

LAND FOR SALE

(2) COMMERCIAL OFFICE PARCELS AVAILABLE IN MADERA, CA

2365 W Cleveland Ave, Madera, CA 93637



OFFERING SUMMARY

PARCEL A (0.199 AC):	\$461,040 (\$85/GSF)
PARCEL B (0.235 AC):	\$461,040 (\$85/GSF)
TOTAL LOT SIZE:	0.434 Acres
BUILDABLE SIZE:	5,424 SF Each
ZONING:	Professional Office
A.P.N.'S	013-141-035 & 013-141-034
MONUMENT SIGNAGE:	Yes; Available
CROSS STREETS:	Cleveland Ave & Schnoor St
MARKET:	City of Madera
SHOVEL READY:	Yes

PROPERTY HIGHLIGHTS

- Class "A" Office Pads: ±0.199 Acres to ±0.434 Acres
- (2) Adjacent Parcels | ±5,424 to ±10,848 of Buildable SF
- Prime Office Lots | Shovel Ready | High Identity Location
- All Utilities, Parking, & Common Improvements in Place
- Busy Signalized Intersection @ Primary Retail Corridor
- Situated Near Many Existing and New Housing Developments
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Many Nearby Amenities | Potential For Parcels To Be Divided
- Prime Land w/ Nearby CA-99 & Cleveland Ave Access
- Easy Access to Upgraded HWY 99 Off/On Ramps

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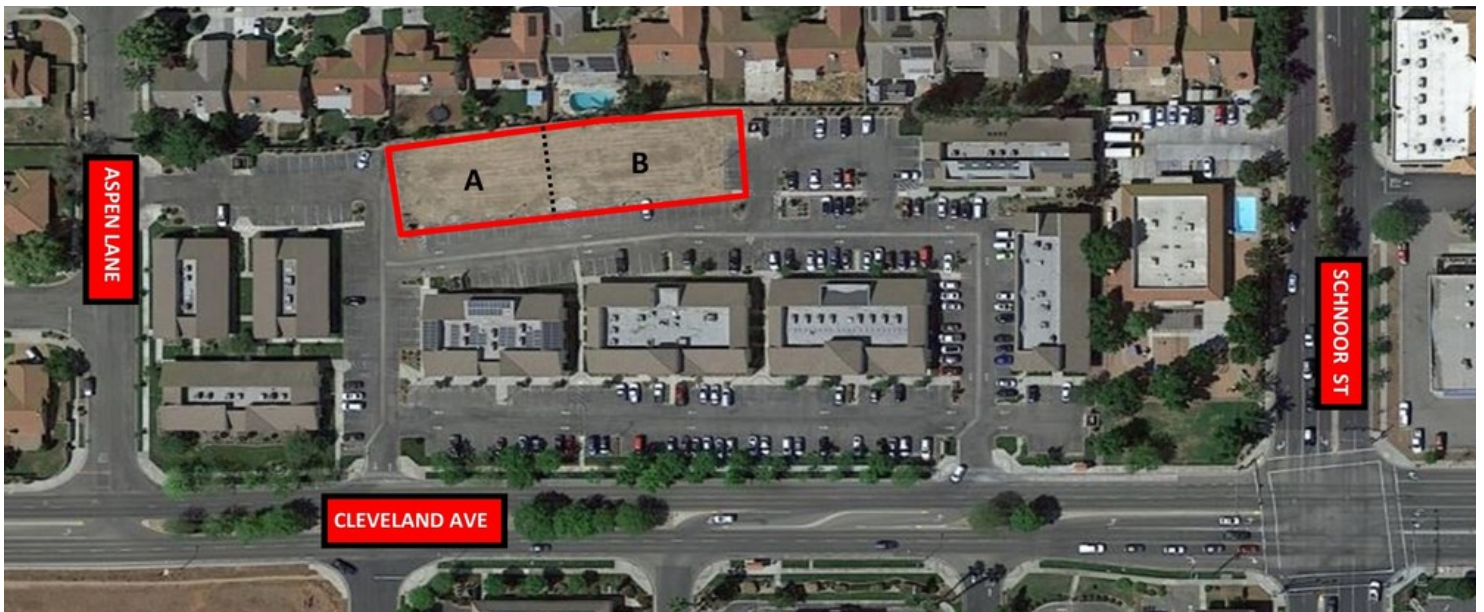
PROPERTY OVERVIEW

(2) adjacent shovel-ready office building pads that can accommodate (2) separate 5,424 SF buildings located off Cleveland Ave ½ mile off CA-99. Thrifty and expedient ready-to-build pads with all agreements & entitlements in place as well as architecture plans. The building plans offer a blank canvas for an owner/user or investor to design-build their own design! Currently split into 2 parcels offering ±8,706 SF, 10,244 SF, or a combined 18,950 SF of land located within Cleveland Plaza, totaling ±66,940 SF of premier class “A” office buildings on ±3.89 AC. Highly visible location with easy nearby Highway Exit across from Madera Marketplace, Hallmark Town Center and The Commons At The Madera Fair. The complex offers abundant common parking (front & side), signage/street exposure, and sensible CC&R's to maintain the quality tenancy and surrounding businesses.

LOCATION OVERVIEW

This prestigious office complex is strategically positioned on Cleveland Avenue located in close proximity to Lowe's, Big 5, Petco, Marshalls, Walgreens, Dollar Tree, Chase Bank, Leslie's Pool Supply and several restaurants. Strategically located off the interchange of CA State Highway 99 & Cleveland Ave in Madera, CA. The parcels are located on the NW corner of Cleveland Ave & Schnoor St. The parcels are located North of Riverview Dr, South of Ave 16, West of CA-99 and East of Granada Dr. Excellent existing access from Cleveland Ave and Aspen Lane, roads have adequate capacity, is within the holding capacity, conforms to policies, and avoids traffic congestion.

The nearby development of North Fork Rancheria of Mono Indians of California & Red Rock Resorts received approval for their brand-new 305-acre, 100,000 SF Casino & Resort, which will deliver over 2,000 slot and video poker machines and 40 table games.



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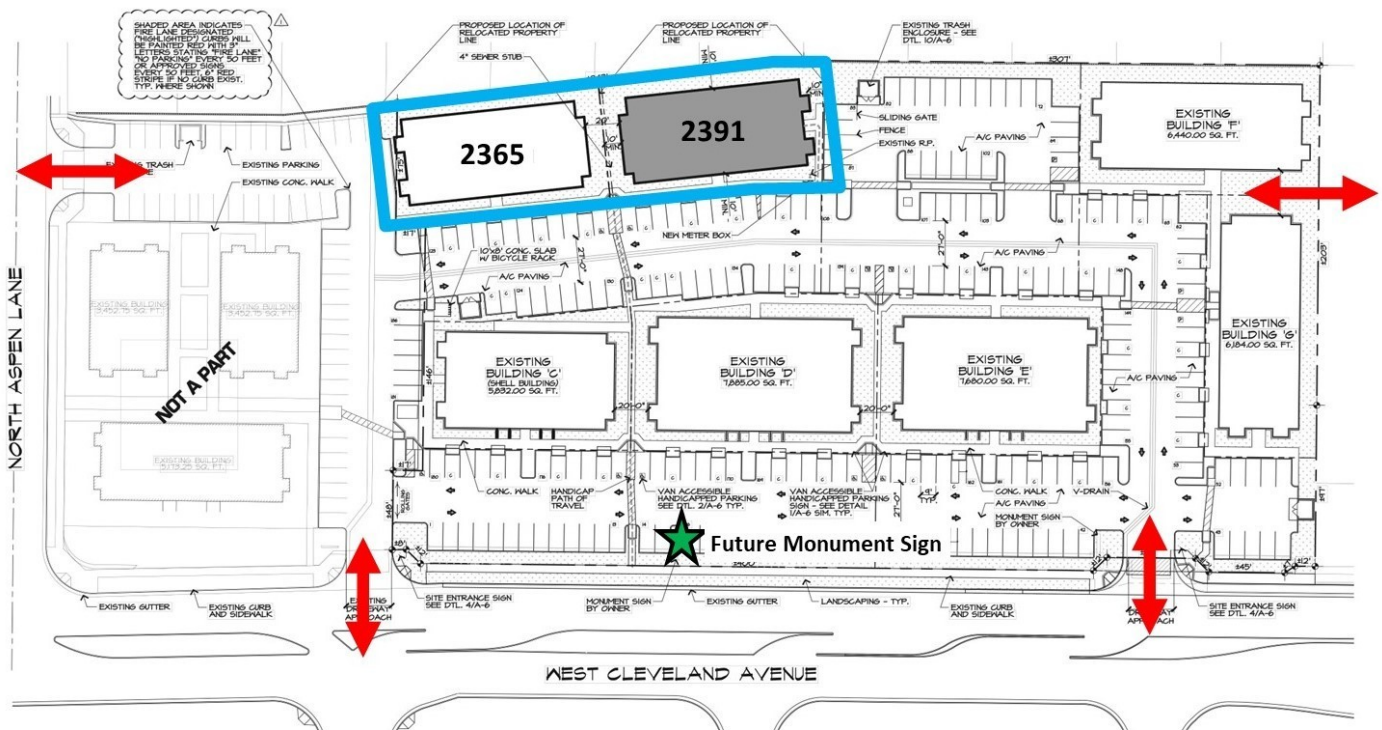
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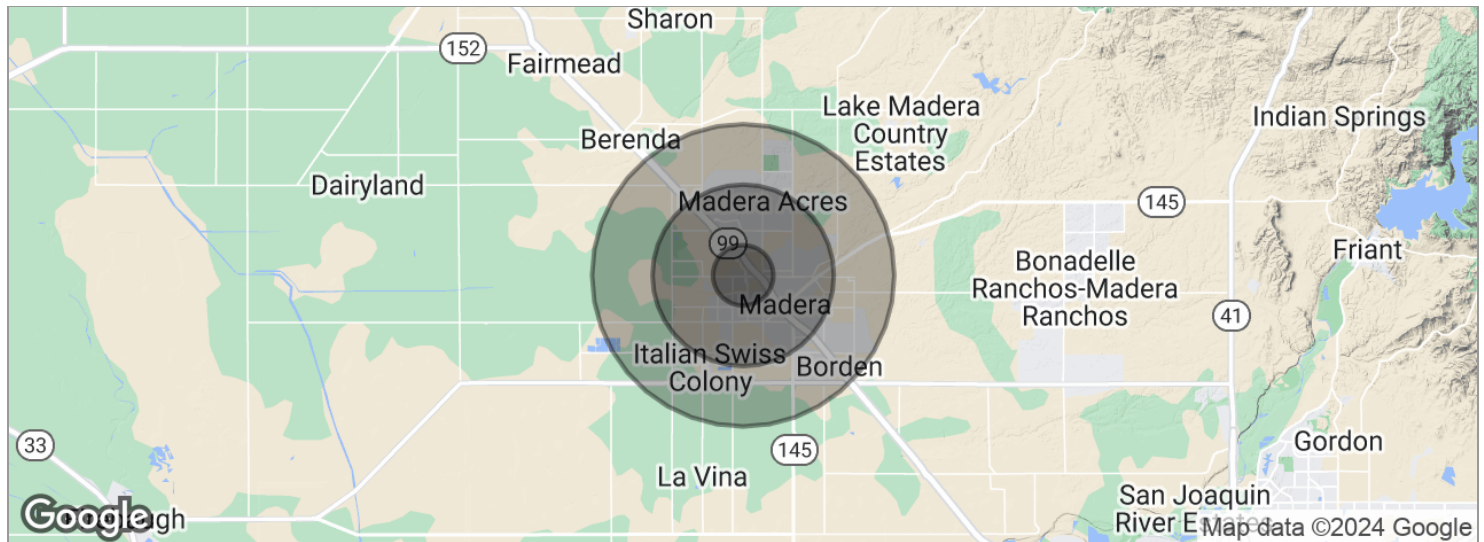
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,914	65,362	83,348
Median age	33.8	30.4	30.7
Median age (male)	31.9	29.3	30.1
Median age (Female)	36.0	32.0	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,577	18,752	23,624
# of persons per HH	3.1	3.5	3.5
Average HH income	\$70,119	\$61,700	\$64,882
Average house value	\$242,132	\$213,884	\$221,466
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	74.9%	78.3%	77.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	60.2%	51.4%	52.3%
Black	0.7%	3.4%	3.7%
Asian	2.7%	1.2%	1.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.1%	0.6%	0.9%
Other	28.1%	34.9%	32.6%

* Demographic data derived from 2020 ACS - US Census

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