

• target Excess Properties For Sale/Lease



5001 MADISON AVENUE | SACRAMENTO, CA

- Rare outparcel opportunities in high volume recently remodeled Target
- Regional location with easy access to Highway 80
- Hard corner intersection with exposure to over 50,000 cars per day
- ½ mile to American River Jr. College with +/- 42,000 enrolled students
- Densely populated trade area, +/- 380,000 people within 5 miles
- Potential Drive-Thru opportunity

Size

Capacity for ±5,000 & ±10,000 SF **Buildings**

Traffic Counts

Hwy 80: 223,900 CPD

Madison Ave: 22,121 CPD

Erik Westedt

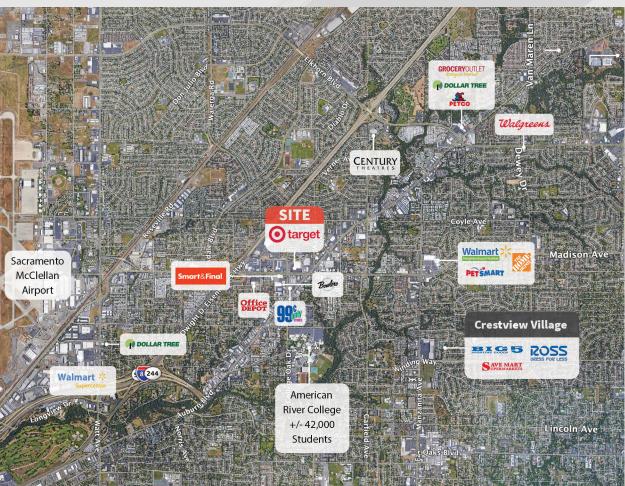
RE License #CA - 01372758 Tel +1 213 545 4500 erik.westedt@am.jll.com

John Brecher

RE License #CA - 01897931 Tel +1 916 440 1826 john.brecher@am.jll.com

Aerials





Key Area Retailers

Target
Smart & Final

Office Depot Bowlero .99 Cent Only Walmart Market

Area Profile		Mile Radius	Mile Radius	Mile Radius
8	Estimated Population	21,287	158,052	370,741
	Daytime Population	21,678	138,842	318,365
3	Total Housing Units	8,394	59,977	139,445
	Median Age	34	37	38
\$ +	Average Household Income	\$59,799	\$73,673	\$79,653
100 \$	Median Household Income	\$44,995	\$54,228	\$57,591

Top Tapestry Lifestyle Segments 3 Mile Radius



FRONT PORCHES

15.1%

We are a blend of family types that tends to skew younger. Half of us rent and many of us live in older townhomes or duplexes. Our friends and family heavily influence our spending decisions, such as cars that are fun to drive. We have low incomes and net worths and often rely on loans.



METRO FUSION

11.4%

We are young, highly mobile, and live in culturally-diverse neighborhoods. Despite our income and language challenges, we work hard and aspire for better professional and social lives. We are very anxious to impress with the latest fashions and electronics.



PARKS AND REC

10.5%

We've achieved our dream of home ownership, with modest homes that match our means. We're getting ready for retirement and we're comfortable with our place in life. We spend wisely and live in neighborhoods that are attractive to the next generation of couples.