

**FAIR OAKS POINTE**  
**8505-8525 MADISON AVE**  
**FAIR OAKS, CA**  
2,418 SF - 4,825 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**Andy Jonsson**  
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**916.779.1000**

**FEATURES:**

- Located at the signalized intersection of Madison Ave and Kenneth Ave (over 34,000 cars per day)
- Digital monument sign with excellent visibility
- Population of approximately 270,000 within a 5 mile radius
- Coldwell Banking, 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 RATES:**

Please see additional pages of the flyer.

NNN costs are approximately \$0.45 PSF.



**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2018 Avg. Population:	11,661	107,128	272,493
2018 Avg. HH Income:	\$77,008	\$72,217	\$70,105
Daily Traffic Count:	Madison Ave 34,465		

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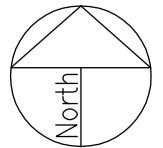
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
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FOR LEASE

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FAIR OAKS, CA

SITE PLAN



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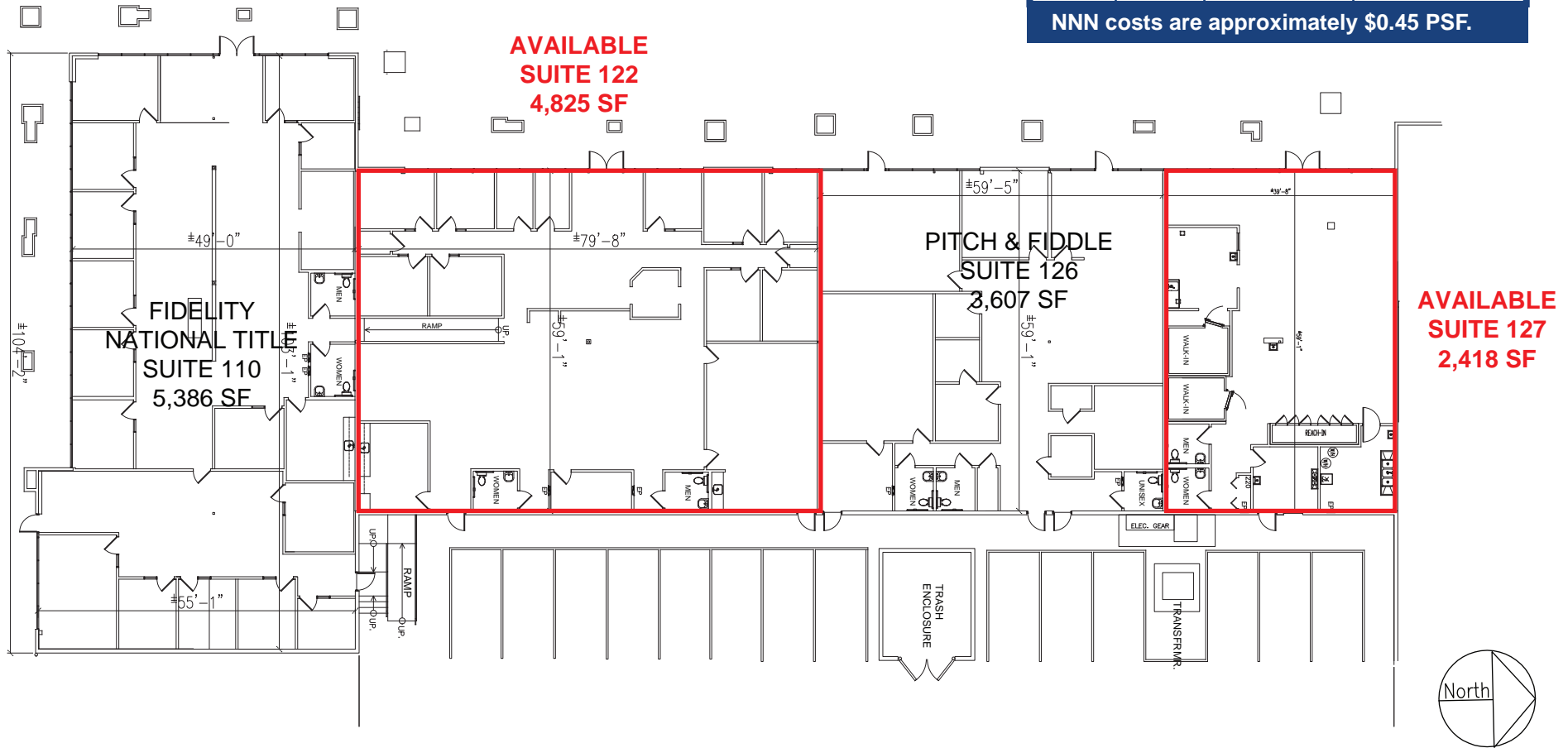
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8525 MADISON AVE

Suite	SF	Lease Rates	Monthly Rent
122	4,825	\$1.45 PSF	\$6,996.00
127	2,418	\$1.65 PSF	\$3,990.00

NNN costs are approximately \$0.45 PSF.



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