

RETAIL FOR LEASE

COMMERCIAL RETAIL SPACES IN MADERA, CA

425 N E St, Madera, CA 93638



Lease Rate

**\$0.50 - 0.75
SF/MONTH**

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Building Size: | 12,930 SF |
| Available SF: | 1,530 - 3,600 SF |
| Lot Size: | 1.218 Acres |
| Year Built: | 1977 |
| Zoning: | Commercial Service |
| Market: | Central Madera |
| Submarket: | Downtown Commercial Service |
| Cross Street: | E 3rd Street |
| APN: | 007-054-008 |

PROPERTY HIGHLIGHTS

- ±1,530 - ±3,600 SF of Commercial Retail Available in Madera, CA
- Large Complex On ±1.21 Acres w/ Ample Private Parking
- Well Maintained Building | Functional Open Spaces
- Easy Access from Surrounding Major Corridors
- Easy Access to Highway 99 On/Off Ramps
- Excellent Existing Signage On 3 City Street Corners
- 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
- Great Gym & Fitness Use Opportunity

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PROPERTY DESCRIPTION

±1,530 - ±3,600 SF of Commercial Retail space available within a commercial service multi-tenant complex on ±1.21 Acres between Fresno and Merced in Madera, CA. Offering a variety of 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 common area parking lot. Spaces equipped w/ ample power, restrooms, sky lights, air vents, heaters, security, 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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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------------|-----------|-----------|----------------|-----------------|
| 401 N E St #A&B | Available | 2,600 SF | Modified Gross | \$0.75 SF/month |
| 401 N E St #F | Available | 3,600 SF | Modified Gross | \$0.50 SF/month |
| 401 N E St #118 | Available | 1,530 SF | Modified Gross | \$0.75 SF/month |

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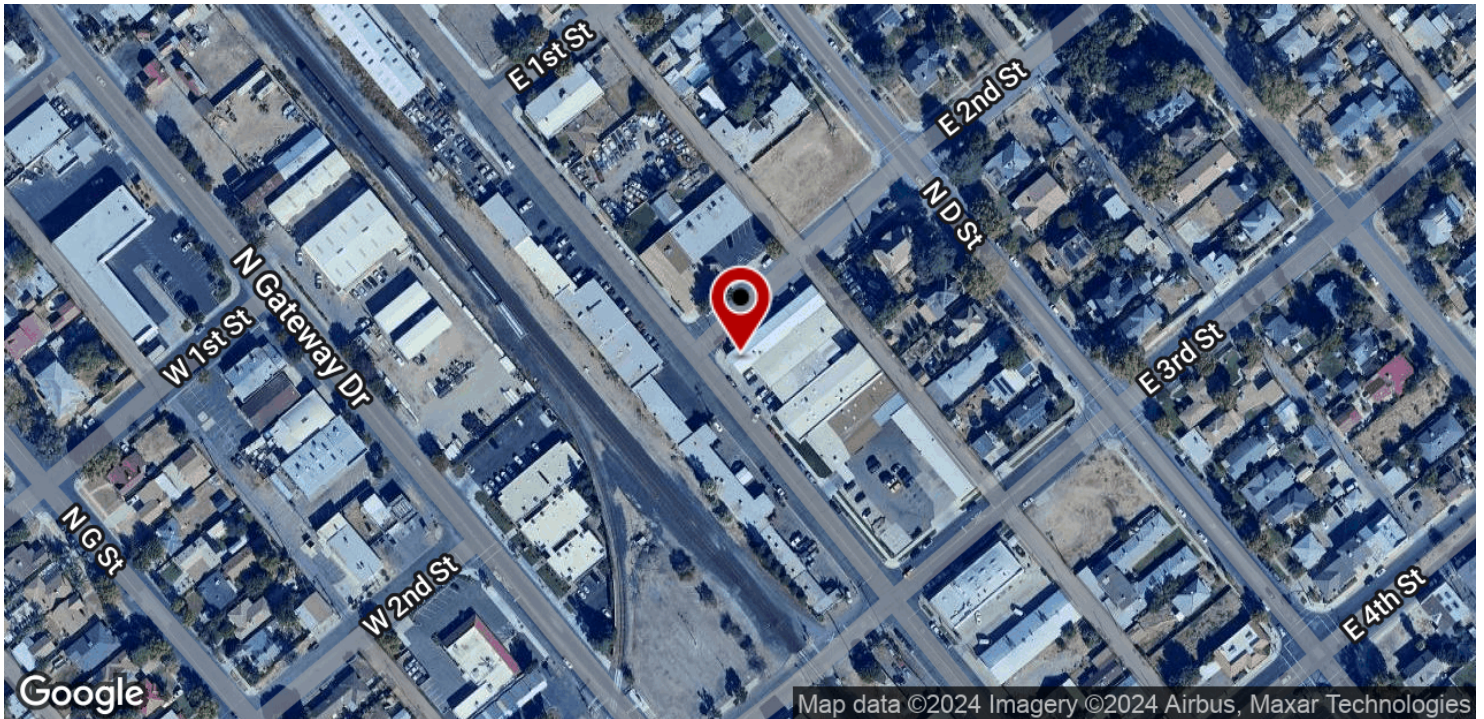
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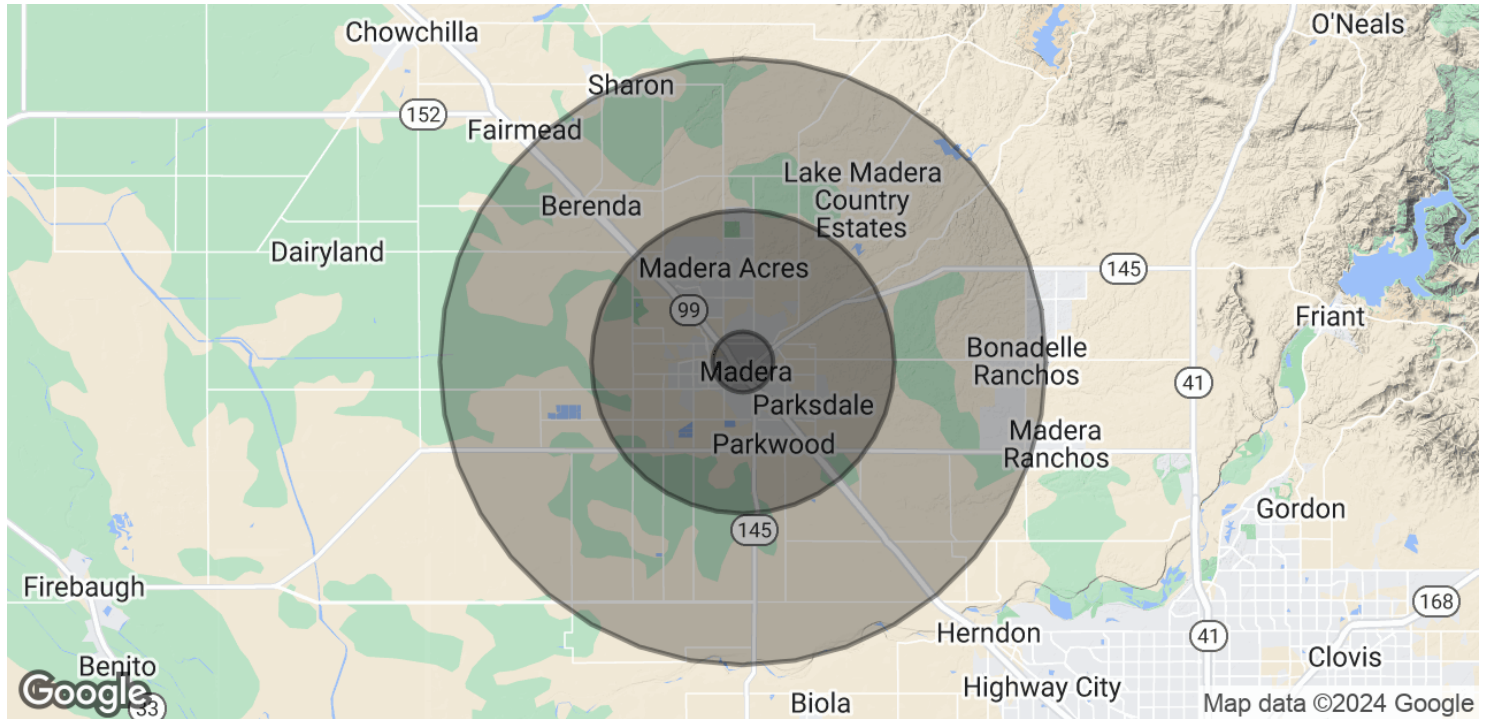
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 21,754 | 85,948 | 101,467 |
| Average Age | 33 | 33 | 34 |
| Average Age (Male) | 32 | 33 | 34 |
| Average Age (Female) | 34 | 34 | 35 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,807 | 22,976 | 26,758 |
| # of Persons per HH | 3.7 | 3.7 | 3.8 |
| Average HH Income | \$59,925 | \$84,323 | \$88,339 |
| Average House Value | \$325,876 | \$404,381 | \$438,912 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|---------------|--------|---------|----------|
| Hispanic | 87.8% | 82.5% | 78.7% |

Demographics data derived from AlphaMap

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