

Value Add Investment: ±43,921 SF Industrial Complex @ Corner
Industrial For Sale | 401-610 North E St Madera, CA 93638



**CENTRAL CA
COMMERCIAL**



Sale Price

\$2,475,000

OFFERING SUMMARY

Building Size:	±44,165 SF
Available SF:	±3,600 - 5,200 SF
Lot Size:	±1.83 Acres
Number of Units:	20
Price / SF:	\$56.04
Year Built:	1977
Renovated:	2023
Zoning:	Commercial Service
Market:	Central Madera
Submarket:	Downtown Commercial Service
APN:	007-054-008

PROPERTY HIGHLIGHTS

- TEEN Cash-on-Cash Returns After Stabilized
- Investment Opportunity: Leased Industrial Buildings
- Long-Term Tenants | Low Turnover | Low Maintenance
- ±44,165 SF On ±1.83 Acres w/ Ample Yard Area
- Cash Cow To Produce \$398K In Rents (\$9/SF/YR)
- Metal Construction - Well Maintained Buildings
- Long Term Tenants w/ Upside Potential Via Leasing
- Easy Access from Surrounding Major Corridors
- Functional Warehouse Spaces | Easy To Rent
- Requires Little Management or Maintenance (Metal Buildings)
- Easy Access to Highway 99 On/Off Ramps
- Excellent Existing Signage On 3 City Street Corners
- Shop with Roll Up Doors + Fully Improved Yard Area
- Ample Parking, Quality Tenants, & Great Exposure
- Building Equipped w/ Evaporative Coolers & Heaters

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

Value-Add Industrial Investment: ±44,165 SF commercial service multi-tenant complex on 1.83 Acres (79,606 SF) between Fresno and Merced in Madera, CA. Offers (20) economical separate spaces leased to (17) long-term tenants on AIR Industrial Gross leases. Value-add opportunity of 91% occupancy with actual rents of \$256,369/year collected plus upside potential. After leasing (2) vacancies (\$34,929/year) and extending leases to market rates (\$106,811/year), the realistic 6-12 month stabilized gross annual income is \$306,289. Further rent growth by stabilizing the under-market units provide increased gross income of \$398,110/year at full market rents. Unique investment offering easy-to-rent warehouse spaces within an under-built market offering a strong need for these type of spaces. Once stabilized, the deal offers TEEN cash-on-cash returns when leveraged. Great visibility, convenient parking, fenced yards, existing corner signage, & easy access to CA-99 on/off ramps connecting to I-5. #401-425 N "E" St totals 29,635 SF on 3 APN's offering (13) units with (17) rollup doors; #610 N "E" St totals 14,286 SF offering (7) units with (14) rollup doors.

(7) tenants (C-S, D, F-P, 425, & 112) are near market rents w/ 3% increases per year. The value-add opportunity consists of leasing (2) vacancies of 3,881 SF and increasing rent and extending lease length on (5) leases with less than 1-year remaining.

Multiple configurations ranging from ±980 SF up to ±6,000 SF with an average of ±2,270 SF units. Setup to have a office/showroom, shop, and fenced yard. Equipped w/ ample power, roll up doors, restrooms, sky lights, air vents, evap coolers, 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.



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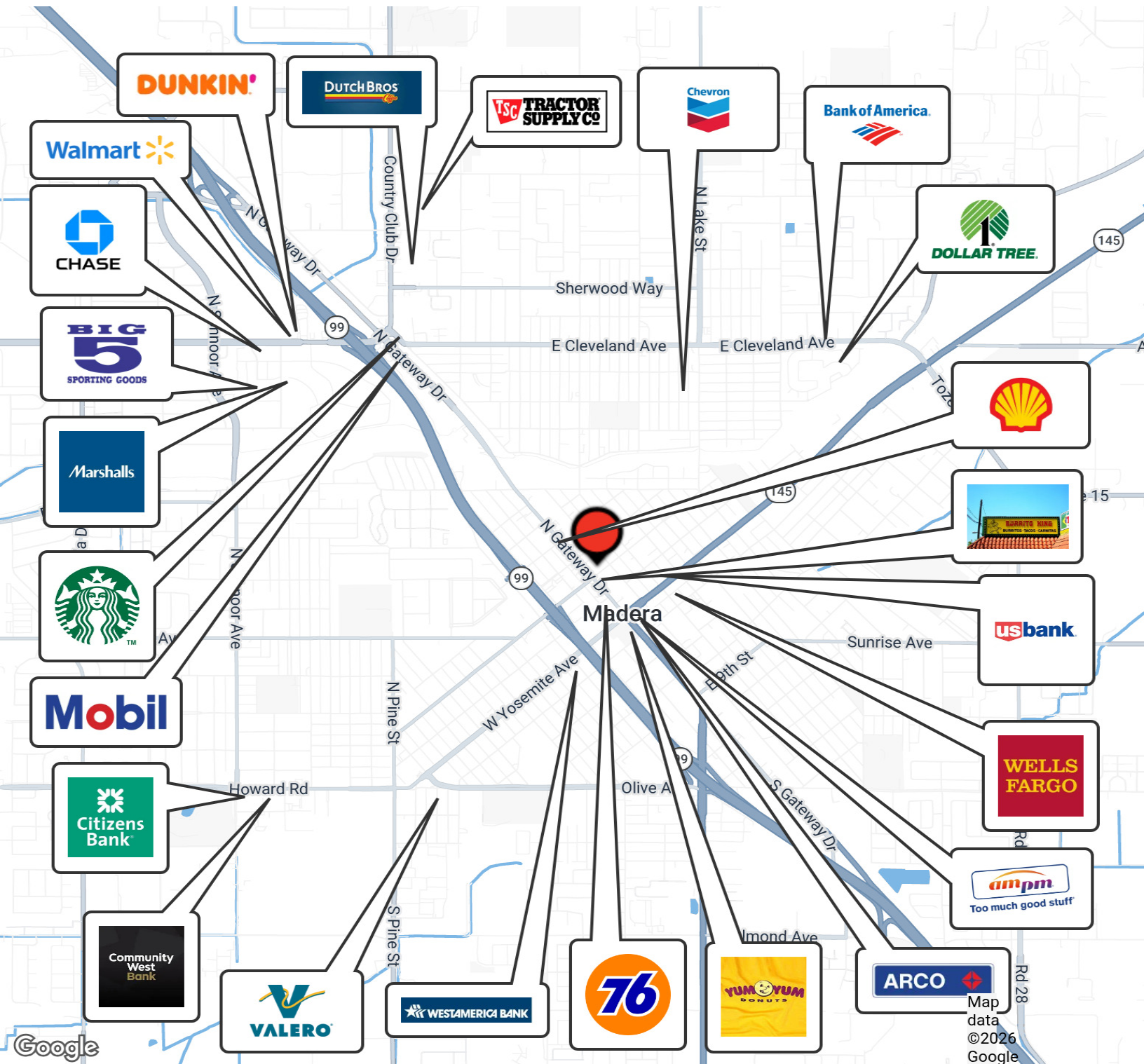
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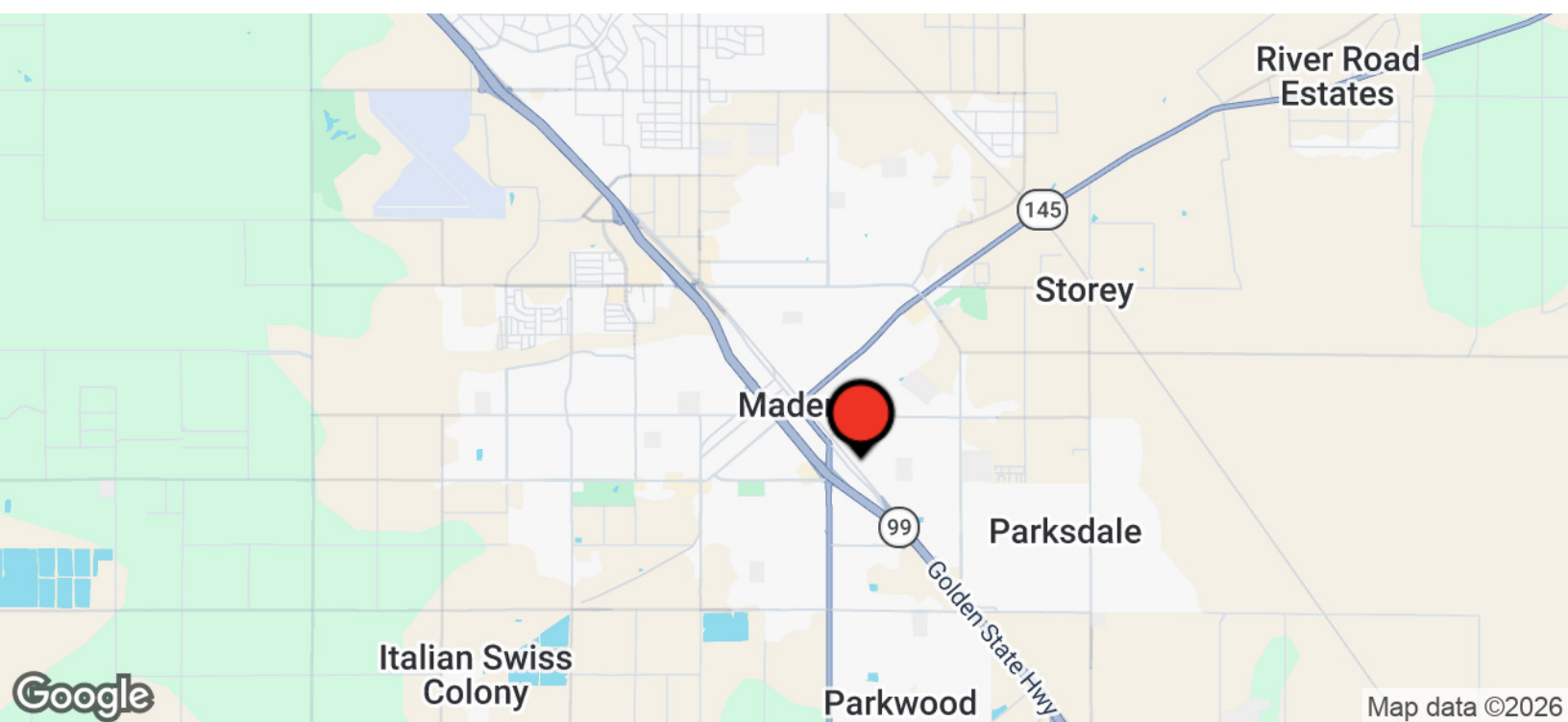
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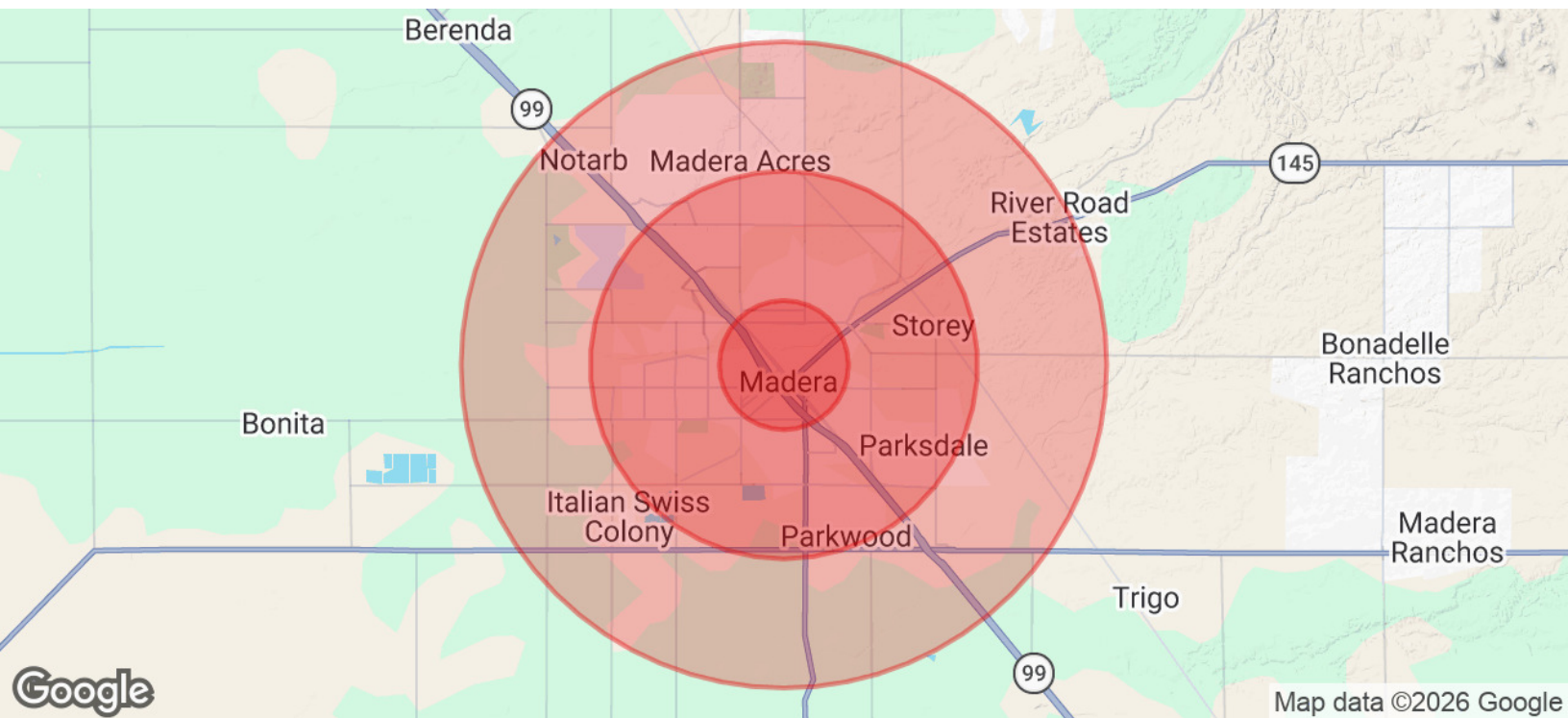
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,561	71,437	83,256
Average Age	28.3	29.7	30.7
Average Age (Male)	26.8	28.8	30.1
Average Age (Female)	30.5	30.8	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,044	19,973	23,575
# of Persons per HH	3.4	3.6	3.5
Average HH Income	\$44,531	\$61,063	\$64,905
Average House Value	\$164,999	\$209,761	\$221,140

2020 American Community Survey (ACS)

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