





**22 ACRES
ALSO
AVAILABLE**

N VPD: 84,149
S VPD: 73,971

PAD 3

PAD 4

PAD 2

Hear For Life
Hearing Aid Centers

West Coast
Podiatry, Inc.

Quest
Diagnostics

Cleveland Pharmacy



Davita
Kidney Care

CAMARENA
HEALTH

SPRINGHILL SUITES
BY MARRIOTT

Valero
COMING SOON

Black Bear Diner



E ALMOND AVE

E ALMOND AVE

VALLEY
DIAGNOSTICS

Planned Parenthood

OPAQUE
DENTAL GROUP

CAMARENA HEALTH
URGENT CARE

Community Integrated Work Program, Inc.

Madera Community Hospital

ARYA
MEDICAL GROUP



NORTH RAMP

SOUTH RAMP

**22 ACRES
ALSO
AVAILABLE**



3.26 ACRES LOT

- FULLY ENTITLED 3 CONTIGUOUS LOTS. AVAILABLE AS PORTFOLIO SALE OR AS INDIVIDUAL LOTS

APNS:

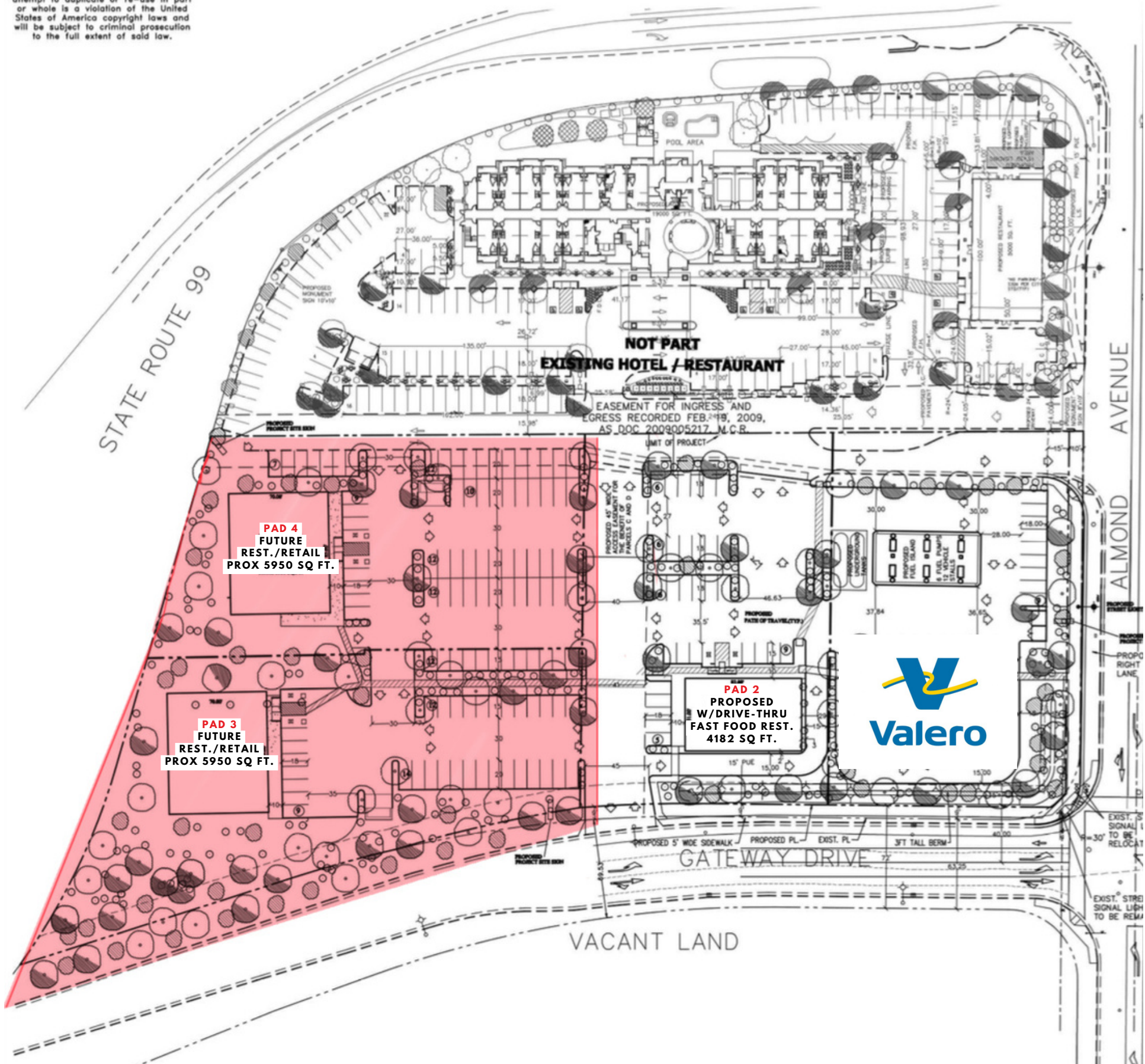
PAD 2: 012-390-024 (1.07 AC)

PAD 3: 012-390-025 (1.17 AC)

PAD 4: 012-390-026 (1.02 AC)

- CITY OF MADERA IS 20 MILES NORTH OF FRESNO, CA. IT IS GEOGRAPHIC CENTER OF THE STATE, ONE OF THE FASTEST GROWING CITIES IN THE WEST
- LOCATED RIGHT OFF OF FWY 99 ALMOND AVENUE EXIT IN A MEDICAL CORRIDOR
- ADJACENT TO 88 KEYS SPRINGHILL SUITES
- SURROUNDED WITH OVER 10,000 HOUSEHOLDS WITH AN AVERAGE HOUSEHOLD SIZE OF 4
- ALL CITY UTILITIES AVAILABLE ON SITE
- SITES ARE ZONED COMMERCIAL HIGHWAY

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Key Demographics		1 miles	3 miles	5 miles	0-7 min
POPULATION	Population				
	Total Population 2023	11,507	61,924	84,307	32,524
	Growth 2010-2023	1.16%	8.29%	6.26%	9.56%
	Growth 2023-2028	8.37%	9.14%	9.07%	8.83%
	Average Household Size	2.99	3.75	3.85	3.28
	Average Age	38.3	34.9	34.9	36.3
LABOR	Labor				
	Working Population (25-65)	48.9%	50.5%	50.5%	49.7%
	Labor Force	5,466	30,053	40,192	15,305
	% Labor Force	60.2%	63.1%	61.8%	60.7%
	Unemployment Rate	4.7%	7.3%	7.2%	5.8%
HOUSEHOLD INCOME	Income				
	2023 HH Income \$35K+	78.5%	68.9%	71.2%	72.7%
	2023 HH Income \$50K+	67.4%	55.8%	58.0%	60.7%
	2028 HH Income \$35K+	82.1%	76.0%	77.8%	78.6%
	2028 HH Income \$50K+	72.6%	61.7%	64.3%	65.3%
	2023 Average HH Income	\$ 100,848	\$ 75,883	\$ 78,520	\$ 84,959
	2028 Average HH Income Growth	14.2%	14.1%	14.1%	14.2%
	2023 Average Disposable Income	\$ 77,840	\$ 62,016	\$ 64,451	\$ 67,917
HH's	Housing				
	Renter-Occupied Units	1,160	7,693	9,624	4,281
	% Renter-Occupied Units	28.3%	43.9%	41.5%	40.5%
	Average Housing Unit Value	\$ 649,444	\$ 617,318	\$ 612,367	\$ 709,828



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