



# Excess properties

For sale/lease



## 5001 Madison Ave | Sacramento, CA

- Rare outparcel opportunities 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  $\pm 32,000$  students
- Potential Drive-Thru opportunity

### SIZE

**$\pm 1,000$  SF &  
 $\pm 5,000$  SF**  
Outparcel Buildings



### TRAFFIC COUNTS

**200,000 CPD** **22,100 CPD**  
Hwy 80 Madison Ave







Up to 5,000 SF

1,000 SF w/  
drive-thru

College Oak Dr

target

WF WELLS FARGO

verizon

Pollo Loco

DOLLAR TREE

22,100 CPD

Madison Ave

18,400 CPD

Auburn Blvd





Sacramento  
McClellan  
Airport

ROSS  
DRESS FOR LESS

GROCERYOUTLET  
Bargain Market  
DOLLAR TREE  
dd's  
DISCOUNTS

SAFEWAY

Foothill  
High School

GROCERYOUTLET  
Bargain Market  
DOLLAR TREE  
PETCO

Walgreens

CENTURY  
THEATRES

SITE  
Target

ROSS  
DRESS FOR LESS  
KOHLS  
Burlington

Smart & Final

Walmart  
Neighborhood Market  
PETSMART  
THE HOME DEPOT

Madison Ave

Crestview Village  
BIG 5  
SPORTING GOODS  
ROSS  
DRESS FOR LESS  
five BELOW  
food maxx

DOLLAR TREE

IN-N-OUT  
BURGERS  
Chick-fil-A  
Car Wash

Bowlers

Walmart  
Supercenter

American  
River College  
±32,000  
Students

SAFEWAY

Lincoln 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

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.



MODERATE METROS

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

23,341  
1 MILE RADIUS

166,119  
3 MILE RADIUS

382,315  
5 MILE RADIUS



Daytime population (over 16)

15,389  
1 MILE RADIUS

88,975  
3 MILE RADIUS

203,144  
5 MILE RADIUS



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

\$81,638  
1 MILE RADIUS

\$101,327  
3 MILE RADIUS

\$109,177  
5 MILE RADIUS



Median household income

\$65,068  
1 MILE RADIUS

\$82,391  
3 MILE RADIUS

\$87,672  
5 MILE RADIUS

Source: Sites USA

## Key area retailers





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