

— FAIR OAKS, CA —

FAIR OAKS

— PROMENADE —



NOW LEASING:
900 - 14,000 SF AVAILABLE

NEC Madison Avenue & Hazel Avenue

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Project Highlights

- 103,000 SF Shopping Center located at the prominent intersection of Madison Avenue and Hazel Avenue with traffic counts of almost **90,000 CPD**
- Dense trade area with little competition and an affluent residential base
- 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 blocks with cascading water and atop the central block is an eternal flame.
- Join the following retailers:



Demographics



RESIDENTIAL POPULATION

1 MILE
15,403

3 MILE
86,740

5 MILE
237,215



AVG. HOUSEHOLD INCOME

1 MILE
\$102,254

3 MILE
\$100,108

5 MILE
\$96,982



DAYTIME POPULATION

1 MILE
2,935

3 MILE
35,396

5 MILE
98,611

Traffic Counts

Hazel Ave	44,418 CPD
Madison Ave	35,837 CPD



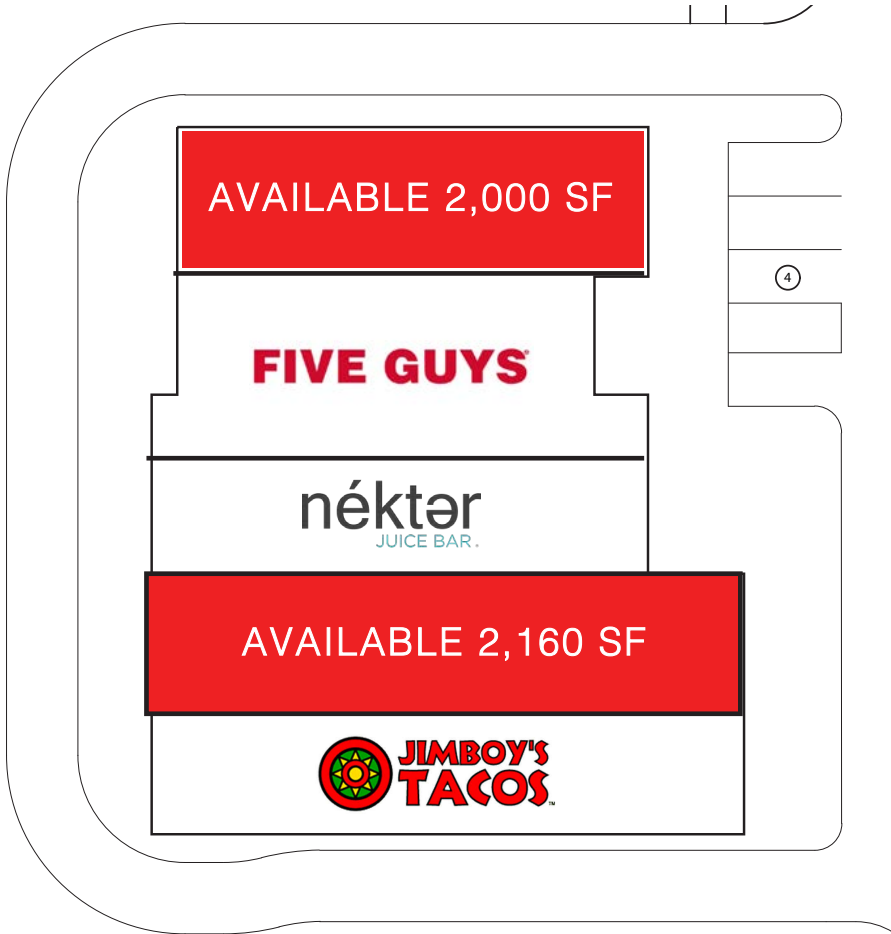
Site Plan Overview

AVAILABLE PARCEL 19 PARCEL 21 - Q1 2021



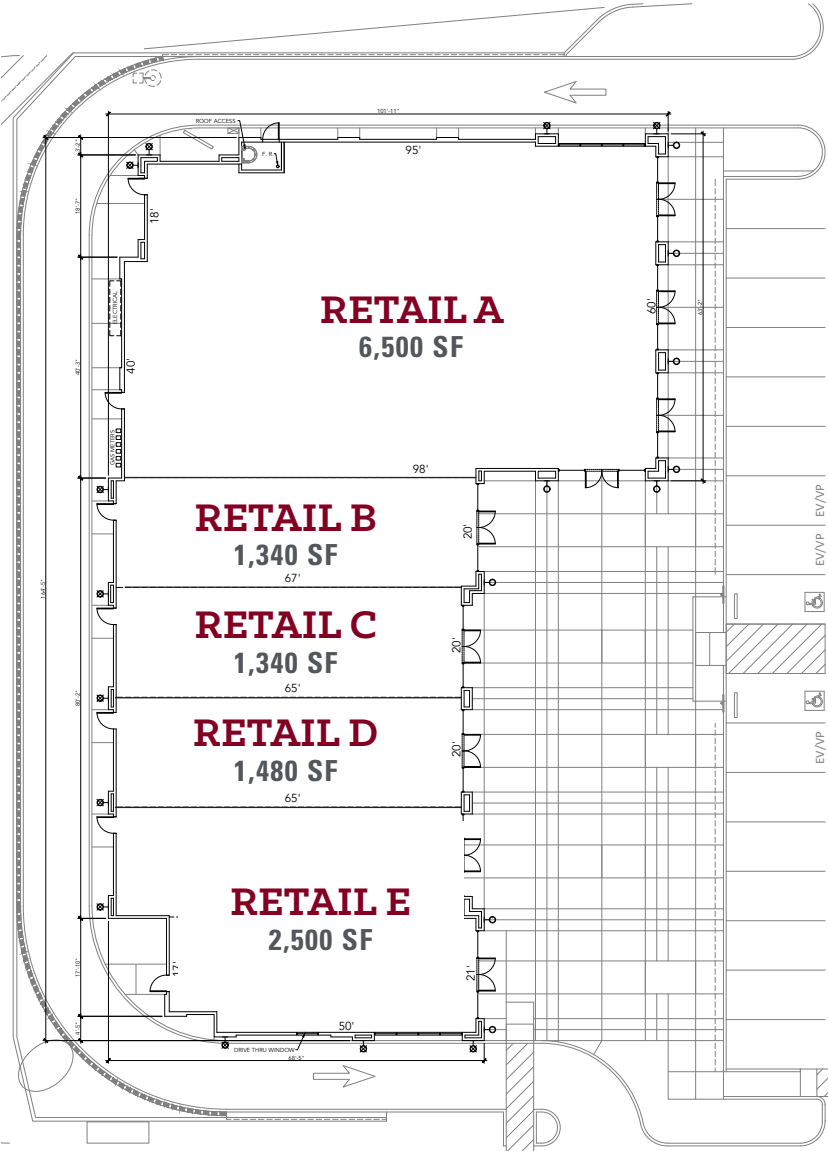
Now Available

HAZEL AVE - 37,424 CPD



Pre Leasing Now
Q1 2021 DELIVERY

HAZEL AVE - 37,424 CPD



Area Overview



Surrounding Area Overview



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For leasing information, please contact:

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