

# For Lease



4848 MADISON AVENUE, SACRAMENTO | CA

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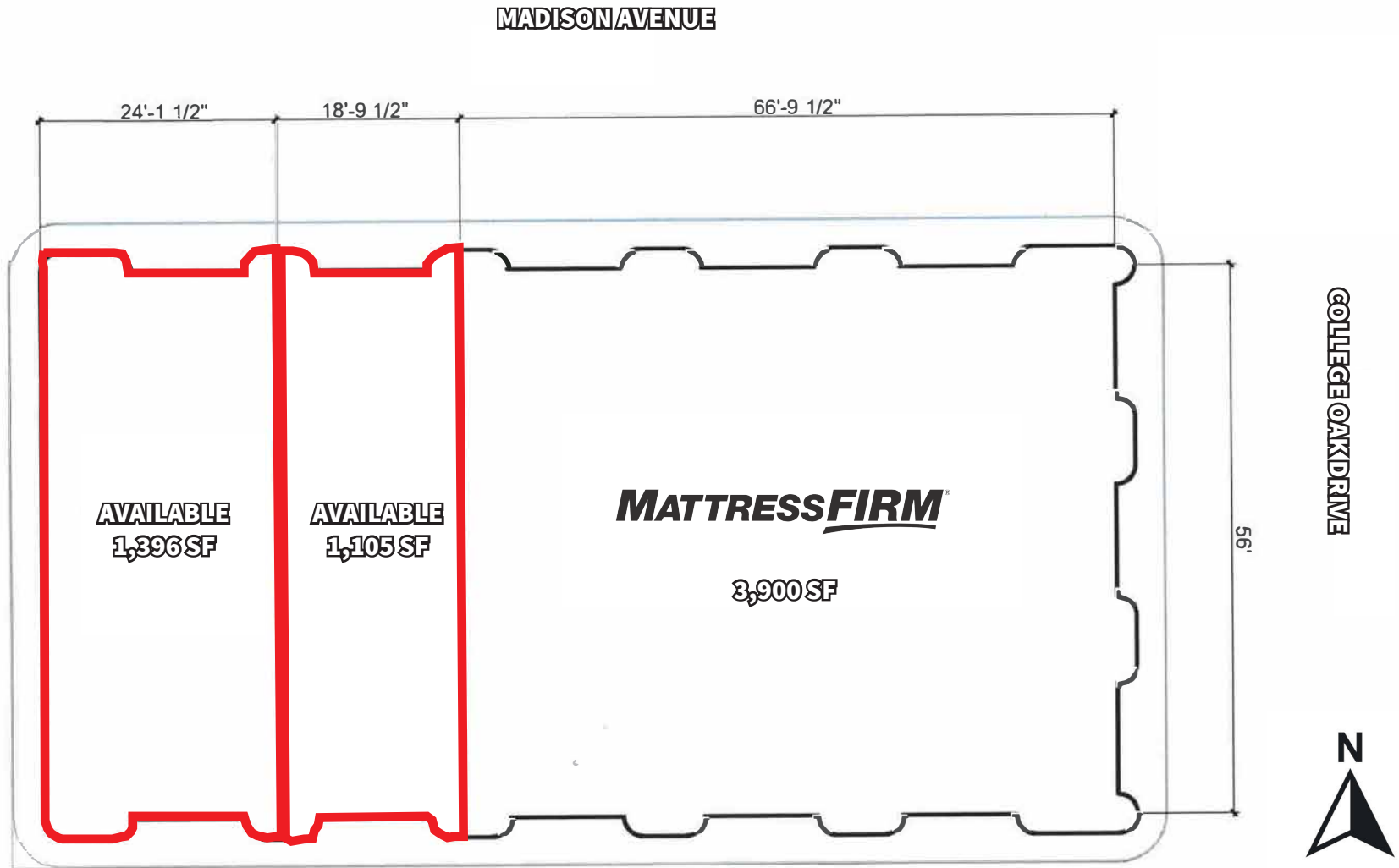
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# 4848 Madison Avenue

SACRAMENTO, CA





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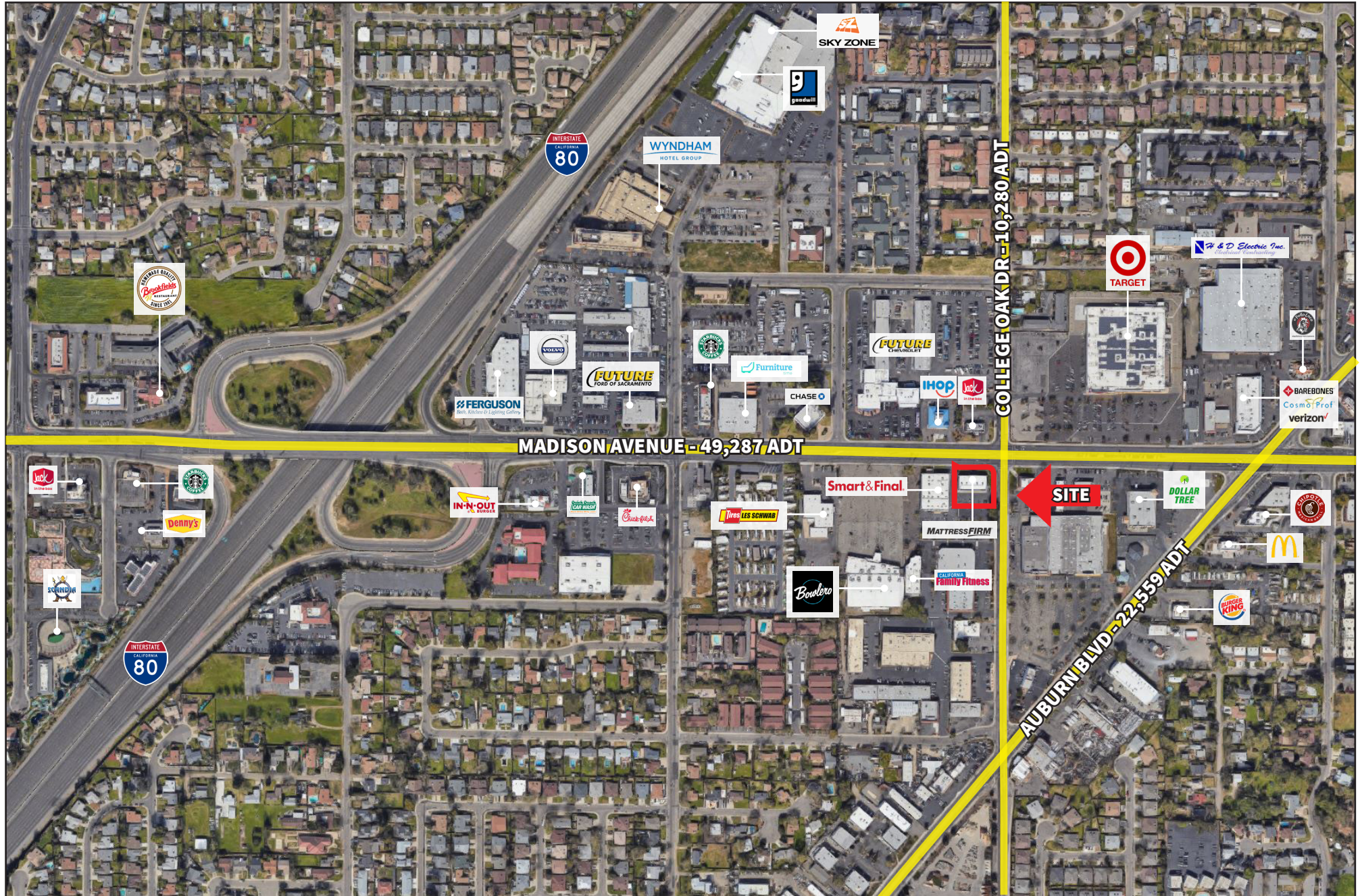
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4848 Madison Avenue is a 6,600 square foot retail pad building located at the southwest corner of Madison Avenue & College Oak Drive. This center is situated on the heavily trafficked commuter arterial of Madison Avenue with approximately 58,000 cars per day. 4848 Madison Avenue is strategically located being that it is on a hard corner, fronting Madison Avenue, and is less than ½ a mile from Interstate 80

## HIGHLIGHTS

- Front & rear facade signage
- Monument signage available
- In close proximity to I-80
- Located at the heavily trafficked commuter arterial

## DEMOGRAPHICS

	1.5 Mile	3 miles	5 Miles
<b>Population</b>	49,538	163,508	384,180
<b>Average HH Income</b>	\$91,479	\$105,856	\$114,599
<b>Daytime Population</b>	8,458	40,129	95,393



## AVAILABILITY

- ±1,105 SF: VANILLA SHELL
- ±1,396 SF: END CAP





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