

# THE RIVERWALK AT RIVERSTONE · COMMERCIAL OPPORTUNITY

SWC STATE HWY 41 & AVENUE 12 · MADERA, CA 93636



## RIVERWALK AT RIVERSTONE

FOR INFORMATION, PLEASE CONTACT:

**Michael Arfsten**

+1 (559) 447-6233

michael@retailcalifornia.com

DRE # 01181635

**Nick Frechou**

+1 (559) 447-6266

nick@retailcalifornia.com

DRE # 01887999

**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

7480 North Palm Ave, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.

# THE RIVERWALK AT RIVERSTONE · COMMERCIAL OPPORTUNITY

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA 93636



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.

# THE RIVERWALK AT RIVERSTONE · COMMERCIAL OPPORTUNITY

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA 93636

### Property Description:

The Riverwalk commercial center is a ±50 acre project with ±500,000 SF buildable located at the southwest corner of Avenue 12 and State Highway 41 in Madera, CA. This extremely high-profile location presents daily traffic counts close to 47,800± cars per day and will garner considerably more as the community and surrounding area fills in with new residents. Phase 1 development of the Riverwalk Market Village is underway with new tenants Fresh Fill, Dutch Bros, Me-n-Eds, Papi's Grill, and Judy's Donuts.

### Property Highlights:

The subject property is located at the main entrance to the Riverstone Master Planned Community which will comprise 6,578 residential homes and ±1.4 Million SF of commercial space when building is complete. State Highway 41 is the main central California access route to Yosemite National Park and its surrounding mountain communities. Average annual tourism attendance to Yosemite is 3.7 million visitors.

**Available Space:** 1,240± SF to 65,000± SF

**Lease Rate:** Please contact agent for more information.

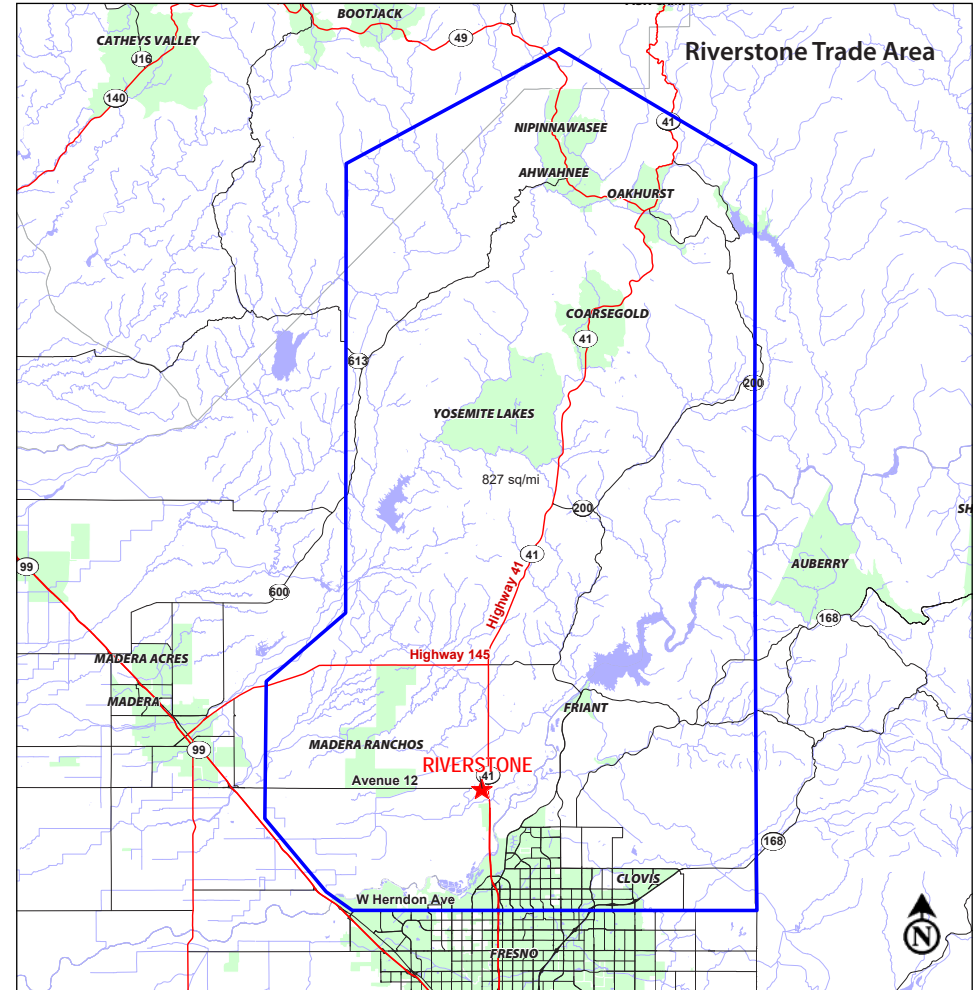
### 2021 Demographics:

	<u>Trade Area</u>	<u>10 Min. Drivetime</u>	<u>15 Min. Drivetime</u>
Total Population:	178,861	97,973	379,907
Total Households:	64,981	38,064	131,373
Avg. HH Income:	\$121,548	\$97,293	\$84,616
Total Daytime Pop:	169,076	124,981	476,796

### 2021 Traffic Counts:

Hwy 41 @ Avenue 12:	48,484 ADT
Avenue 12 @ Hwy 41:	26,472 ADT
Total:	74,956 Avg Daily Traffic

Source: Claritas LLC, Kalibrate TrafficMetrix



FOR INFORMATION, PLEASE CONTACT:

**Michael Arfsten**  
**+1 (559) 447-6233**  
[michael@retailcalifornia.com](mailto:michael@retailcalifornia.com)  
 DRE # 01181635

**Nick Frechou**  
**+1 (559) 447-6266**  
[nick@retailcalifornia.com](mailto:nick@retailcalifornia.com)  
 DRE # 01887999

**RETAIL CALIFORNIA CRE**

A division of Pearson Realty  
 7480 North Palm Ave, Suite 101  
 Fresno, CA 92711  
[www.retailcalifornia.com](http://www.retailcalifornia.com)



# THE RIVERWALK AT RIVERSTONE · COMMERCIAL OPPORTUNITY

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA 93636

Riverstone was named **America's Best Master-Planned Community** at the 2018 Nationals in Orlando, Florida, and will comprise 8 distinct districts with over 6,578 residences at build-out.

Its first neighborhood—the **Lodge District**—with its new collections of stylish homes, parks and trails is now selling rapidly. When completed, the Lodge District will consist of 860 Single-Family units. Approximately 300 are presently occupied or under construction.

Retail is on the rise. The Riverstone Master Plan includes three districts supporting new homes and commercial retail components:

Planned for the first phase, **Riverwalk** in the **Market District**, will be the gateway to Riverstone, situated alongside Highway 41 and Avenue 12. Fully entitled for commercial development, the 43-acre Market District is anticipated to offer in its initial phase, a grocery store, office space and retail businesses.

The **Civic District** will be for those who crave day-to-night energy and metropolitan cool. This urban side of Riverstone, with 45 acres zoned for commercial use, is anticipated to have something exciting around every corner—shopping, dining or live concerts in the central plaza. Approximately 771 homes are planned for this vibrant Civic District, including a number of parks and a community Clubhouse.

The **Town Center** is expected to brim with an abundance of charm, style and easygoing connectivity. Parks, commercial space and a wide variety of about 575 homes are planned, all connected by a Main Street thoroughfare and mixed-use central plaza, with shops and restaurants.



FOR INFORMATION, PLEASE CONTACT:

**Michael Arfsten**

**+1 (559) 447-6233**

[michael@retailcalifornia.com](mailto:michael@retailcalifornia.com)

DRE # 01181635

**Nick Frechou**

**+1 (559) 447-6266**

[nick@retailcalifornia.com](mailto:nick@retailcalifornia.com)

DRE # 01887999

**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

7480 North Palm Ave, Suite 101

Fresno, CA 92711

[www.retailcalifornia.com](http://www.retailcalifornia.com)



# THE RIVERWALK AT RIVERSTONE · COMMERCIAL OPPORTUNITY

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA 93636



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.

# THE RIVERWALK AT RIVERSTONE · COMMERCIAL OPPORTUNITY

SWC STATE HWY 41 & AVENUE 12 · MADERA, CA 93636

## THE EIGHT DISTRICTS OF RIVERSTONE

### SO MANY WAYS TO FEEL AT HOME

Upon completion, Riverstone is anticipated to comprise eight distinct districts, with the heart of each district presenting its own sense of place and character, and its own collection of amenities and homes. Imagine a spirited town center, exciting cityscapes, country neighborhoods, farm and garden environments, and vibrant parks and trails. Life here will be as multi-dimensional as it gets.

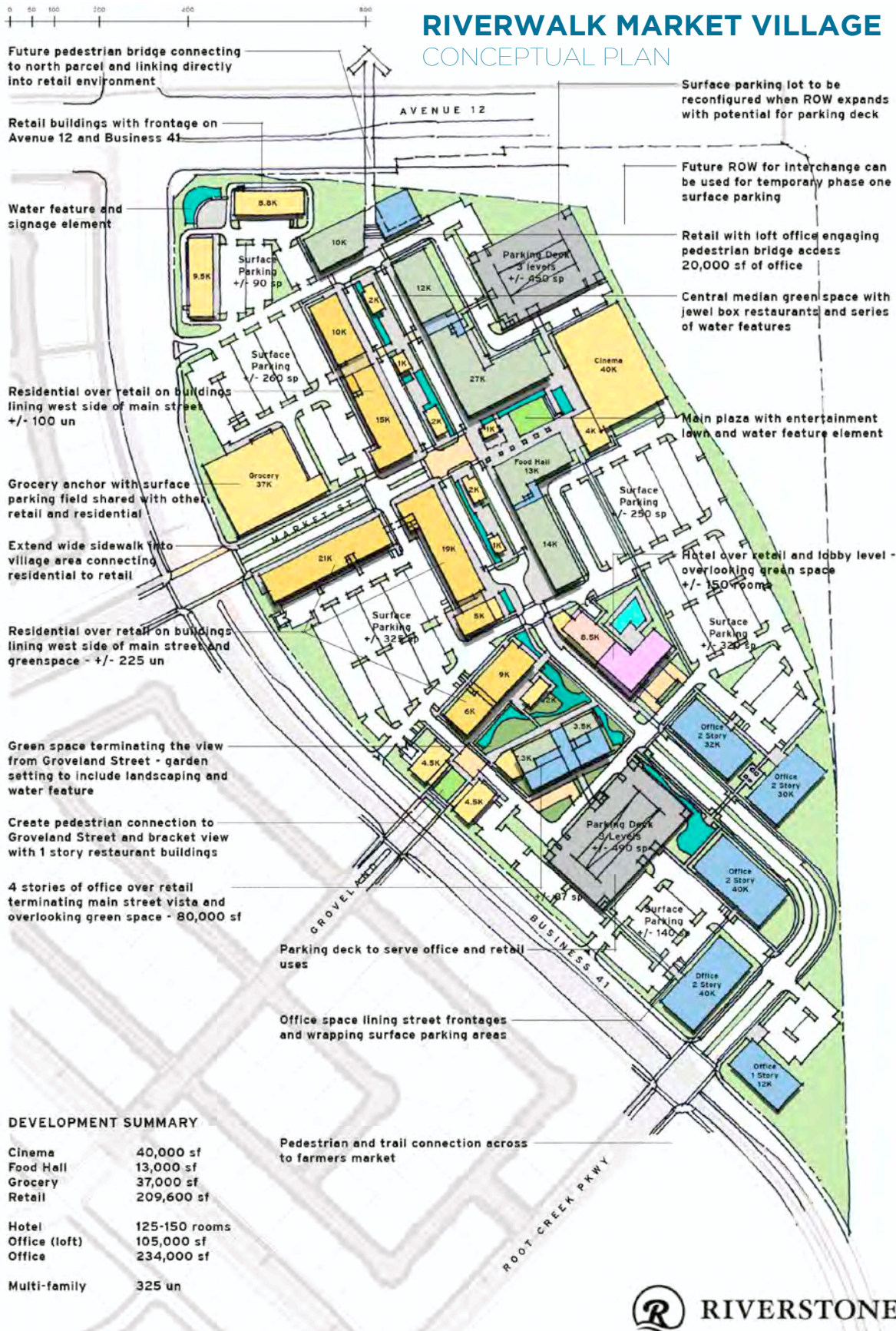


This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.

# RIVERWALK COMMERCIAL OPPORTUNITIES

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA

### RIVERWALK MARKET VILLAGE CONCEPTUAL PLAN



Future pedestrian bridge connecting to north parcel and linking directly into retail environment

Retail buildings with frontage on Avenue 12 and Business 41

Surface parking lot to be reconfigured when ROW expands with potential for parking deck

Water feature and signage element

Future ROW for interchange can be used for temporary phase one surface parking

Residential over retail on buildings lining west side of main street +/- 100 un

Retail with loft office engaging pedestrian bridge access 20,000 sf of office

Central median green space with jewel box restaurants and series of water features

Grocery anchor with surface parking field shared with other retail and residential

Main plaza with entertainment lawn and water feature element

Extend wide sidewalk into village area connecting residential to retail

Hotel over retail and lobby level - overlooking green space +/- 150 rooms

Residential over retail on buildings lining west side of main street and greenspace +/- 225 un

Green space terminating the view from Groveland Street - garden setting to include landscaping and water feature

Create pedestrian connection to Groveland Street and bracket view with 1 story restaurant buildings

4 stories of office over retail terminating main street vista and overlooking green space - 80,000 sf

Parking deck to serve office and retail uses

Office space lining street frontages and wrapping surface parking areas

**DEVELOPMENT SUMMARY**

Cinema	40,000 sf
Food Hall	13,000 sf
Grocery	37,000 sf
Retail	209,600 sf

Hotel	125-150 rooms
Office (loft)	105,000 sf
Office	234,000 sf

Multi-family 325 un

Pedestrian and trail connection across to farmers market



Riverwalk Market Village conceptual plan is subject to change.

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection.

# RIVERWALK COMMERCIAL OPPORTUNITIES

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA

### Riverstone - Illustrated Land Plan

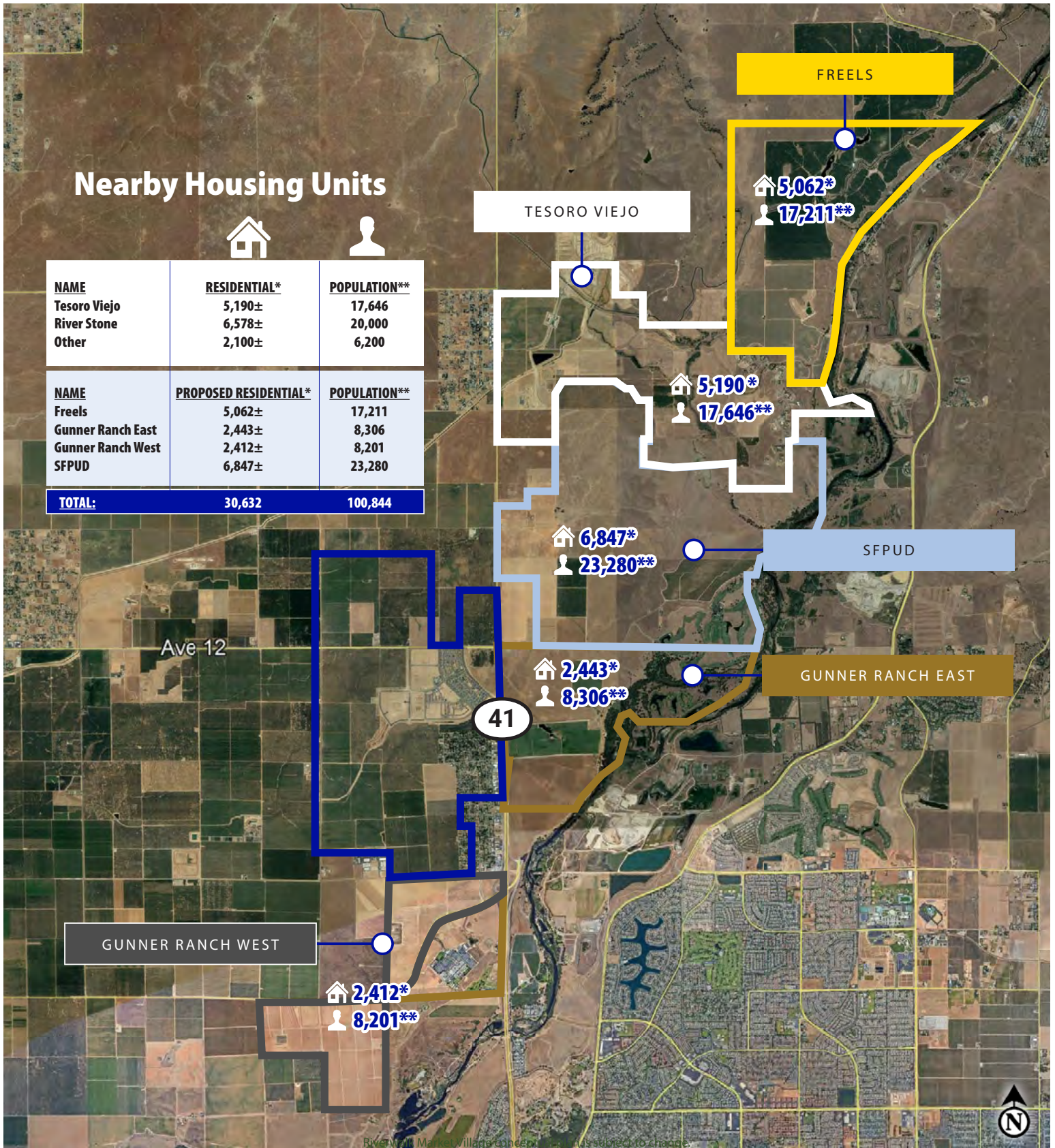


This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection.

# RIVERWALK COMMERCIAL OPPORTUNITIES

## SWC STATE HWY 41 & AVENUE 12 · MADERA, CA

### 2021 RIVERSTONE AREA HOUSING DEVELOPMENT OVERVIEW



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection.