

4848 MADISON AVENUE

Sacramento, CA

FOR LEASE



Location

SWC Madison Avenue /
College Oak Drive
Sacramento, CA

Size

±3,414 Sq. Ft.

Tenants Nearby

AMF Bowling Center, Target, Walgreens, 99 Cent Only, Smart & Final,
California Family Fitness

Demographics ('08)

	1-Mile	3-Miles	5-Miles
Population Est.	20,774	151,053	356,539
Avg. Family Income	\$58,733	\$69,515	\$78,036

Traffic Count

Madison Avenue 54,479 ADT 2010 @ College Oak

Comments

Excellent visibility and easy access from Madison Avenue.

For Further Information, Contact:

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Sacramento, CA 95825
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John Copeland

CA DRE #01210293

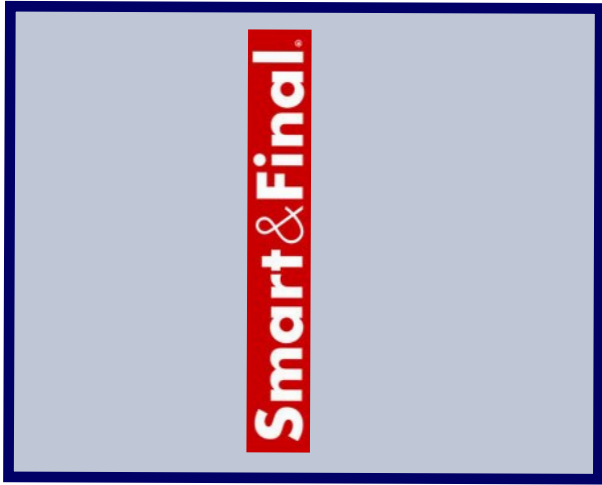
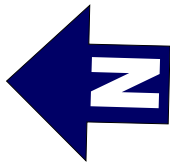
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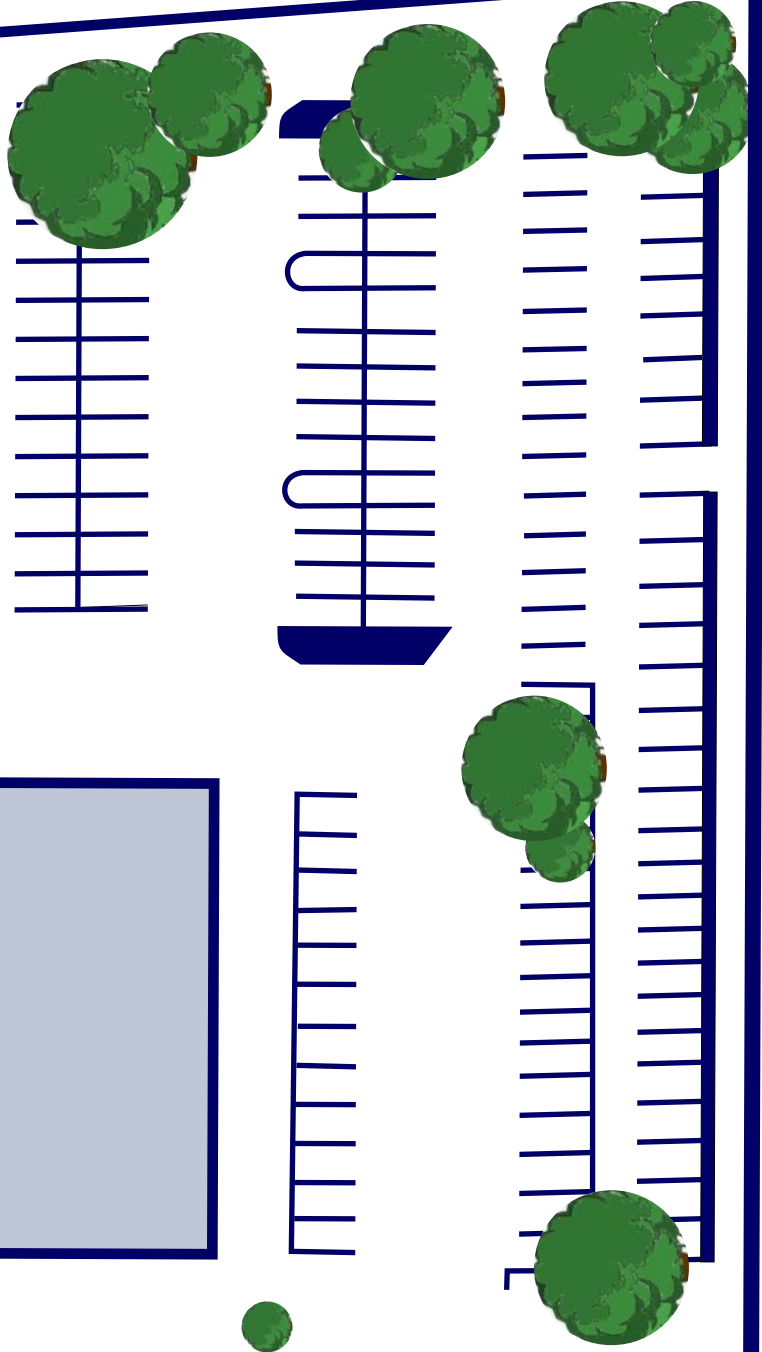
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4848 Madison Avenue, Sacramento, CA

Madison Avenue



College Oak Drive

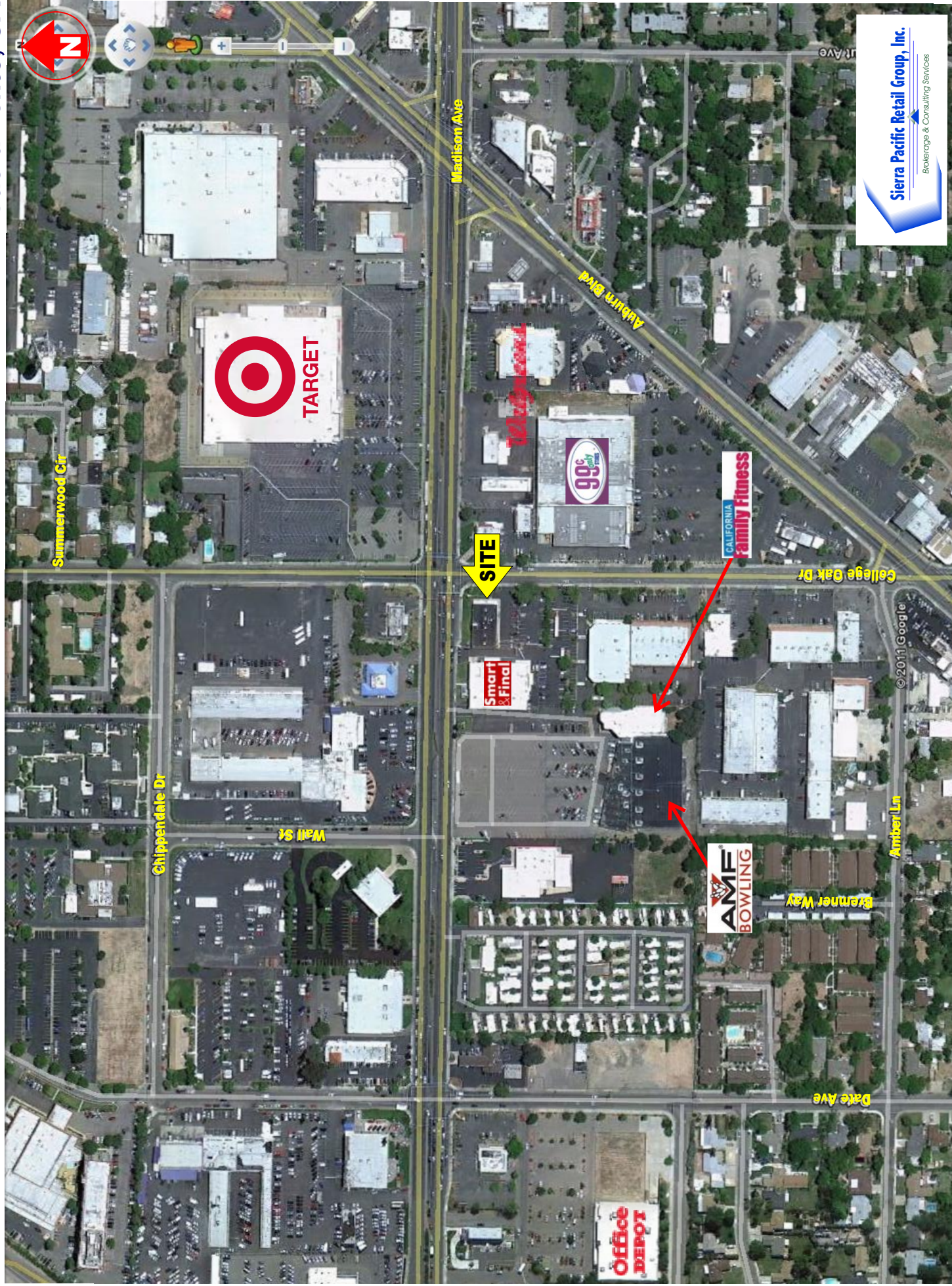


**NOT TO SCALE.
ALL DIMENSIONS
ARE APPROXIMATE.**

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4848 Madison Avenue

Sacramento, CA



Pitney Bowes MapInfo
 Socio Economic Benchmark Report (%)
 Prepared by: AnySite



4848 Madison Ave Sacramento, CA 95841

14 October 2011

Coordinates Longitude: -121.350825

Latitude: 38.660779

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2000 Population	21,401	148,002	342,056
2008 Population	20,774	151,053	356,539
2013 Population	21,356	156,269	372,743
% Population Change 1990-2000	10.39%	2.37%	10.83%
% Population Change 2000-2008	-2.93%	2.06%	4.23%
Median Age	31	34	34
Population in Group Quarters (2000)	280	1,880	4,388
Population in Group Quarters (2008)	282	1,892	4,416
Population in Group Quarters (2013)	282	1,896	4,427
HOUSEHOLDS			
2000 Households	8,691	57,620	132,487
2008 Households	8,209	57,570	134,836
2013 Households	8,332	58,965	139,410
% Households Change 1990-2000	5.69%	2.60%	9.37%
% Households Change 2000-2008	-5.55%	-0.09%	1.77%
Average Household Size (2000)	2.4	2.5	2.5
Average Household Size (2008)	2.5	2.6	2.6
Average Household Size (2013)	2.5	2.6	2.6
FAMILIES			
Family Households (2000)	86.96%	89.81%	89.79%
Family Households (2008)	60.96%	64.77%	64.77%
Family Households (2013)	60.83%	64.44%	64.54%
Nonfamily Households (2000)	38.43%	34.26%	34.53%
Non-Family Households (2008)	39.04%	35.23%	35.23%
Non-Family Households (2013)	39.17%	35.56%	35.46%
Population in Family Households (2000)	78.43%	81.71%	81.66%
Population in Family Households (2008)	77.88%	81.56%	81.98%
Population in Family Households (2013)	79.74%	83.31%	83.66%
Population in Non-Family Households (2000)	20.26%	17.02%	17.06%
Population in Non-Family Households (2008)	20.77%	17.19%	16.79%
Population in Non-Family Households (2013)	18.94%	15.48%	15.16%

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INCOME			
Per Capita Income (2000)	\$16,613	\$19,212	\$20,632
Per Capita Income (2008)	\$21,349	\$23,774	\$26,042
Per Capita Income (2013)	\$24,483	\$27,336	\$29,900
Average Household Income (2000)	\$41,598	\$49,334	\$53,265
Average Household Income (2008)	\$52,088	\$60,730	\$67,186
Average Household Income (2013)	\$60,595	\$70,622	\$78,108
Median Household Income (2000)	\$32,852	\$40,025	\$42,164
Median Household Income (2008)	\$40,650	\$49,054	\$51,949
Median Household Income (2013)	\$44,864	\$54,314	\$57,437
Average Family Income (2000)	\$44,182	\$54,105	\$60,027
Average Family Income (2008)	\$58,733	\$69,515	\$78,036
Average Family Income (2013)	\$67,917	\$80,240	\$90,213
Median Family Income (2000)	\$36,859	\$46,117	\$49,641
Median Family Income (2008)	\$45,600	\$56,036	\$61,632
Median Family Income (2013)	\$51,529	\$61,194	\$68,691
Aggregate Income (2000)	\$355,541,057	\$2,843,439,218	\$7,057,372,083
Aggregate Income (2008)	\$443,496,249	\$3,591,208,582	\$9,285,139,082
Aggregate Income (2013)	\$522,855,362	\$4,271,756,697	\$11,144,925,916
HOUSEHOLD INCOME			
Household Income < \$10,000 (2008)	8.84%	6.60%	5.90%
Household Income \$10,000-\$14,999 (2008)	5.65%	4.05%	3.90%
Household Income \$15,000-\$19,999 (2008)	6.65%	5.12%	4.90%
Household Income \$20,000-\$24,999 (2008)	5.91%	5.49%	5.03%
Household Income \$25,000-\$29,999 (2008)	5.81%	5.59%	5.30%
Household Income \$30,000-\$34,999 (2008)	8.75%	6.61%	5.96%
Household Income \$35,000-\$39,999 (2008)	7.56%	6.00%	5.58%
Household Income \$40,000-\$44,999 (2008)	6.36%	6.00%	5.75%
Household Income \$45,000-\$49,999 (2008)	4.99%	5.60%	5.43%
Household Income \$50,000-\$59,999 (2008)	10.65%	10.14%	9.57%
Household Income \$60,000-\$74,999 (2008)	9.22%	11.08%	11.09%
Household Income \$75,000-\$99,999 (2008)	9.04%	12.32%	12.90%

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Household Income \$100,000-\$124,999 (2008)	4.49%	6.65%	7.91%
Household Income \$125,000-\$149,999 (2008)	2.80%	3.82%	4.54%
Household Income \$150,000-\$199,999 (2008)	1.68%	3.03%	3.47%
Household Income > \$200,000 (2008)	1.60%	1.90%	2.77%
EDUCATION			
Population Age 25+ (2008)	61.95%	64.39%	64.85%
Less than 9th Grade (2008)	6.92%	5.57%	5.28%
9th-12th Grade No Diploma (2008)	9.09%	7.67%	6.87%
HS Graduate (2008)	29.20%	28.64%	27.50%
College No Diploma (2008)	27.14%	26.61%	25.98%
Associate Degree (2008)	9.82%	8.87%	9.06%
Bachelor Degree (2008)	12.85%	16.12%	17.75%
Graduate or Prof School Degree (2008)	4.99%	6.51%	7.56%
ETHNICITY			
% White (2008)	66.58%	70.84%	70.89%
% Black (2008)	11.05%	8.49%	7.92%
% Amer Indian/Alaska Native (2008)	1.11%	1.05%	0.97%
% Asian (2008)	8.99%	7.84%	8.56%
% Nat Hawaiian/Oth Pacific Islander (2008)	0.64%	0.63%	0.61%
% Some Other Race (2008)	4.91%	4.62%	4.71%
% Population Hispanic (2008)	15.97%	14.76%	14.56%
% Population Non-Hispanic (2008)	84.03%	85.24%	85.44%
BUSINESS COUNTS			
Total Establishments	799	5,079	12,390
Total Employees	10,522	50,027	112,771