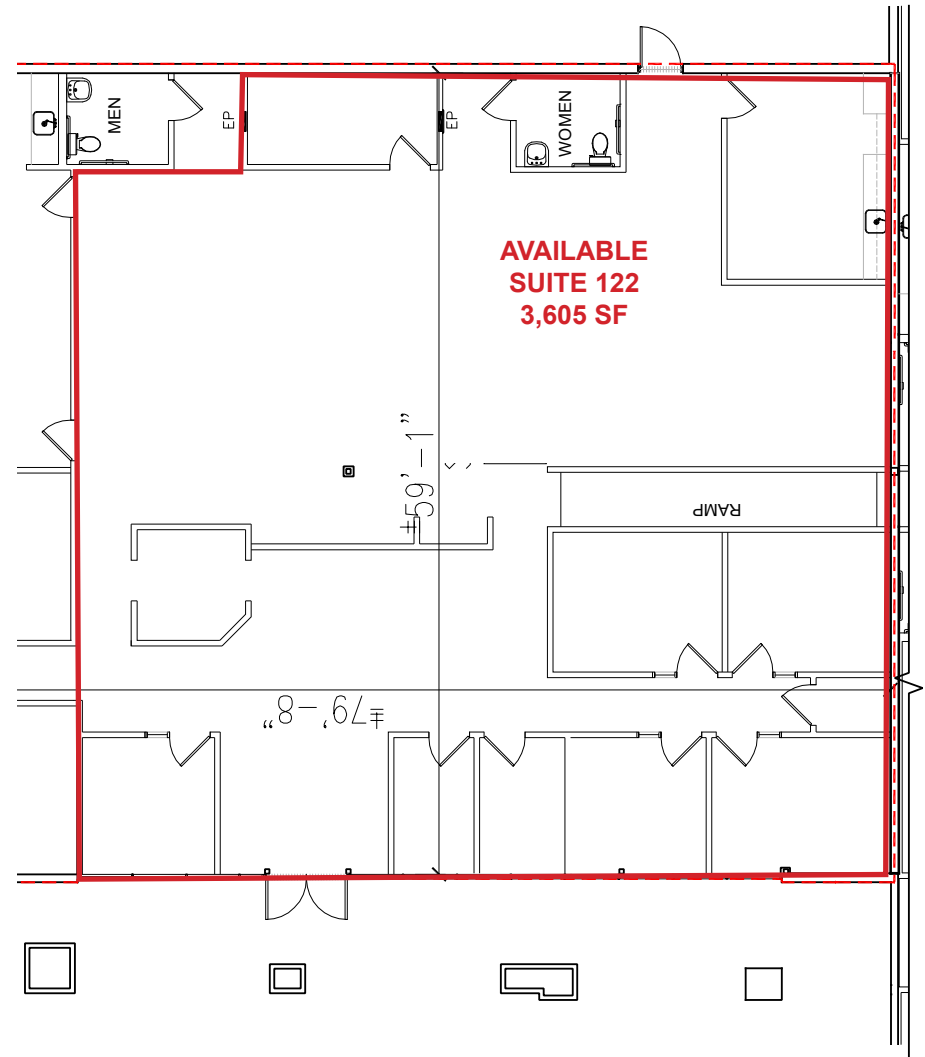
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN



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Suite	SF	Lease Rate	Monthly Rent
122	3,605	\$1.45 PSF, NNN	\$5,227.00
NNN costs are approximately \$0.50 PSF.			

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SITE PLAN



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