



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

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Aerials









Key Area Retailers

**Target
Smart & Final**

**Office Depot
Bowlero**

**.99 Cent Only
Walmart Market**

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	21,287	158,052	370,741
 Daytime Population	21,678	138,842	318,365
 Total Housing Units	8,394	59,977	139,445
 Median Age	34	37	38
 Average Household Income	\$59,799	\$73,673	\$79,653
 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.