

FAIR OAKS POINTE
8505-8525 MADISON AVE
FAIR OAKS, CA
1,801 SF - 4,825 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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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
- New leases for Coldwell Banking, Excel Fitness and Pitch & Fiddle now signed with projected opening date of early 2020

**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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FOR LEASE

SITE PLAN

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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.

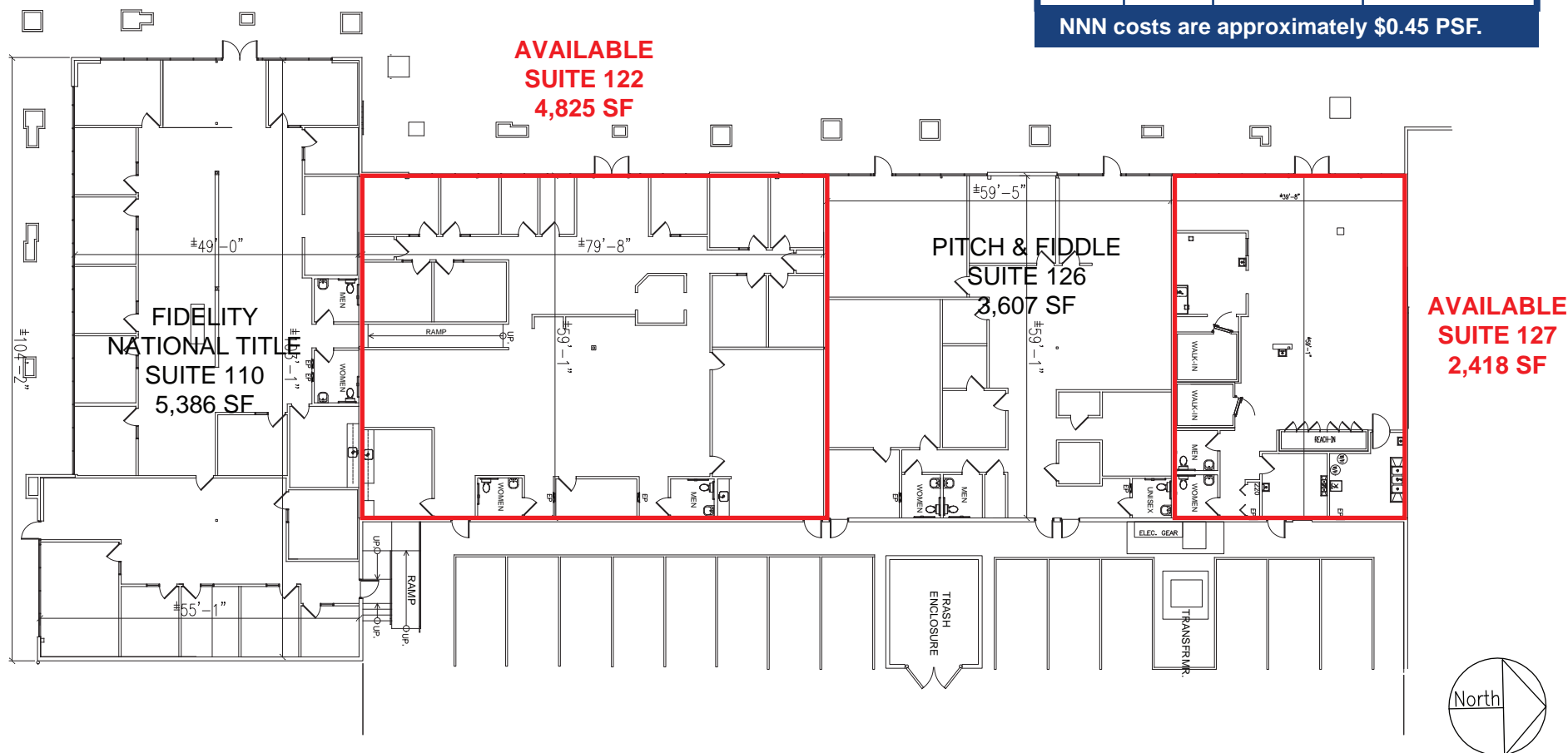
FOR LEASE

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FAIR OAKS, CA

8525 MADISON AVE

Suite	SF	Lease Rates	Monthly Rent
122	4,825	\$1.39 PSF	\$6,707.00
127	2,418	\$1.69 PSF	\$4,086.00

NNN costs are approximately \$0.45 PSF.



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