NOW LEASING:
900 - 14,000 SF AVAILABLE
NEC Madison Avenue & Hazel Avenue
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:
  - SAFEWAY
  - Peets Coffee & Tea
  - nékter JUICE BAR
  - orangetheory FITNESS
  - verizon
  - FIVE GUYS
  - Sprint
  - Great Clips
  - Jamba JUICE
  - BENTO BOX
  - LunchboxWax

Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL POPULATION</td>
<td>15,403</td>
<td>86,740</td>
<td>237,215</td>
</tr>
<tr>
<td>AVG. HOUSEHOLD INCOME</td>
<td>$102,254</td>
<td>$100,108</td>
<td>$96,982</td>
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<tr>
<td>DAYTIME POPULATION</td>
<td>2,935</td>
<td>35,396</td>
<td>98,611</td>
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</table>

Traffic Counts

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<tbody>
<tr>
<td>Hazel Ave</td>
<td>44,418 CPD</td>
</tr>
<tr>
<td>Madison Ave</td>
<td>35,837 CPD</td>
</tr>
</tbody>
</table>
Site Plan Overview

HAZEL AVE - 44,418 CPD

MADISON AVE - 35,837 CPD

Pre Leasing Now
PARCEL 21 - Q1 2021

COMBINED TRAFFIC: 80,255 CPD
Now Available

HAZEL AVE - 37,424 CPD

AVAILABLE 2,000 SF

FIVE GUYS

AVAILABLE 2,160 SF

nékter

JUICE BAR.

JIMBOY’S
TACOS

Now Available
Pre Leasing Now
Q1 2021 DELIVERY
HAZEL AV 37,424 CPD
MADISON AVE - 22,121 CPD

Area Overview

MADISON AVENUE
EV/VP
SCULPTURE
SIGN
BUS
STOP
TRASH
ENCLOSURE

FAIR OAKS PROMENADE

FAIR OAKS, CA
PETROVICH DEVELOPMENT CO. | 18-182
DATE 07 | 29 | 19
Surrounding Area Overview

- Bella Vista High School
- Folsom Lake College (7 miles)
- American River College (7.2 miles)
- Polson Lake College (7 miles)
NOW LEASING

900 - 14,000 SF AVAILABLE

For leasing information, please contact:

Jennifer Petrovich

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- 916-442-4600 x217
- jp@petrovichdevelopment.com