

5001 Madison Ave | Sacramento, CA

- Rare outparcel opportunites in Target center
- Regional location with easy access to Highway 80
- Hard corner intersection with exposure to over 22,000 CPD
- 1/2 mile to American River Jr. College with ±32,000 students
- Potential Drive-Thru opportunity

SIZE

±1,000 SF & ±5,000 SF Outparcel Buildings



TRAFFIC COUNTS

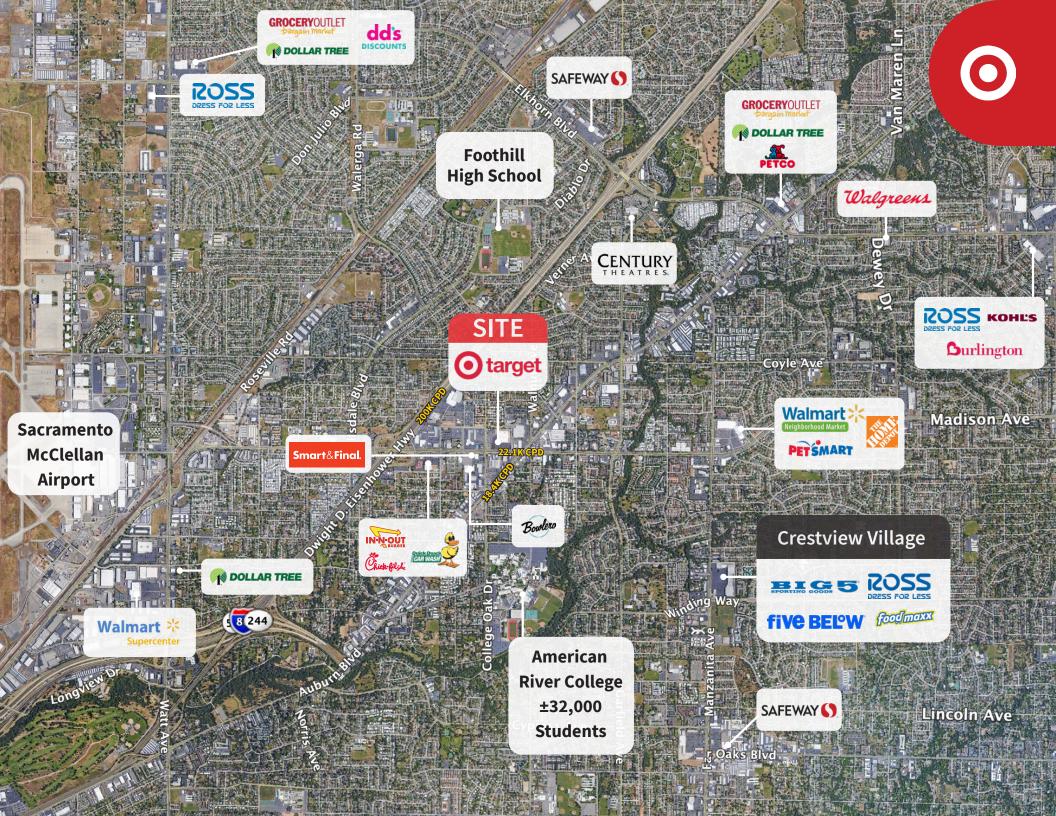
200,000 CPD 22,100 CPD

Hwy 80

Madison Ave







Top tapestry lifestyle segments 3 mile radius >



DREAMBELT

27.0%

These are middle-income suburban neighborhoods in the West with married couples aged 35-74 living in single-family homes (1950-1990) valued at \$300,000-\$500,000, featuring high employment in public administration, construction, healthcare, and retail.



DIVERSE HORIZONS



MODERATE METROS

20.0%

These communities consist largely of foreign-born residents living in major metropolitan areas along coasts and interstate corridors, with large families and middle-tier incomes from service occupations. They predominantly rent older multiunit housing with limited parking and frequently use public transportation.

9.2%

These young, growing suburban neighborhoods near metropolitan areas of 500K+ residents are characterized by middle-income households (often single-person or families with children) living in moderately priced (\$200-500K) pre-1990s single-family homes with short commutes and residents working primarily in healthcare, retail, administration, or sales.

Source: ESRI

Area profile



Estimated population

23,3411 MILE RADIUS

166,119 3 MILE RADIUS

382,315



Daytime population (over 16)

15,3891 MILE RADIUS

88,975 3 MILE RADIUS

203,144 5 MILE BADIUS



Total housing units

9,416

1 MILE RADIUS

64,572 3 MILE RADIUS

148,437 5 MILE RADIUS



Median age

35.7
1 MILE RADIUS

38.0 3 MILE RADIUS

38.2 5 MILE RADIUS



Avg household income

\$81,6381 MILE RADIUS

\$101,3273 MILE RADIUS

\$109,177 5 MILE RADIUS



Median household income

\$65,0681 MILE RADIUS

\$82,3913 MILE RADIUS

\$87,672 5 MILE RADIUS

Source: Sites USA

Key area retailers















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