

## RETAIL FOR LEASE

PRIME OFFICE/RETAIL SPACE WITH GREAT ACCESS TO CA 99

18463 Rd 23, Madera, CA 93637



AVAILABLE SF:	1,000 SF
LEASE RATE:	\$2.00 SF/Month (NNN)
LOT SIZE:	4.95 Acres
BUILDING SIZE:	6,000 SF
ZONING:	C-2
MARKET:	North Madera
SUB MARKET:	Avenue 18.5 Retail
CROSS STREETS:	Rd 23 & Ave 18 1/2

### PROPERTY FEATURES

- \*\*\*Drive-Thru Potential | TI's Available\*\*\*
- Major Traffic Generators & Fwy 99 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±1,000 SF Available Surrounded with Quality Tenants
- ±6,000 SF Building Recently Built- Ample Private Parking
- New Rocket Shell Station w/ Tremendous Draw of Traffic
- Densely Populated Trade Area w/ 114,593 People in 3-Miles
- Prime Shop Spaces Across From New Developments
- Busy & Established Retail Corridor
- Underserved Retail Neighborhood w/ ±74,243 Cars Per Day
- Surrounded with Quality Tenants
- Great Exposure w/ Highway 99 Frontage

**KW COMMERCIAL**  
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#### PROPERTY OVERVIEW

Property is well located off of HWY 99 and Avenue 18 1/2 on Madera's busiest Off Ramp. There is currently 1 suite available of 1,000 SF retail/office space with access to a restroom and ample parking. Landlord is willing to put in a Drive Thru and Private Window if needed. The center is in close proximity to Freeway 99, the New Rocket Shell Station is a tremendous draw and well supports the tenants along with Starbucks, Wendy's, Denny's, Cinnabon, Deli Delicious, Chevron, Pilot Travel Center, Americas Best Value Inn & Suites Madera, RS Truck Wash, Lucky's Express and Shell.

#### LOCATION OVERVIEW

This property is well located off of the northeast corner of Shaw and Peach Avenues just east of Freeways 168, 41 & 99, north of CA-180, & west of Clovis Avenue. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts on Shaw Avenue and great population density. Neighboring national tenants include Walmart, Walgreens, FedEx, Michael's, AutoZone, Boot Barn, Verizon, Mattress Land, See's Candy, Me-N-Ed's, Wienerschnitzel & Burger King.

The Industrial zoned area in west Madera, connected to Freeways 99, 145, 41, & 152. This area is considered the most desirable industrial submarket in Madera. Subject is off CA-99 with easy freeway access and great visibility. Strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties. Property serves all surrounding communities including Fresno, Clovis, Chowchilla, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead, La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksdale, Parkwood, Rolling Hills, and Yosemite Lakes.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	INTERIOR SETUP
18463 Rd 23	Office Building	\$2.00 SF/MONTH	NNN	1,000 SF	

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### CITY OF MADERA

Madera County is one of the fastest growing counties in the state of California. Central geographic location within the state of California. The Bay Area is approximately 166 miles away and southern California is approximately 240 miles away. Outstanding access to Freeway 99 from Avenue 12 (only 5 miles). \$84M fully renovated interchange at Avenue 12 & Freeway 99 with signalized intersections.

Madera is the county seat with the city and county population at 65,508 and 156,890, respectively. Located in the San Joaquin Valley, Madera is the principal city of the Madera-Chowchilla Metropolitan Area, which encompasses all of Madera County, and Fresno. Within the city, CA-99 carries traffic in a north/south orientation. East of the city, CA-41 can be accessed via county roads, or via CA-145. Near the Madera Amtrak station as well as a planned California High-Speed Rail stop.

Located in the heart of California, the City of Madera is located near some incredible National Parks and historic points of interest. Several of these landmarks are within a couple hours drive of Madera. The City of Madera Parks & Community Services Department offers a variety of Facilities, Parks, and Fields to rent for your next event.

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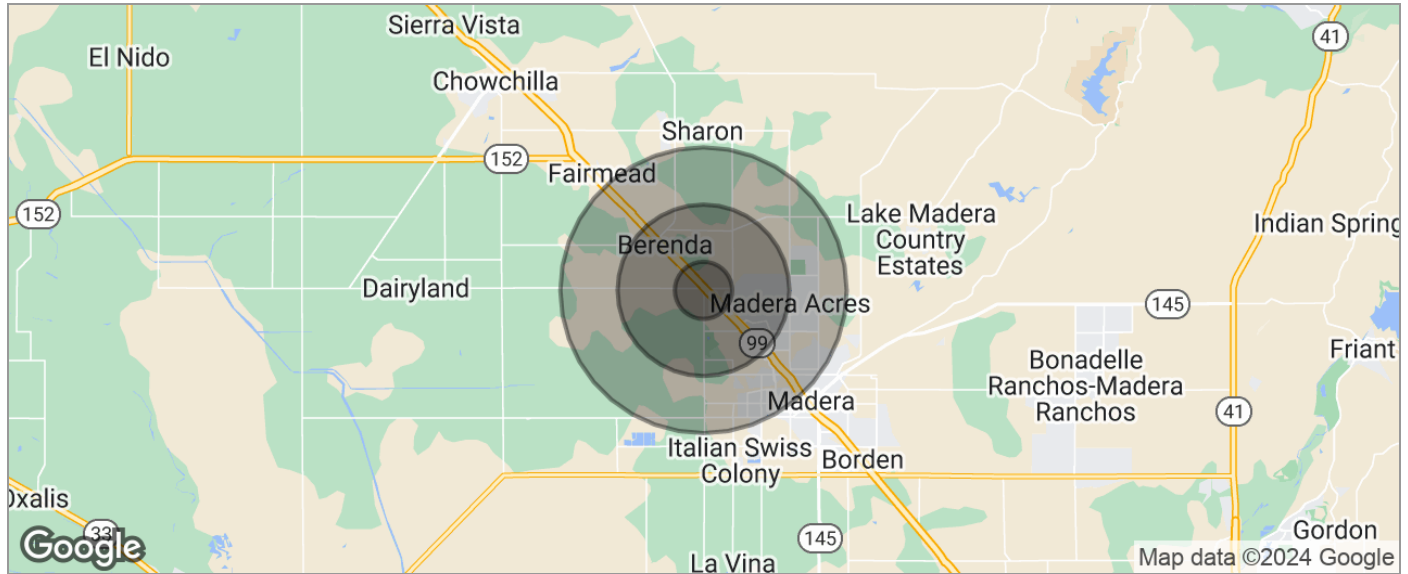
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,313	114,593	325,576
MEDIAN AGE	32.1	32.3	31.1
MEDIAN AGE (MALE)	29.1	30.5	30.0
MEDIAN AGE (FEMALE)	35.3	34.4	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,662	40,865	108,383
# OF PERSONS PER HH	2.5	2.8	3.0
AVERAGE HH INCOME	\$45,026	\$60,189	\$63,262
AVERAGE HOUSE VALUE	\$298,882	\$306,537	\$320,929
RACE	1 MILE	3 MILES	5 MILES
% WHITE	63.5%	64.7%	58.9%
% BLACK	3.3%	3.9%	5.3%
% ASIAN	7.1%	9.9%	12.9%
% HAWAIIAN	0.7%	0.3%	0.1%
% INDIAN	4.2%	1.8%	1.2%
% OTHER	15.8%	14.7%	16.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	31.7%	30.3%	34.7%

\* Demographic data derived from 2020 ACS - US Census

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