

— FAIR OAKS, CA —

# FAIR OAKS

— PROMENADE —



**NOW LEASING:**

**900 - 14,000 SF AVAILABLE**

NEC Madison Avenue & Hazel Avenue

**916.399.3221**

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Sacramento, CA 95814

[www.PetrovichDevelopment.com](http://www.PetrovichDevelopment.com)





## 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 21 - Preleasing

Pre Leasing Now

HAZEL AVE - 44,418 CPD

COMBINED TRAFFIC: 80,255 CPD



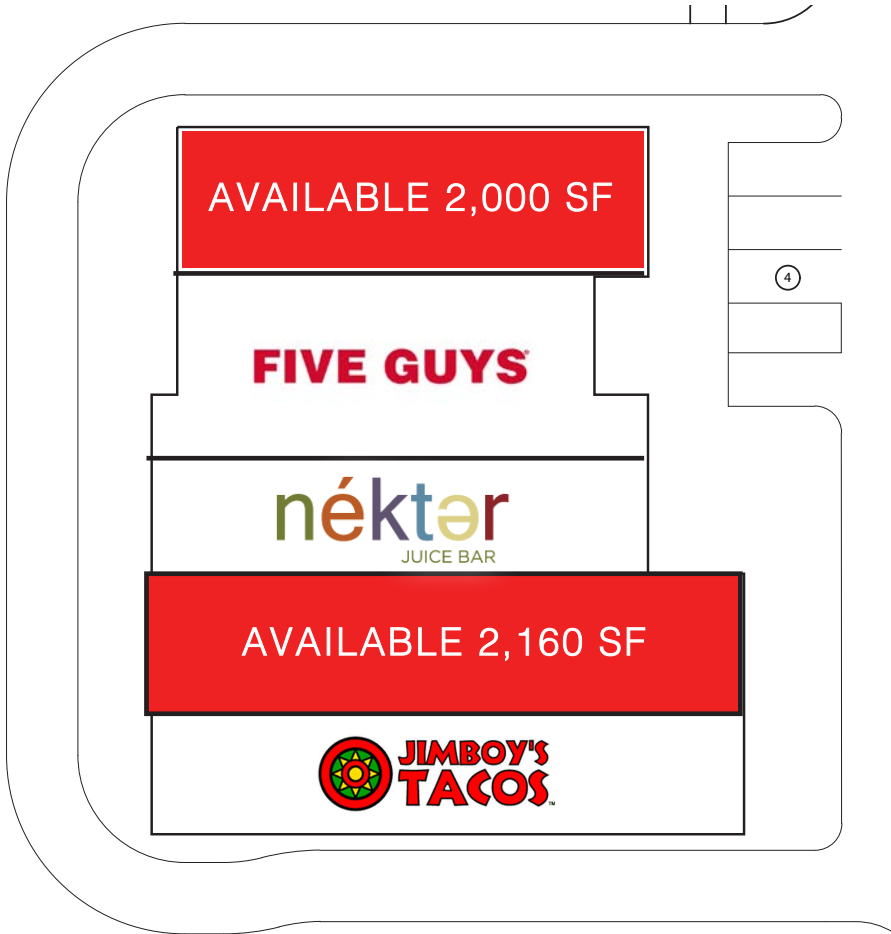
MADISON AVE - 35,837 CPD



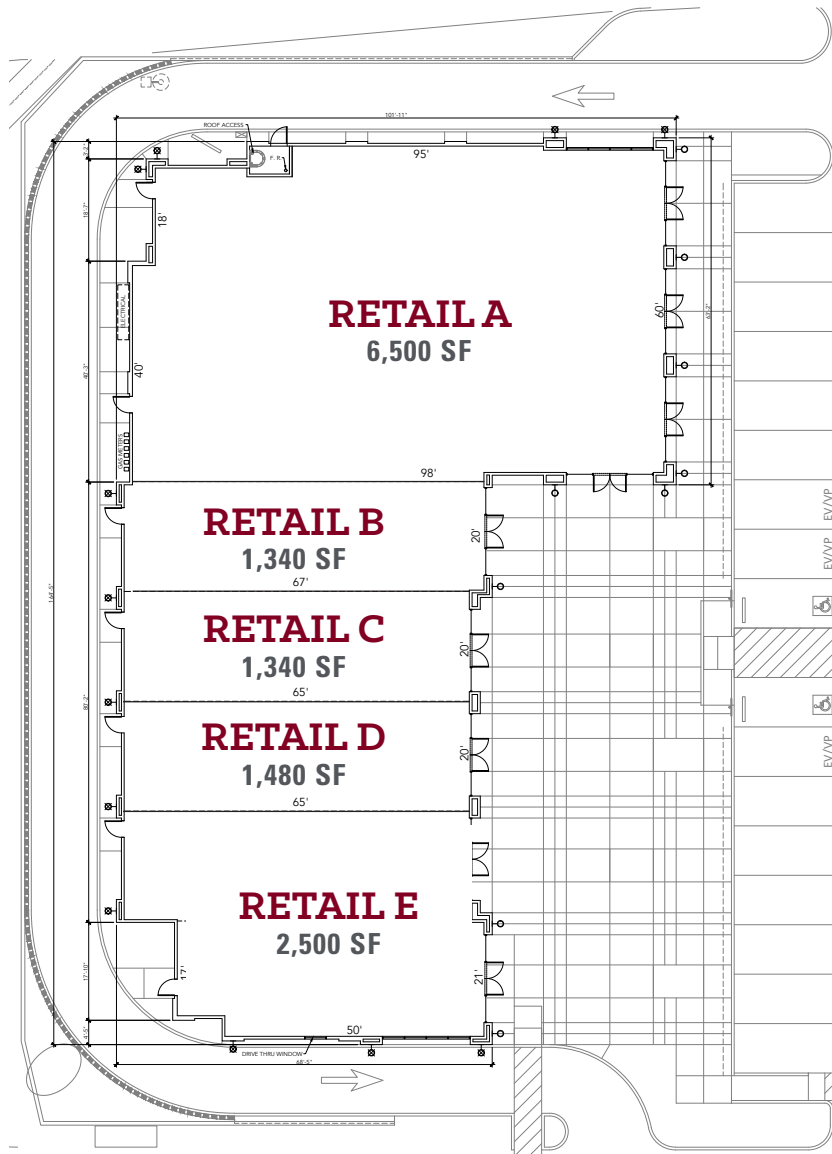


Now Available

HAZEL AVE - 37,424 CPD



## HAZEL AVE - 37,424 CPD





Area Overview





Surrounding Area Overview





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