



Madison Plaza

Carmichael, CA

Sacramento-Roseville-Folsom (CA)



Brian Alt
Leasing Representative
(916) 580-2533
balt@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA License ID: 01504949 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)

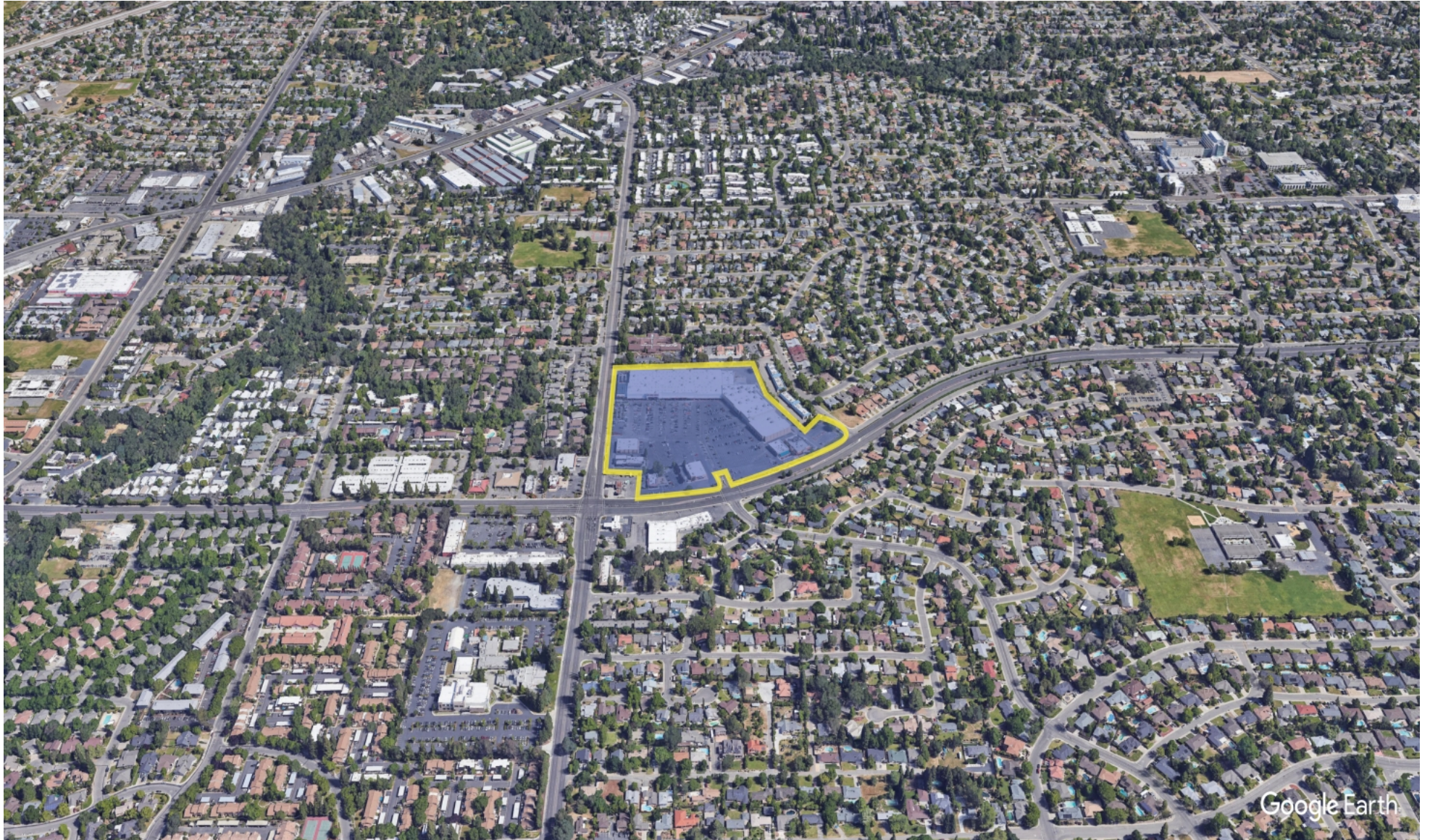
212,754 SF

PARKING SPACES

1,017

Brian Alt

Leasing Representative | (916) 580-2533 | balt@kimcorealty.com



DENSITY AERIAL

Brian Alt

Leasing Representative | (916) 580-2533 | balt@kimcorealty.com



■ Available ● Curbside Pick-up



	TENANT	SQ FT
1	DaVita	13,513
2	Carl's Jr.	3,239
3	Home Depot	110,861
4	Walmart Neighborhood Market	44,257
5	Ross	21,890
6	Sushi & Teriyaki	2,533
7	Available	8,100
8	PetSmart	6,507
9	Available (Former Hair Salon)	1,867

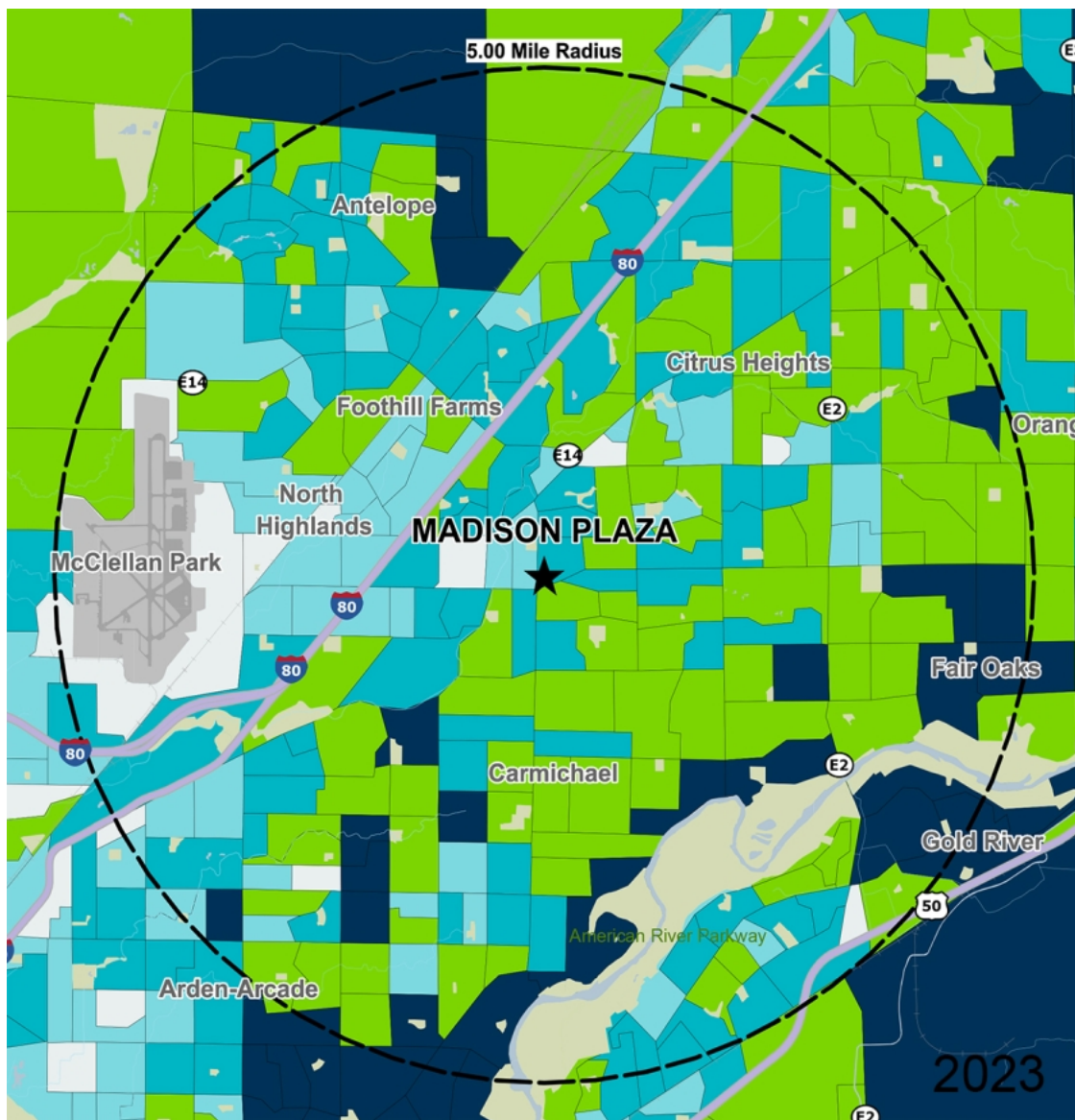
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Brian Alt

Leasing Representative | (916) 580-2533 | balt@kimcorealty.com



COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,025	158,774	377,375
Daytime Pop	20,787	183,708	396,907
Households	8,927	62,209	144,282
Average HH Income	\$77,951	\$86,303	\$93,004
Median HH Income	\$66,625	\$67,730	\$71,852
Per Capita Income	\$33,319	\$34,100	\$35,818

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Madison Plaza

Madison Ave. & Manzanita Ave., Carmichael, CA



Brian Alt
Leasing Representative
(916) 580-2533
balt@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA License ID: 01504949 | CA KRC License ID: 01518685