

# INDUSTRIAL FOR LEASE

## REMODELED COMMERCIAL SERVICE/INDUSTRIAL BUILDING

610 North E St, Madera, CA 93638



Lease Rate

**\$0.70  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	14,400 SF
Available SF:	2,916 SF
Lot Size:	1.83 Acres
Year Built:	1977
Renovated:	2019
Zoning:	Commercial Service
Market:	Central Madera
Submarket:	Downtown Commercial Service
Cross Streets:	E Central Ave
APN:	007-042-001

### PROPERTY HIGHLIGHTS

- 2,916 SF Available: 1 Unit with North E Street Exposure
- Large Complex On ±1.83 Acres w/ Ample Yard Area
- Well Maintained Buildings | Functional Warehouse Spaces
- Easy Access from Surrounding Major Corridors
- Easy Access to Highway 99 On/Off Ramps
- Excellent Existing Signage On 3 City Street Corners
- Shop with Roll Up Doors + Fenced Common Area Parking
- Ample Parking, Quality Tenants, & Great Exposure
- Building Equipped w/ Evaporative Coolers & Heaters
- Flexible Zoning That Allows Many Uses - Large Parking Area
- Great Signage & Exposure | Frontage on North "E" Street

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### PROPERTY DESCRIPTION

±2,916 SF within a commercial service multi-tenant complex on ±1.83 Acres (±79,606 SF) between Fresno and Merced in Madera, CA. Offering a variety of move in ready warehouse spaces within an under-built market on reasonable lease terms. Great visibility, convenient parking & easy access to CA-99 on/off ramps. Many front parking spaces available and excellent existing corner signage. Suites offer multiple configurations and are setup to have a office/showroom, shop, and a fenced common area parking lot. Spaces equipped w/ ample power, roll up doors, restrooms, sky lights, air vents, evap coolers, heaters, security, separate meters, and have the ability to be combined.

### LOCATION DESCRIPTION

Located just SW of N "E" St between Central & E 3rd. 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.

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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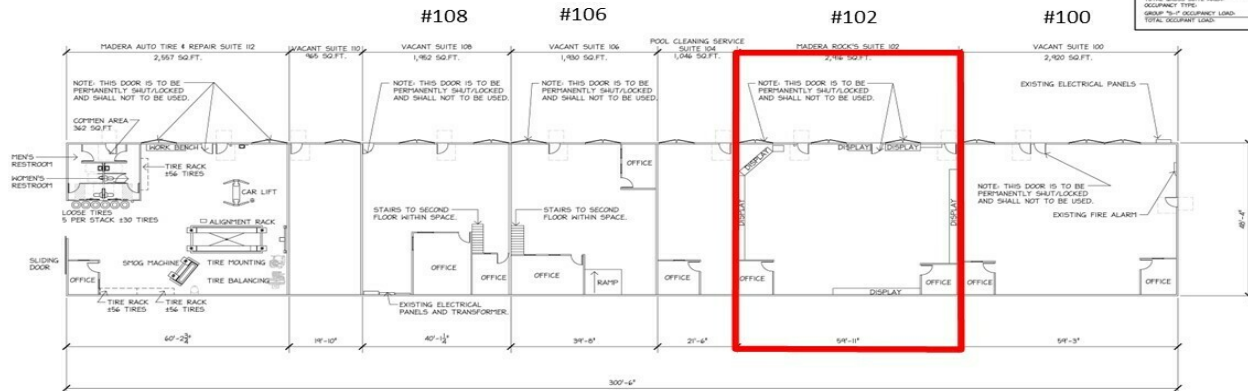
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SUITE #108 (REPAIR SUITE)	2,957	SF	GROUP 108, 109, 110 (COMMERCIAL)	2,957	SF
TOTAL GROSS SUITE AREA	2,957	SF	GROUP 108, 109, 110 (COMMERCIAL)	2,957	SF
OCCUPANCY TYPE	GROUP 108, 109, 110 (COMMERCIAL)		GROUP 108, 109, 110 (COMMERCIAL)	2,957	SF
GROUP 108, 109, 110 (COMMERCIAL)	2,957	SF	GROUP 108, 109, 110 (COMMERCIAL)	2,957	SF
TOTAL OCCUPANT LOAD	2,957	SF	GROUP 108, 109, 110 (COMMERCIAL)	2,957	SF
SUITE #106 (REPAIR SUITE)	1,980	SF	GROUP 106, 107, 108 (COMMERCIAL)	1,980	SF
TOTAL GROSS SUITE AREA	1,980	SF	GROUP 106, 107, 108 (COMMERCIAL)	1,980	SF
OCCUPANCY TYPE	GROUP 106, 107, 108 (COMMERCIAL)		GROUP 106, 107, 108 (COMMERCIAL)	1,980	SF
GROUP 106, 107, 108 (COMMERCIAL)	1,980	SF	GROUP 106, 107, 108 (COMMERCIAL)	1,980	SF
TOTAL OCCUPANT LOAD	1,980	SF	GROUP 106, 107, 108 (COMMERCIAL)	1,980	SF
SUITE #102 (REPAIR SUITE)	2,916	SF	GROUP 102, 103, 104 (COMMERCIAL)	2,916	SF
TOTAL GROSS SUITE AREA	2,916	SF	GROUP 102, 103, 104 (COMMERCIAL)	2,916	SF
OCCUPANCY TYPE	GROUP 102, 103, 104 (COMMERCIAL)		GROUP 102, 103, 104 (COMMERCIAL)	2,916	SF
GROUP 102, 103, 104 (COMMERCIAL)	2,916	SF	GROUP 102, 103, 104 (COMMERCIAL)	2,916	SF
TOTAL OCCUPANT LOAD	2,916	SF	GROUP 102, 103, 104 (COMMERCIAL)	2,916	SF

N E Street

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
610 N E St #102	Available	2,916 SF	Modified Gross	\$0.70 SF/month

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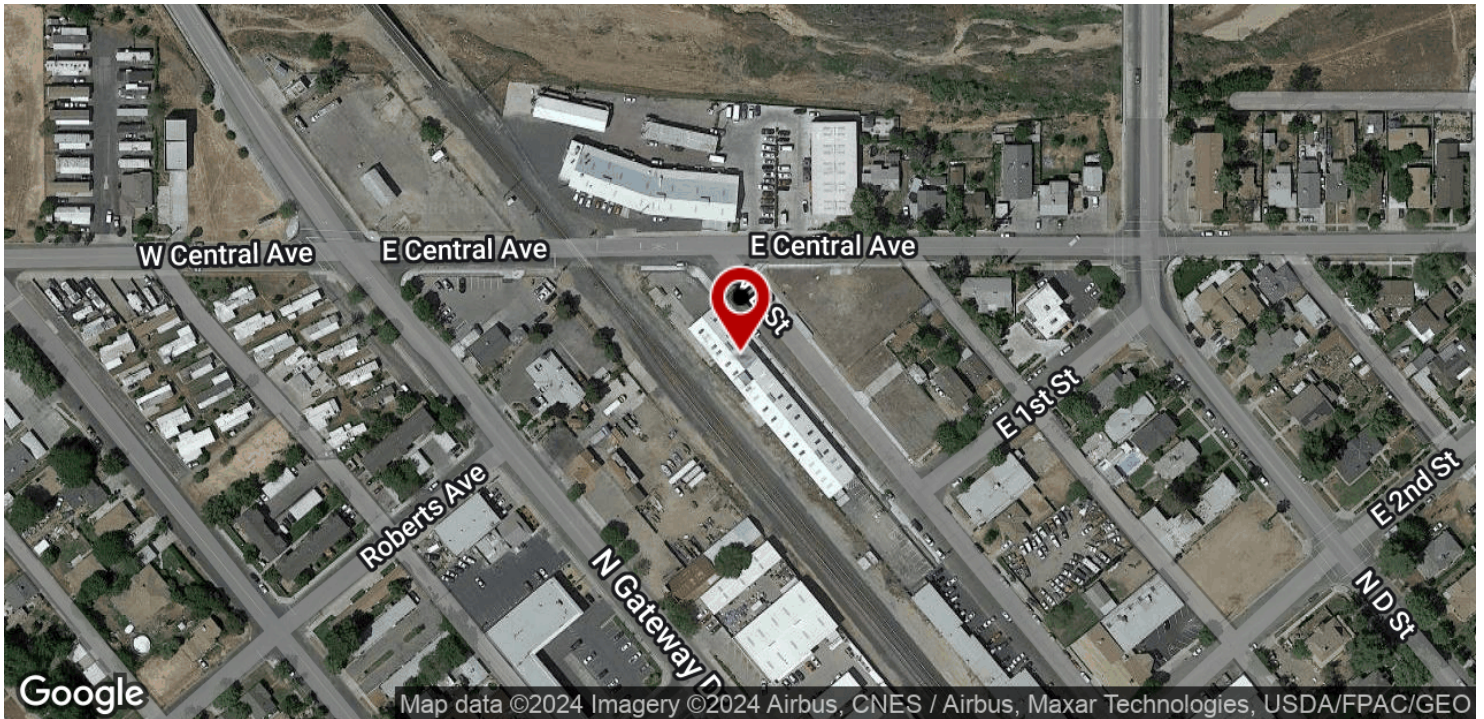
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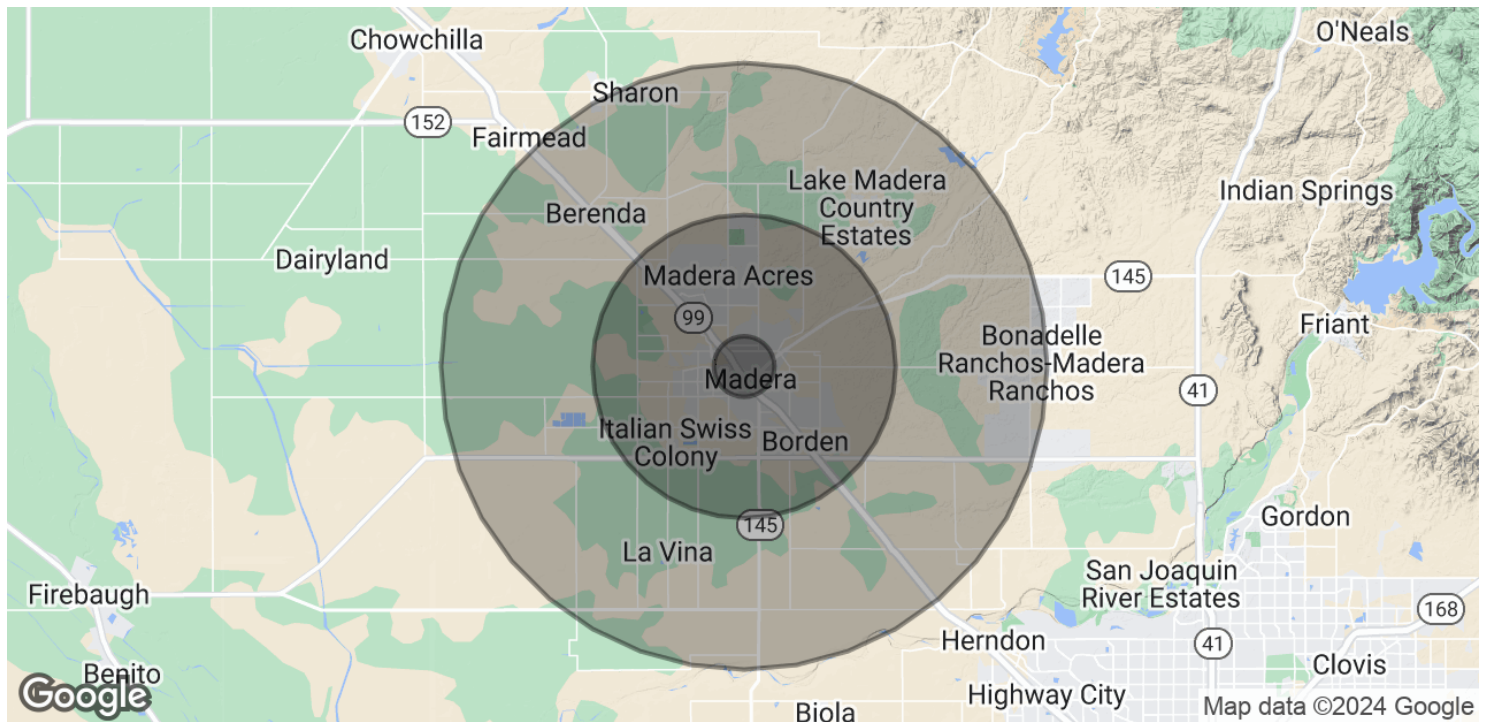
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,875	83,222	99,671
Average Age	28.9	30.7	31.8
Average Age (Male)	27.6	30.1	31.5
Average Age (Female)	30.5	31.6	32.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,862	23,569	27,602
# of Persons per HH	3.4	3.5	3.6
Average HH Income	\$46,808	\$64,895	\$67,081
Average House Value	\$168,927	\$221,062	\$246,777
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	84.6%	77.4%	73.8%

\* Demographic data derived from 2020 ACS - US Census

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