

# RETAIL FOR LEASE

## COMMERCIAL RETAIL SPACES IN MADERA, CA

425 N E St, Madera, CA 93638



Lease Rate

**\$0.75 - 0.85  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	12,930 SF
Available SF:	2,600 - 3,700 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

- ±2,600 - 3,700 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

±2,600 - 3,700 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	\$0.85 SF/month
401 N E St #D	Available	3,700 SF	Modified Gross	\$0.75 SF/month

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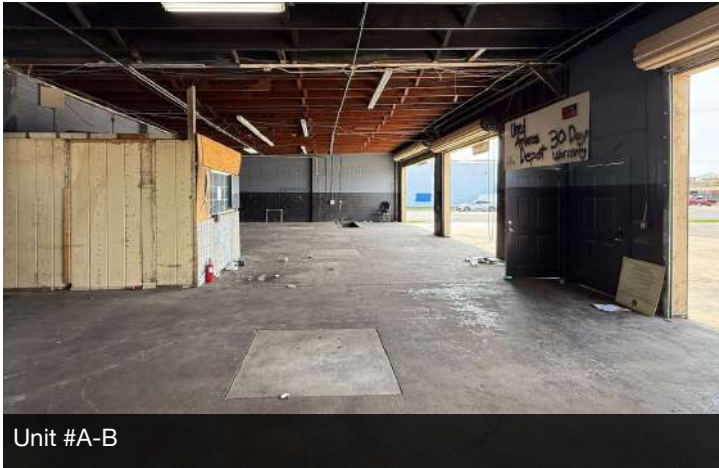
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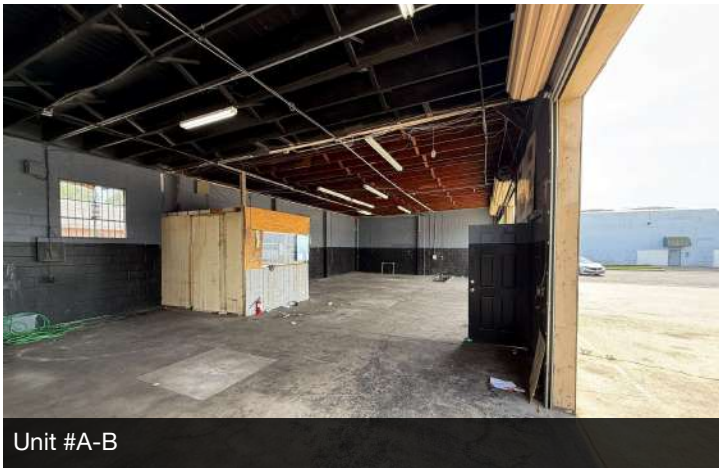
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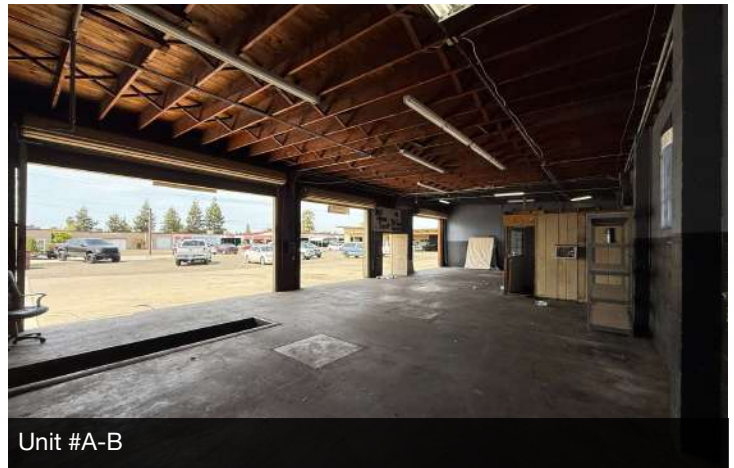
Unit #A-B



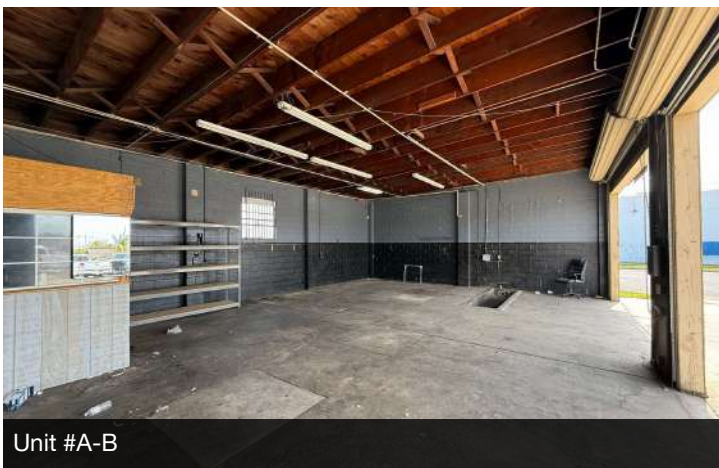
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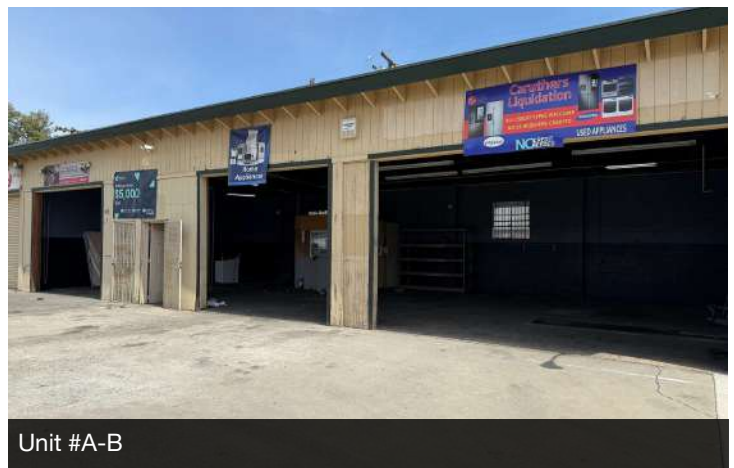
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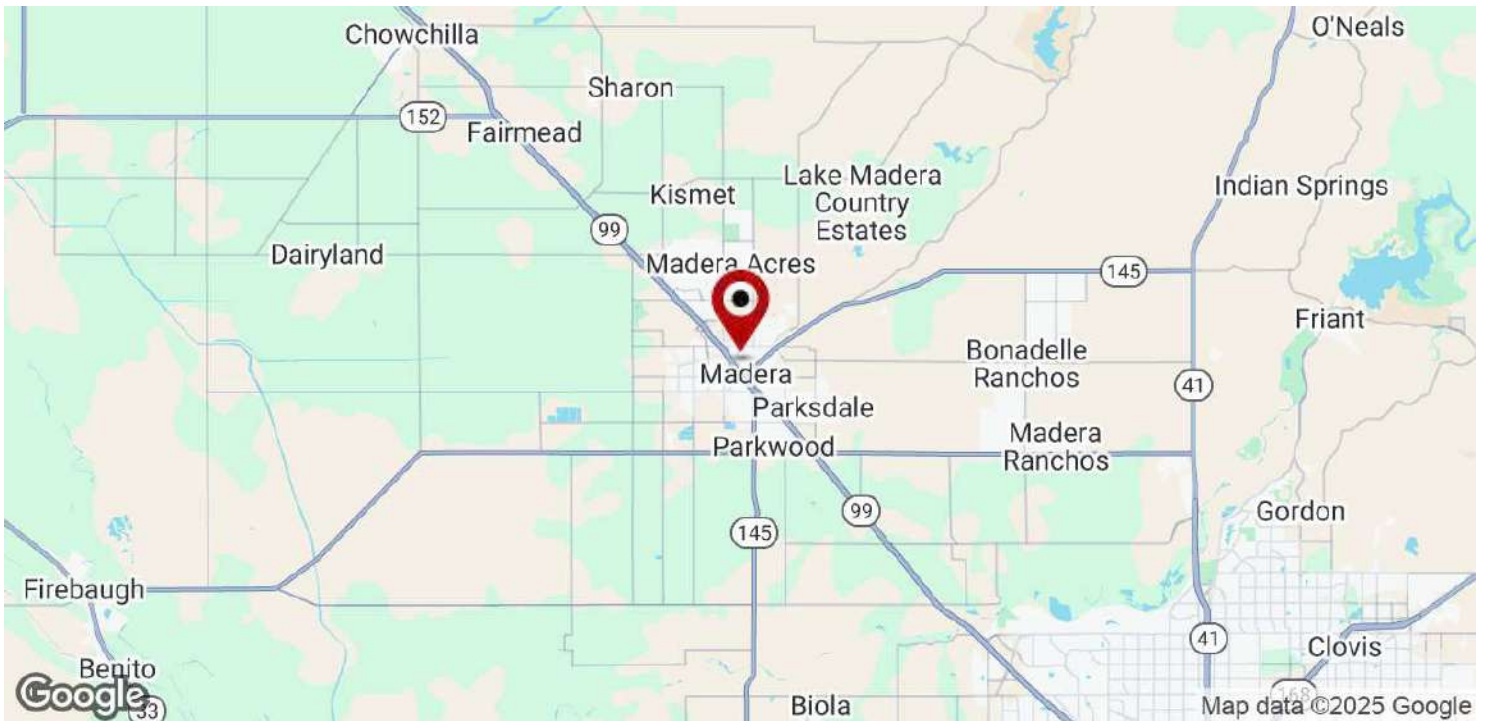
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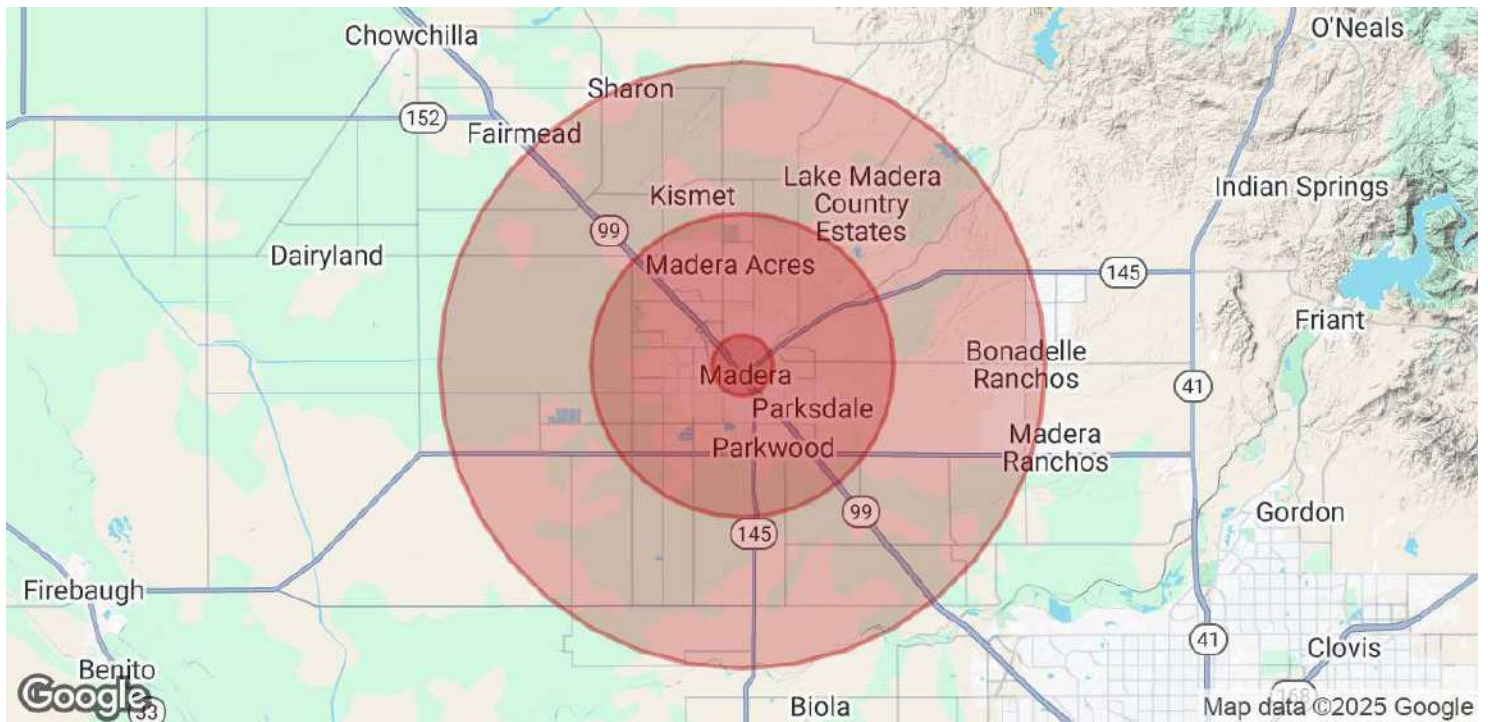
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	21,754	85,948	101,467
Average Age	33	33	34
Average Age (Male)	32	33	34
Average Age (Female)	34	34	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	87.8%	82.5%	78.7%

Demographics data derived from AlphaMap

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