

MADISON MARKETPLACE

A NEIGHBORHOOD CENTER



LOCATION: SWC Madison Avenue & Hazel Avenue
Fair Oaks, CA

ANCHOR: Raley's, TJ Maxx, Petco, and Kragen Auto Parts

SIZE: ±258,981 Square Feet (GLA)

TRAFFIC COUNTS: Madison Avenue ±32,500 ADT
Hazel Avenue ±44,000 ADT

For More Information, Contact:

Jason K. Gallelli
jgallelli@voitco.com
License ID: 01143594

Kevin M. Soares
ksoares@voitco.com
License ID: 01291491

Jeff T. Hagan
jhagan@voitco.com
License ID: 01494218

Voit
REAL ESTATE SERVICES

GALLELLI
TEAM RETAIL SPECIALISTS

NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

2237 Douglas Blvd • Suite 100 • Roseville, CA 95661 • (Phone) 916.772.1700 • (Fax) 916.784.2098

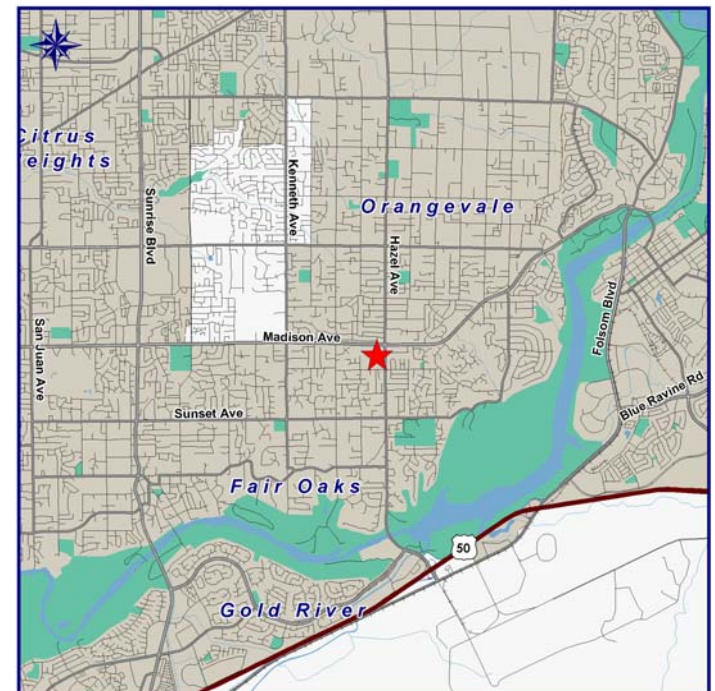
TRADE AREA OVERVIEW:

Voit Real Estate Services is pleased to present Madison Marketplace, the dominant grocery-anchored shopping center located in the prestigious community of Fair Oaks. Since opening, Madison Marketplace has enjoyed immediate success. The shopping center has evolved over the years to include an impressive tenant mix consisting of a highly successful Raley's Supermarket, TJ Maxx, Petco, Dollar Tree, Hancock Fabrics, McDonald's and many others.

The shopping center is situated within a mature, heavily populated residential area consisting of approximately ±85,000 people within a 3-mile radius. The center also enjoys exceptionally high average household incomes of approximately \$85,000 within the same 3-mile radius. Madison Marketplace is undoubtedly in the heart of one of the most affluent and in demand retail and residential areas in the entire Sacramento region.

Madison Marketplace offers a premier location with numerous outdoor seating venues, tree lined pedestrian oriented plazas and a village atmosphere that the surrounding residential communities are drawn to. It creates a comfortable environment for customers to shop and relax while allowing tenants to generate high sales.

- Hazel Avenue is one of the major north/south corridors in Greater Sacramento for residents and business commuters.
- Benefits from great traffic counts and excellent ingress and egress at the center.
- Traffic Counts: Madison Avenue - ±32,500 ADT Hazel Avenue - ±44,000 ADT

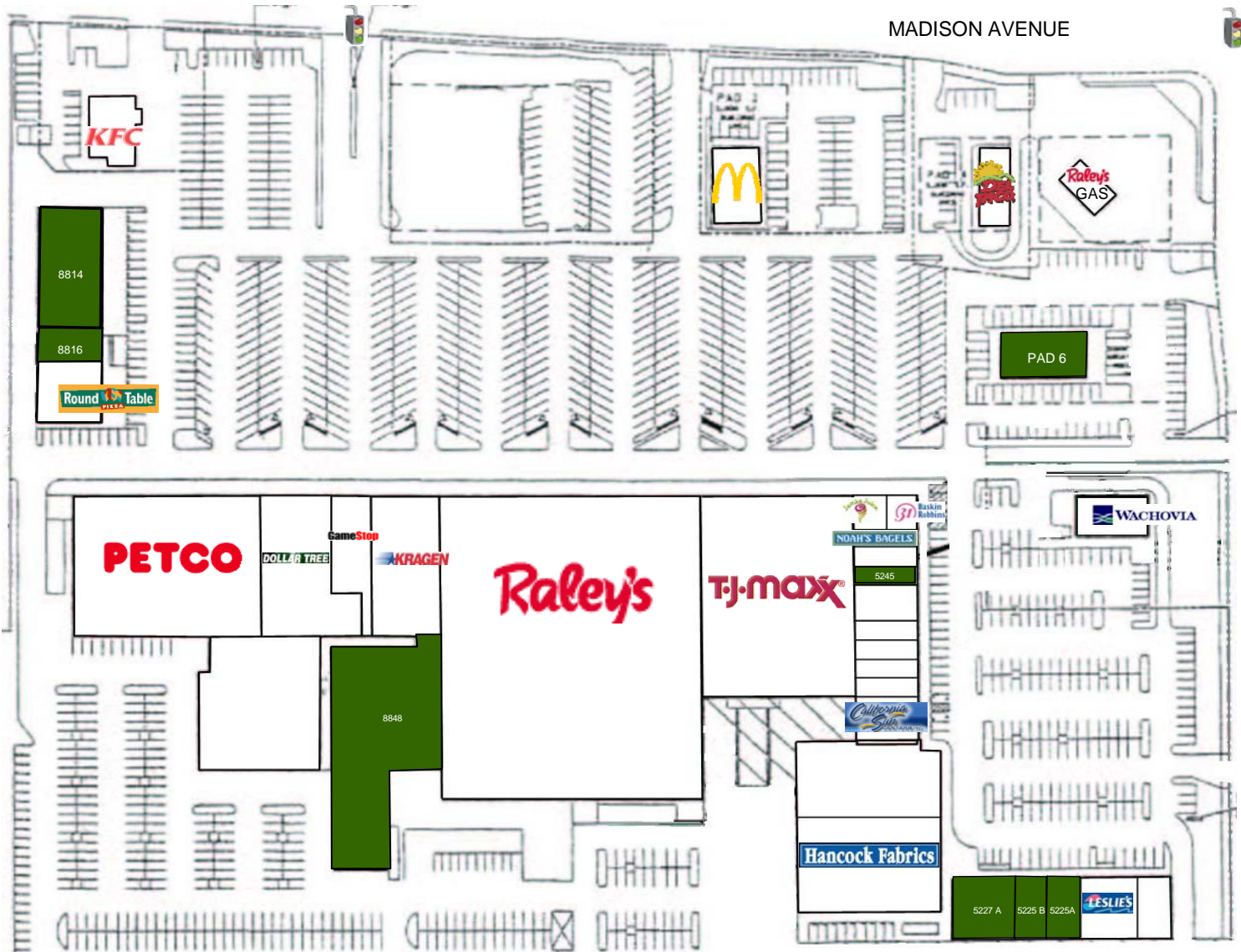


DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2010 Total Population	15,707	85,699	238,553
2010 Daytime Population	9,666	82,576	210,855
2010 Average Household Income	\$108,147	\$102,231	\$93,660
2015 Total Population	15,836	86,478	246,166

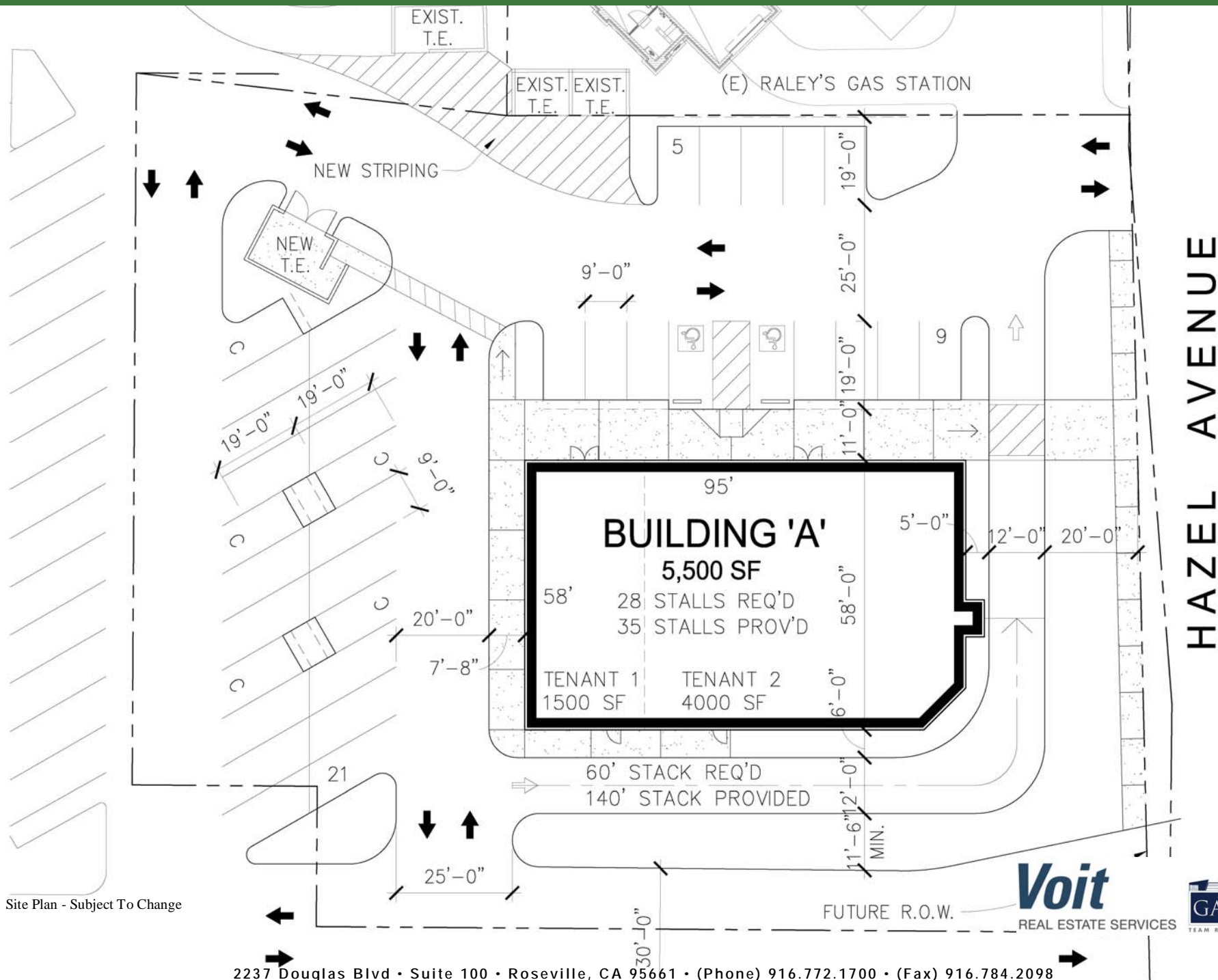


MADISON MARKETPLACE

SWC Madison Avenue & Hazel Avenue



<u>Tenants</u>		
Major A	Raley's	72,900
Major B	TJ Maxx	28,000
Major C	Petco	24,780
<u>Building A</u>		
5223 -	El Patio Taqueria	1,500
5225 -	Leslie's Pool Supply's	4,401
5225A - AVAILABLE		1,180
5225B - AVAILABLE		1,800
5227A - AVAILABLE		3,000
<u>Building B</u>		
5229A -	Hancock Fabrics	12,328
5229B -	City of Sacramento	9,501
<u>Building C</u>		
5231 -	California Sun Centers	2,204
5233 -	Hazel Tree Florist	1,200
5235 -	Nails Tech	1,200
5237 -	Dry Clean Today	882
5239 -	Super Barber	756
5239B -	Safe Credit Union ATM	70
5241 -	Rim's Deli	1,630
5245 - AVAILABLE		1,205
5247 -	Designer Tailor	1,200
5249 -	Noah's Bagel's	1,500
8894 -	Baskin Robbin's	892
8878 -	Jamba Juice	1,216
<u>Building F</u>		
8864 -	Kragev Auto Parts	9,100
8854 -	GameStop	2,700
8852 -	Dollar Tree	10,171
<u>Building H</u>		
8814 - AVAILABLE		7,560



Site Plan - Subject To Change



Citrus Heights

Orangevale

Fair Oaks

Gold River

Sunrise Blvd

Kenneth Ave

Greenback Ln

Madison Ave

Sunset Ave

Hazel Ave

Folsom Blvd

Blue Ravine Rd

50

ROSSMART

WinCo

SAVEMART

WAL-MART

LOWE'S

TARGET

TRADER JOE'S

Raley's

Raley's

PETCO

SAFeway

WAL-MART

For More Information, Contact:

Jason K. Gallelli
jgallelli@voitco.com
License ID: 01143594

Kevin M. Soares
ksoares@voitco.com
License ID: 01291491

Jeff T. Hagan
jhagan@voitco.com
License ID: 01494218

