



Colliers

Available Size:

±1,058
Square Feet

FOR LEASE

Freestanding Building on ±0.39 Acres

736 S. Madera Avenue
Kerman, California 93630

Located along Kerman's primary commercial corridor, 736 S. Madera Avenue offers a strategic Central Valley location with convenient access to surrounding Fresno County communities. Positioned in the growing city of Kerman, the property benefits from strong local agricultural roots, nearby residential neighborhoods, and connectivity to the greater Fresno market approximately 15 miles to the east.

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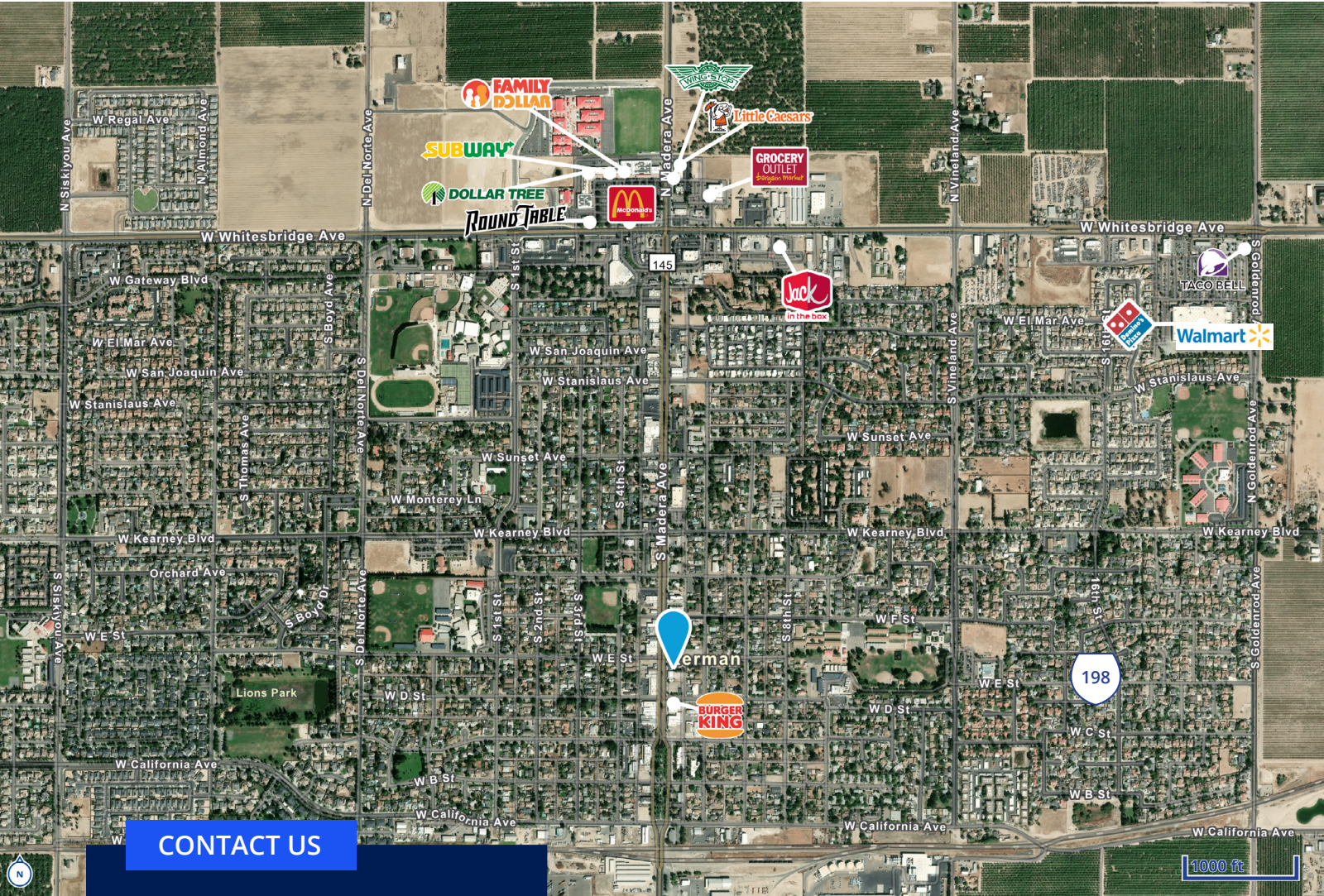
PROPERTY SUMMARY

736 S. Madera Avenue, **Kerman, CA**

- Building** ±1,058 SF
- Land Area** ±16,800 SF
- Lease Rate** Contact Broker, Modified Gross (Tenant responsible for PG&E, water, sewer and trash)
- Zoning** CG, City of Kerman
- Year Built** 1972
- Comments** The property is zoned for many uses, and has a large open parking lot

Area Demographics *within a 3 mile radius*

2026 POPULATION 17,998	2030 POPULATION 18,574	NUMBER OF HOUSEHOLDS 5,173	AVG. HH INCOME \$86,913	MEDIAN AGE 31.8	DAYTIME POPULATION 13,607
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CONTACT US

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