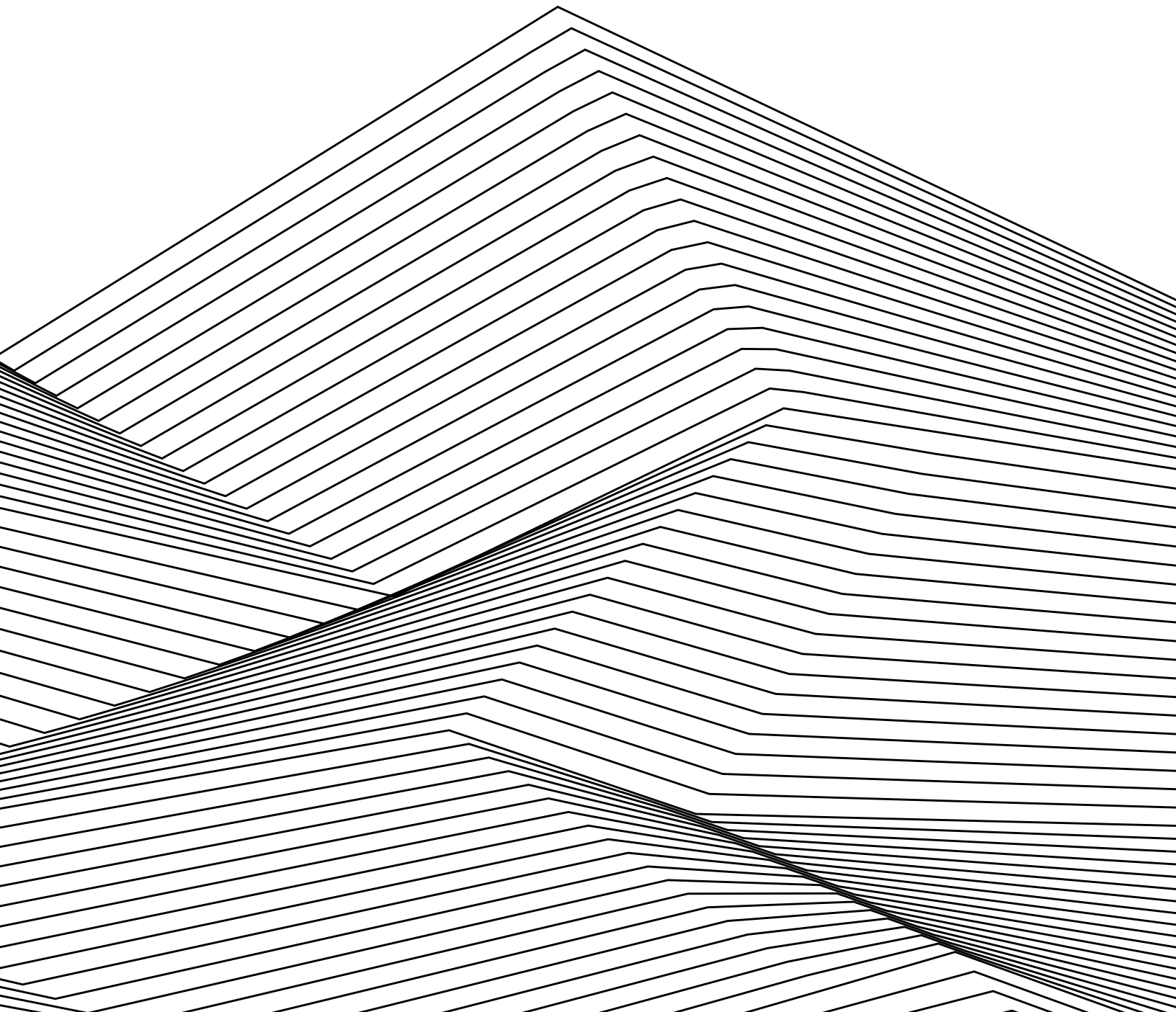
THE RIDGE

TURTON
COMMERCIAL REAL ESTATE

5412 MADISON AVE - CARMICHAEL, CA
RETAIL SPACE FOR LEASE





TURTON
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THE OPPORTUNITY

2,000 SF	$1.00	101	END-CAP
RETAIL SUITE FOR LEASE	PER SF NNN	PARKING STALLS	SPACE

PRIME CORNER, PRIME EXPOSURE, PRIMED FOR BUSINESS

A 2,000 SF corner end cap at Madison & Garfield: maximum visibility, dual-street access, and an established co-tenant mix in one ready-to-lease space.

Turton Commercial Real Estate is pleased to present 5412 Madison Avenue, a neighborhood retail center offering a rare 2,000 SF end cap at the hard corner of Madison Avenue and Garfield Avenue, the most visible position in the center. With approximately 40,000 vehicles traveling Madison Avenue daily and another 12,000 on Garfield Avenue, the corner sees more than 52,000 combined vehicles a day, placing a tenant's storefront and signage in front of a steady stream of commuters and local shoppers. Its efficient layout suits a wide range of uses, from quick-service restaurants and coffee to medical, salon, and service retail, while established co-tenants La Bou and Papa Murphy's draw consistent, needs-based traffic to the center from day one. Ingress and egress from both Madison and Garfield, along with 101 surface parking spaces at a generous 5 per 1,000 SF ratio, make the property as convenient as it is visible. Ideally positioned at the crossroads of Carmichael, North Highlands, and Foothill Farms, the center offers quick connections to Interstate 80 and Business 80 and sits within minutes of Mercy San Juan Medical Center, American River College, McClellan Park, and the dense residential neighborhoods lining the Madison Avenue corridor.







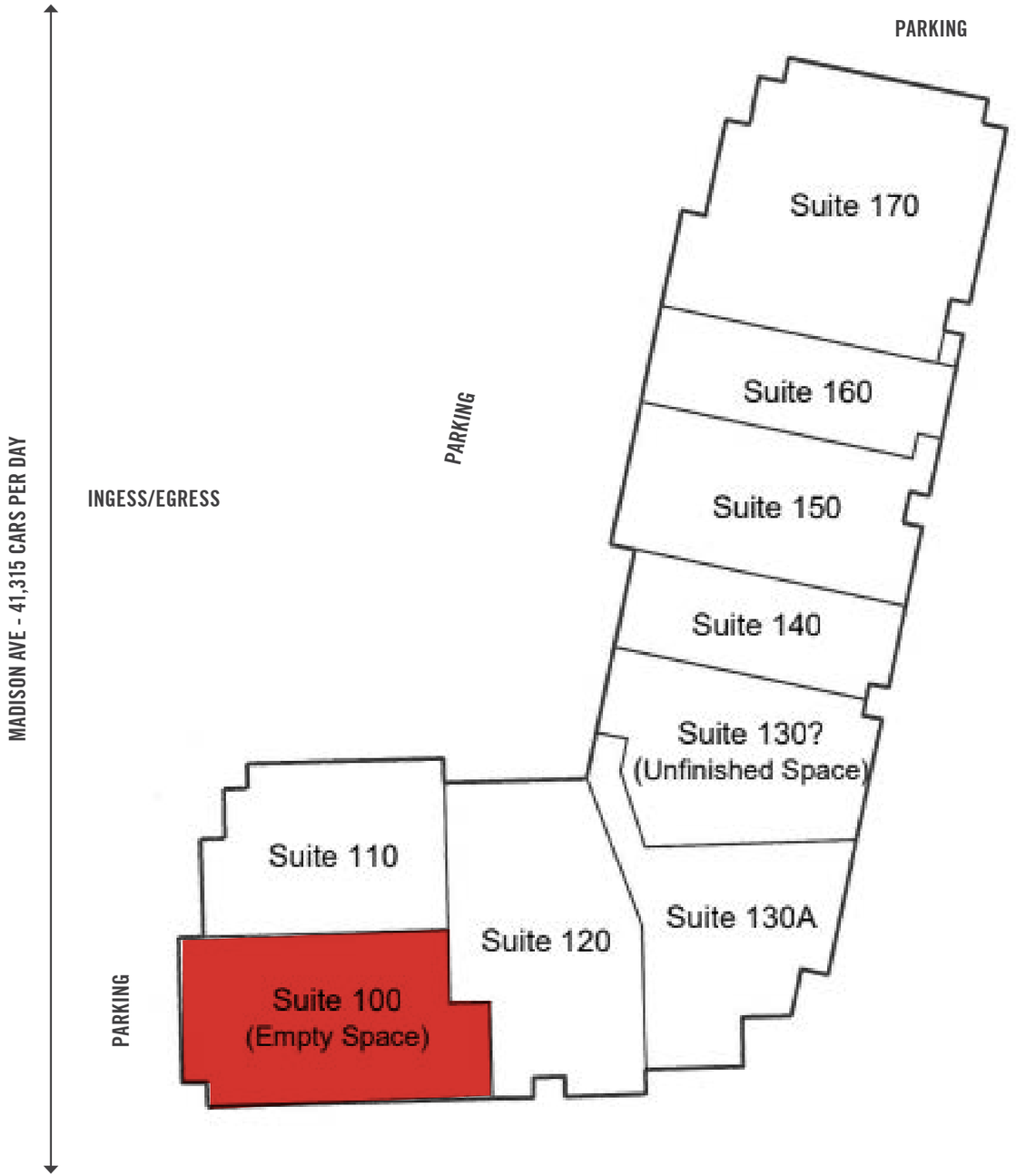
THE FLOOR PLAN

EN-SUITE
RESTROOM

NATURAL
LIGHT

41,315
CARS/DAY





THE LOCATION

41,315
CARS PER DAY

1-80
ACCESS

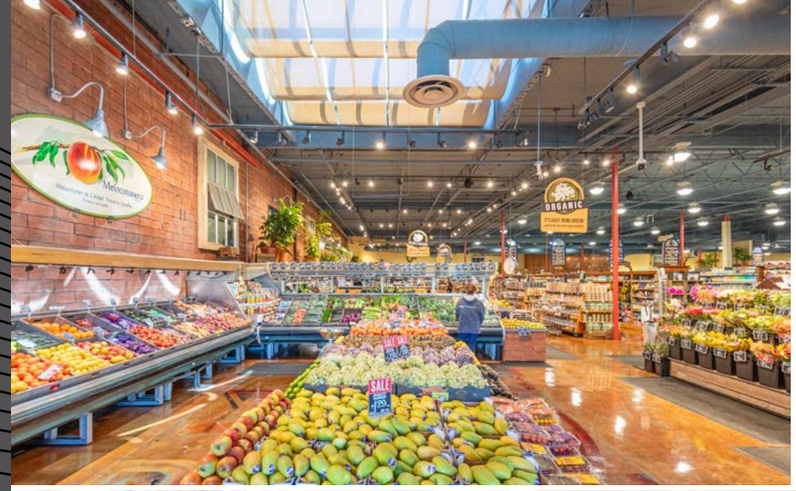
COMMUTE
ARTERY

HEART OF ESTABLISHED COMMERCIAL & RESIDENTIAL AREA

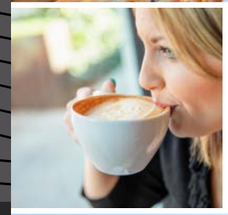
Located along the heavily traveled Madison Avenue corridor in Sacramento, 5412 Madison Avenue offers a strategic retail location within an established commercial and residential area serving the surrounding communities of Carmichael, Citrus Heights, North Highlands, and Foothill Farms. With approximately 41,315 vehicles passing daily, the property benefits from strong exposure to local shoppers and commuters. Madison Avenue serves as a major east-west thoroughfare, connecting the property to Auburn Boulevard, Manzanita Avenue, Watt Avenue, and Interstate 80, providing convenient access to the greater Sacramento region.

The surrounding area features a strong concentration of national retailers, grocery stores, restaurants, and neighborhood-serving businesses that generate consistent consumer activity. Nearby shopping destinations include Target, Smart & Final, Dollar Tree, AutoZone and Goodwill, while dining options such as La Bou, Dutch Bros Coffee, Taco Bell, Popeyes, and Papa Murphy's complement the corridor's retail mix.

The property also benefits from its proximity to American River College, which brings students, faculty, and staff into the surrounding area. Combined with established residential neighborhoods, nearby employment centers, high daily traffic volumes, and convenient access to Interstate 80, 5412 Madison Avenue offers an attractive opportunity for retail and service-oriented businesses seeking visibility and accessibility along one of Sacramento's established suburban commercial corridors.











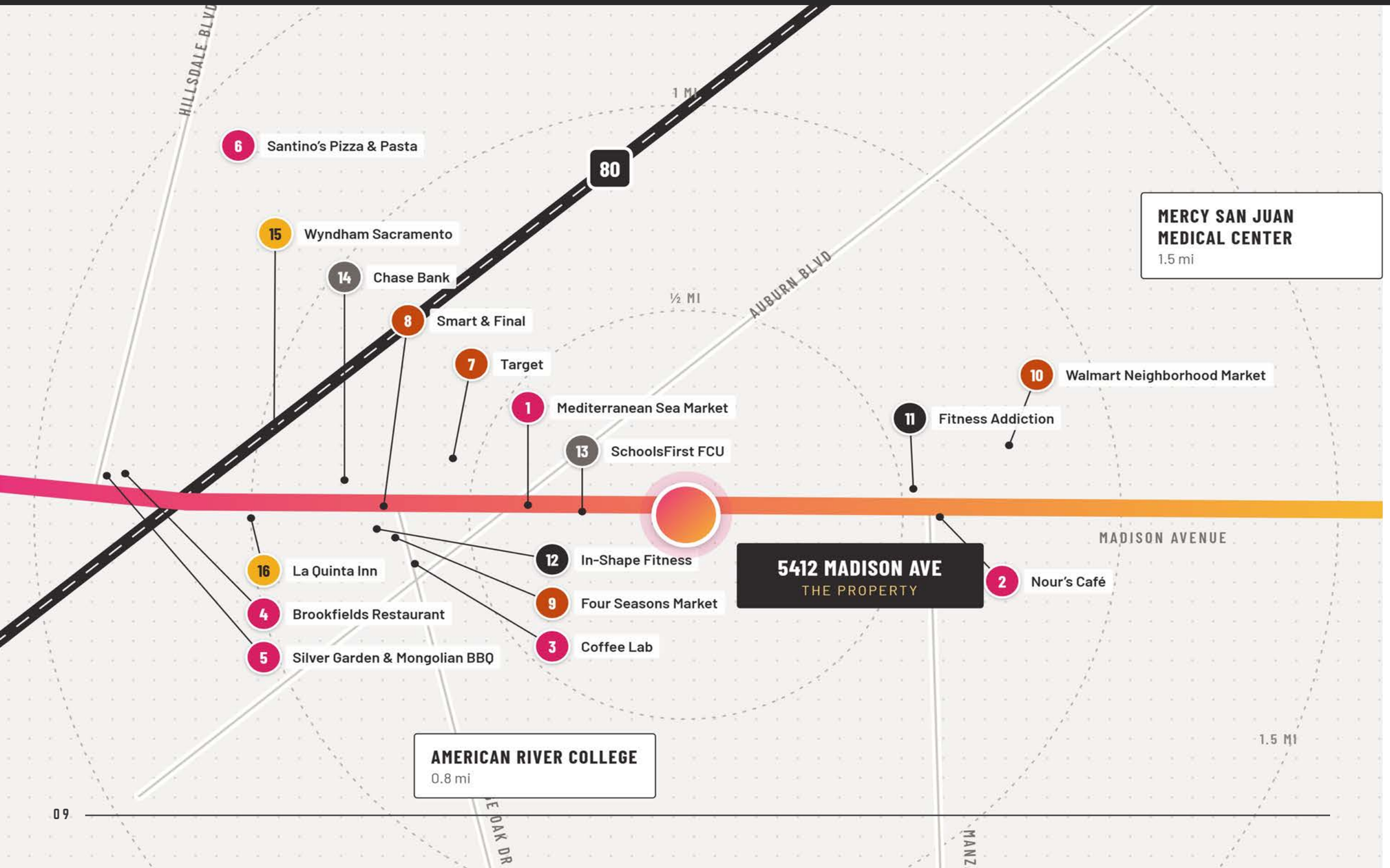












DINING & COFFEE

1. Mediterranean Sea Market & Deli
2. Nour's Café
3. Coffee Lab
4. Brookfields Restaurant
5. Silver Garden & Mongolian BBQ
6. Santino's Pizza & Pasta

GROCERY & RETAIL

7. Target
8. Smart & Final
9. Four Seasons Market
10. Walmart Neighborhood Market

FITNESS

11. Fitness Addiction
12. In-Shape Fitness

BANKING

13. SchoolsFirst Federal Credit Union
14. Chase Bank

HOTELS

15. Wyndham Sacramento
16. La Quinta Inn by Wyndham

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