

FAIR OAKS PROMENADE FAIR OAKS, CA



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PARTNER XTEAM
RETAIL ADVISORS

Shop Space Now Available

Hazel Ave & Madison Ave
Fair Oaks, CA



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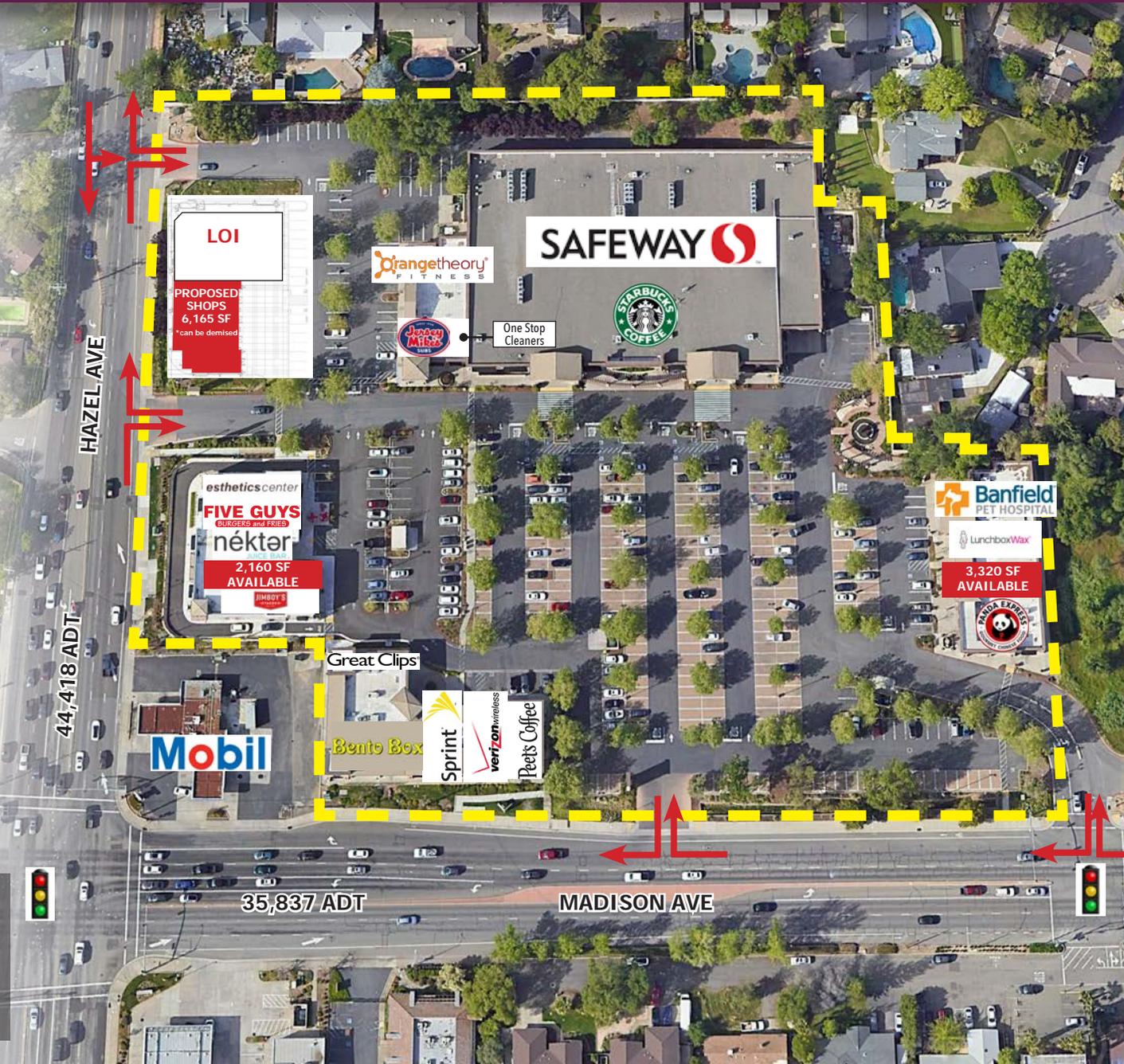
PROPERTY HIGHLIGHTS

FAIR OAKS, CA

- One of the highest quality designed shopping centers in the Sacramento Region and one of the top three volume grocery stores.
- 103,000 SF Shopping Center located at the prominent intersection of Hazel Avenue and Madison Avenue with traffic of almost 70,000 ADT.
- Hard corner infill retail property with access from both Madison Ave and Hazel Ave.
- Dense trade area with little competition and an affluent residential base.
- Located at a signalized intersection.
- Fair Oaks Promenade features a memorial honoring the men and women who served our country in times of war and peace. It consists of three granite columns with cascading water. The central stone is an eternal flame with water flowing from it. This memorial was specially designed by a NASA engineer.

2023 DEMOS FOR FAIR OAKS PROMENADE

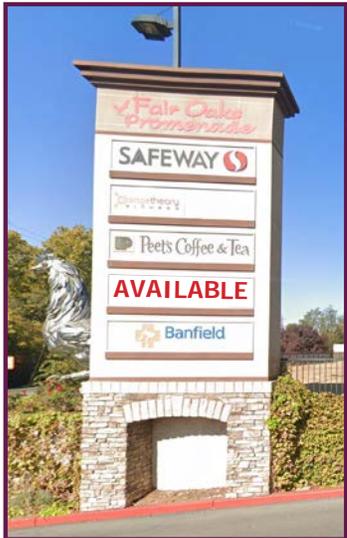
POPULATION	AVERAGE HOUSEHOLD INCOME
1-Mile: 15,230	1-Mile: \$120,376
3-Mile: 88,301	3-Mile: \$110,719
5-Mile: 244,865	5-Mile: \$111,781



SITE PLAN

FAIR OAKS, CA

2,160 - 13,160 SF AVAILABLE



Hazel Ave Monument Sign

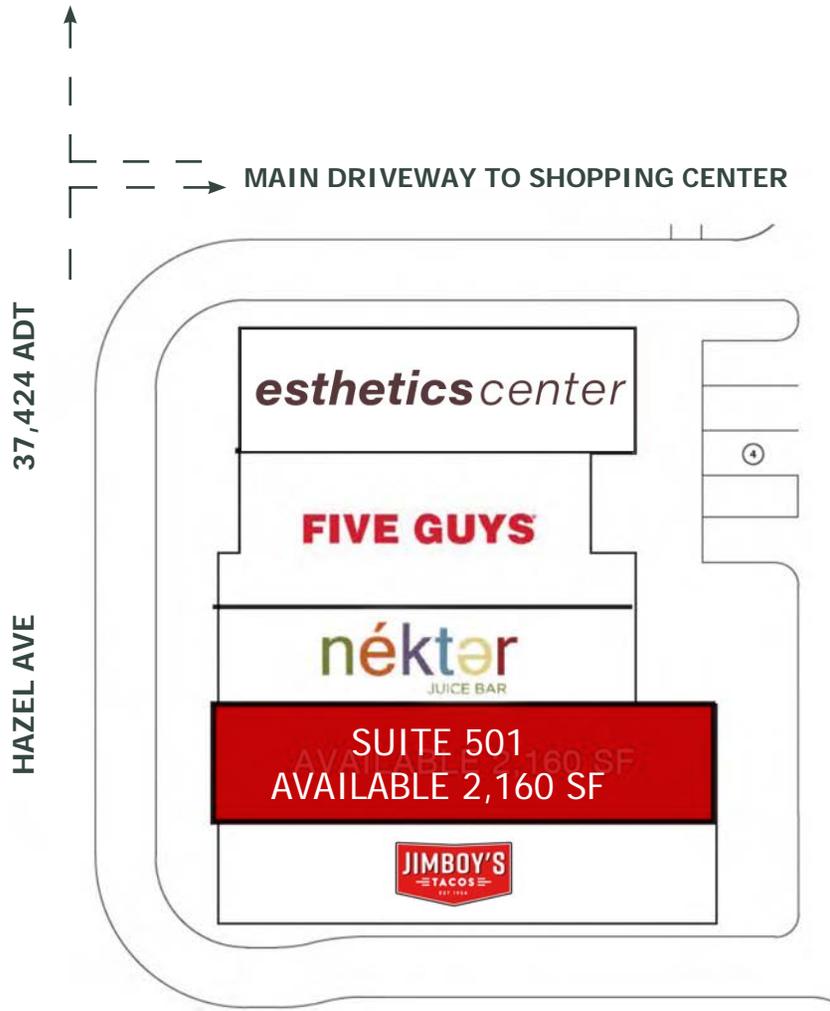


Madison Ave Monument Sign

SITE PLAN

FAIR OAKS, CA

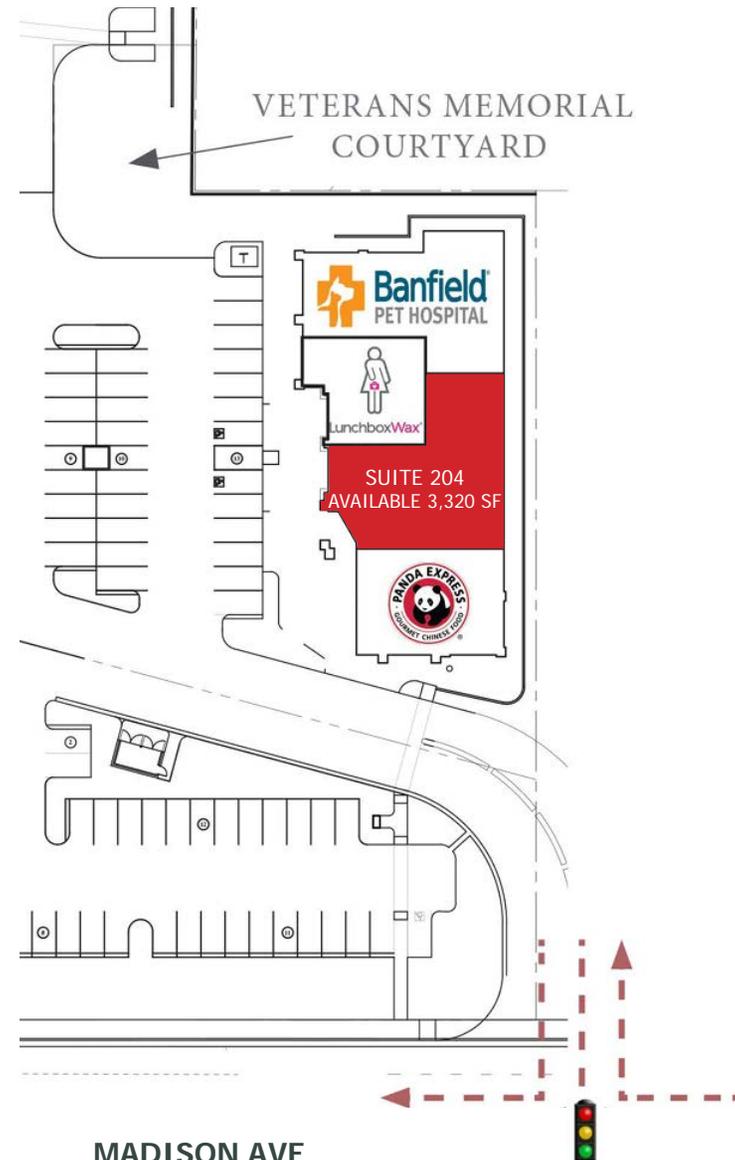
2,160 SF AVAILABLE



SITE PLAN

FAIR OAKS, CA

3,320 SF AVAILABLE



37,424 ADT

MADISON AVE

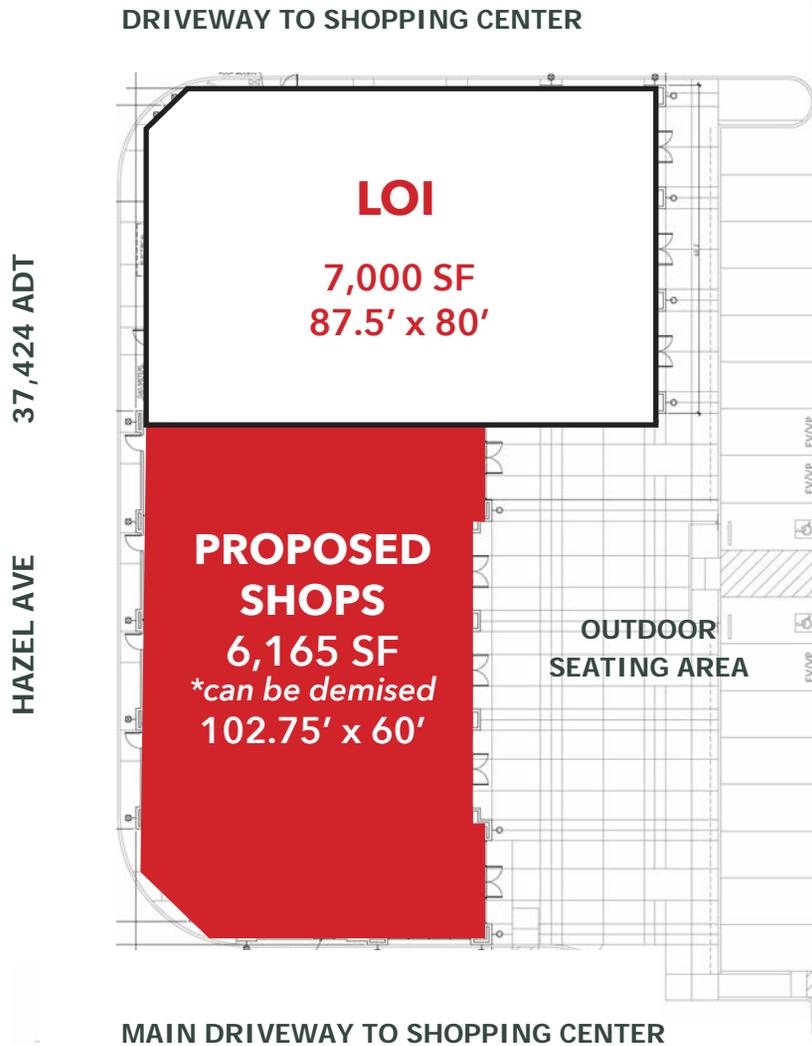
NORTHERLY HAZEL AVE PAD

Conceptual Site Plan

FAIR OAKS, CA

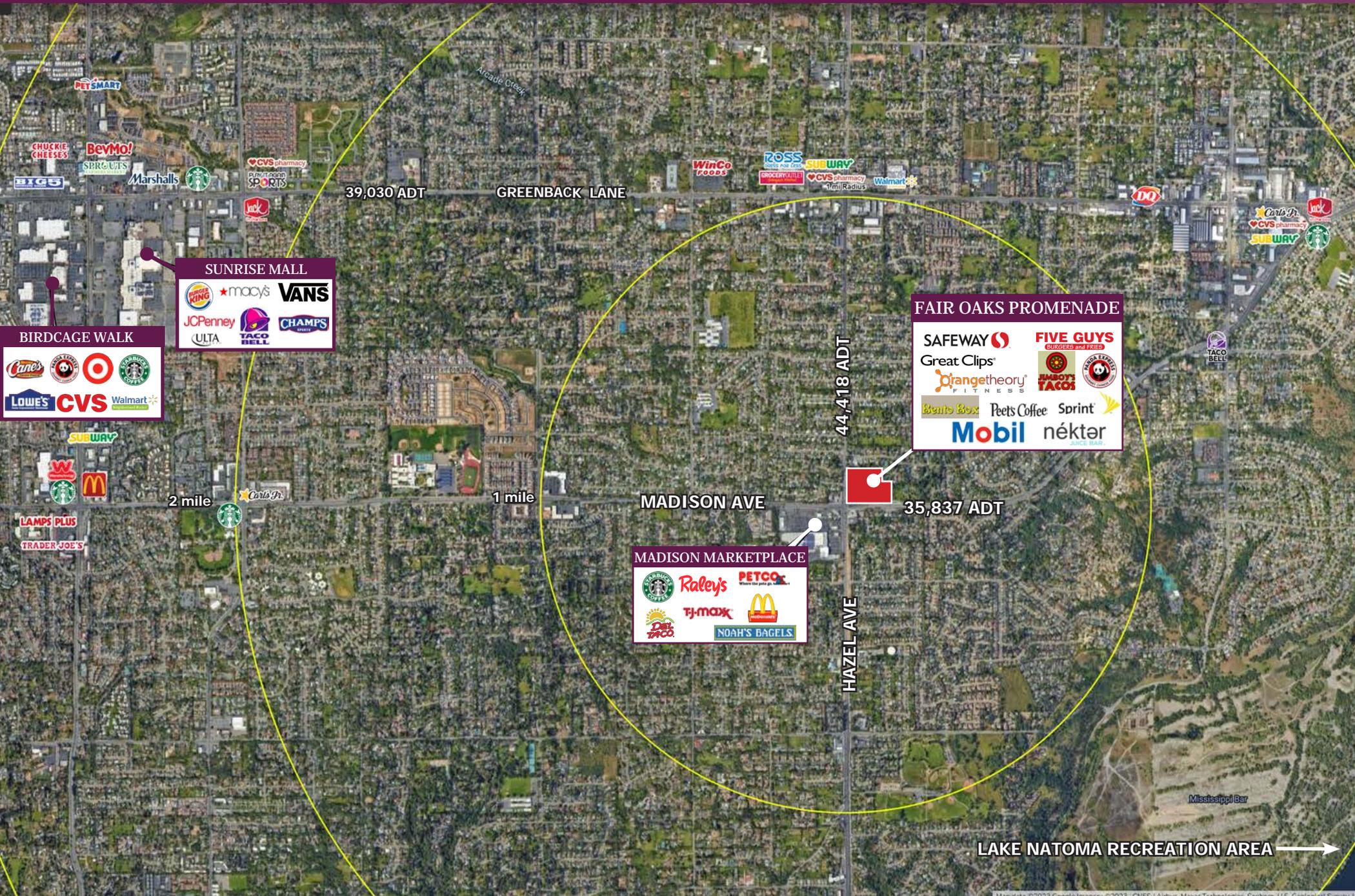
6,165 SF PRE LEASING NOW

Configuration of this building can be modified to tenant needs



MACRO TRADE AREA OVERVIEW

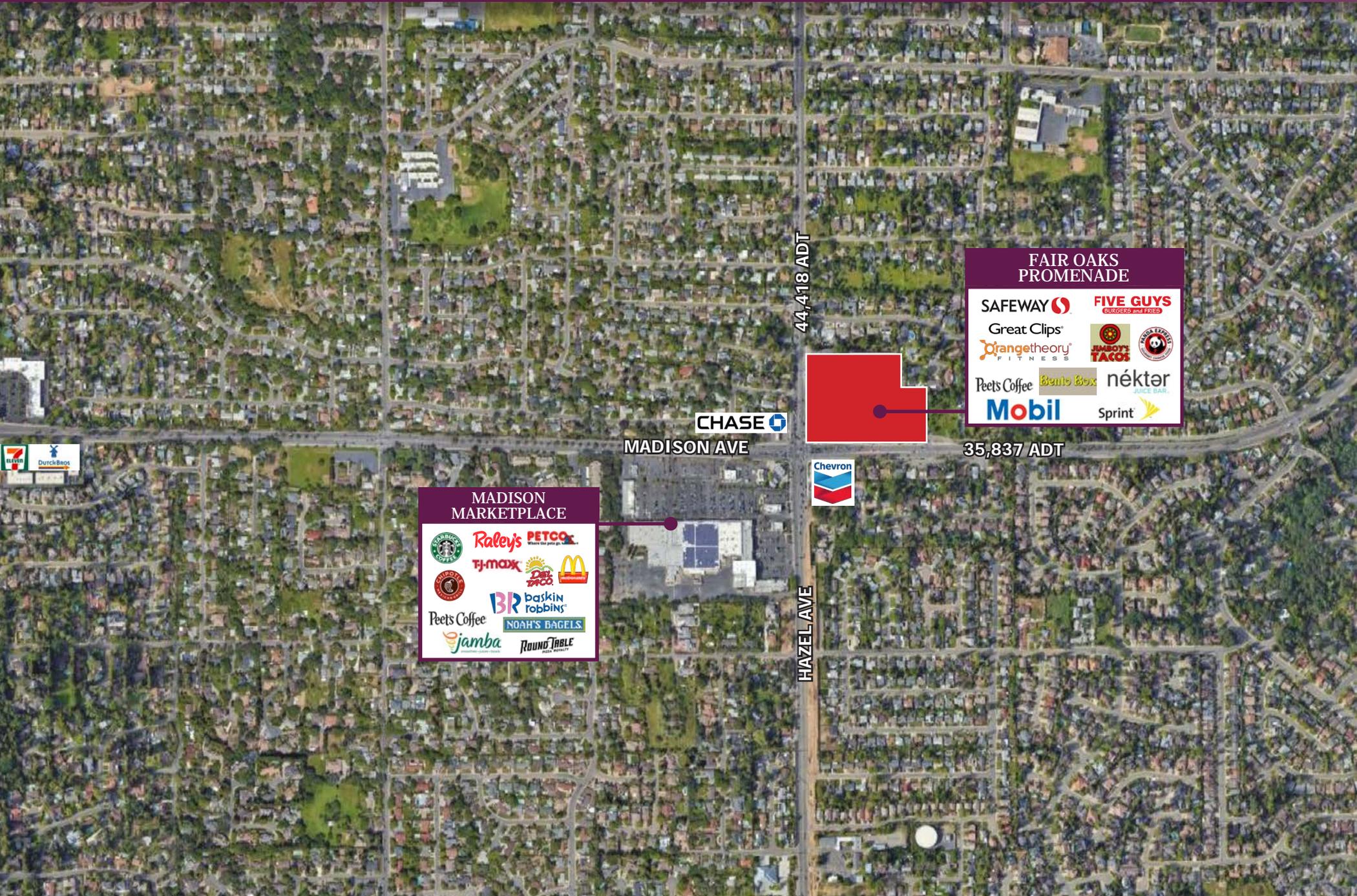
FAIR OAKS, CA



LAKE NATOMA RECREATION AREA →

MICRO TRADE AREA OVERVIEW

FAIR OAKS, CA



44,418 ADT

FAIR OAKS PROMENADE

SAFEWAY	FIVE GUYS BURGERS and FRIES
Great Clips	OrangeTheory FITNESS
Peets Coffee	Blends Box
Mobil	néktar Sprint

35,837 ADT

CHASE

MADISON AVE



MADISON MARKETPLACE

Starbucks	Raley's	PETCO
TJ-maxx	Domino's	McDonald's
Peets Coffee	BR baskin robbins	NOAH'S BAGELS
jamba	ROUND TABLE PIZZA RENOVATA	

HAZEL AVE

