

THE PLAZA at TESORO VIEJO



Representative Photo

Fully Entitled Grocery Pad Available

4150 Town Center Blvd.
Madera, CA 93636

PRICING & PARCEL SIZE: CONTACT BROKER

CONTACT US

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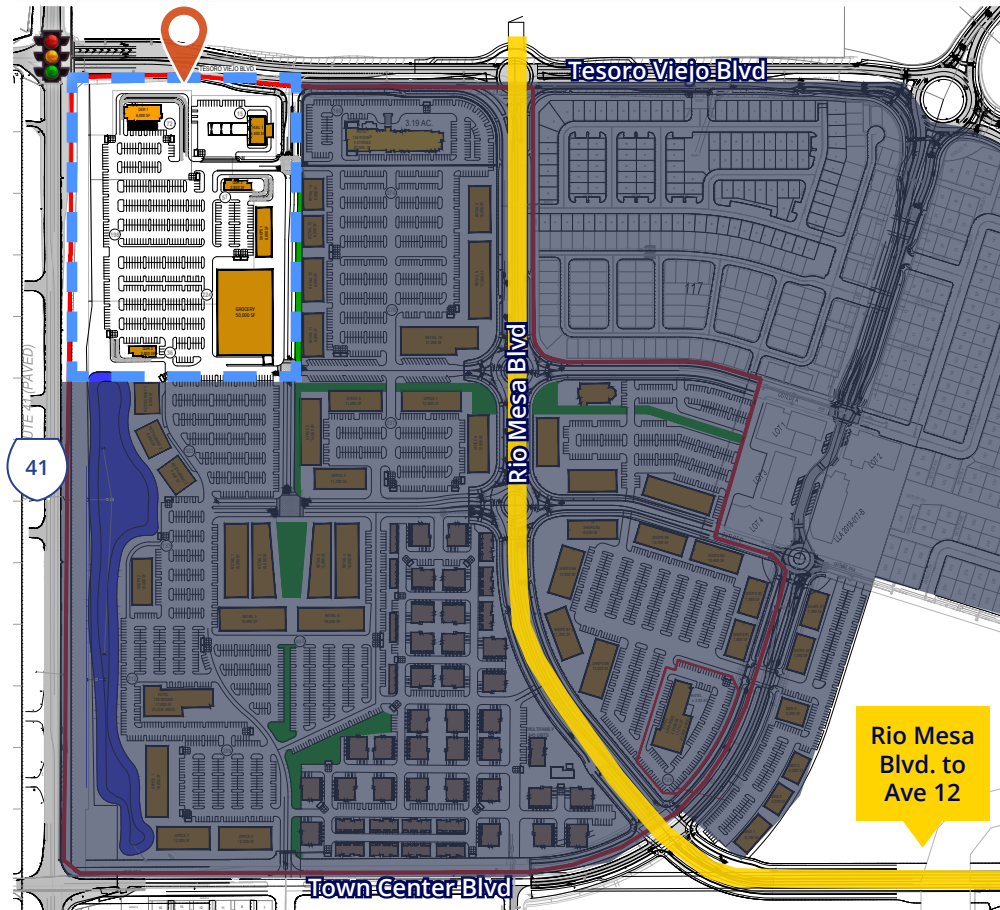
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Conceptual Site Plan | Phase 1



THE OPPORTUNITY

- Grocery anchored super pad at the corner of HWY 41 & Ave 15
- HWY 41 frontage ($\pm 32,500$ ADT)
- Massive housing & commercial growth area including Tesoro Viejo, Riverstone, Stella Vista, Valley Children's development

CONSTRUCTION-READY INFRASTRUCTURE

- Fully entitled and all utilities stubbed to the street
- Construction ready super-pad delivered at close
- State of the art on-site water treatment facility - BEST WATER IN THE VALLEY

A COMMUNITY BUILT FOR GROWTH - TESORO VIEJO

- Currently $\pm 1,600$ occupied homes
- $\pm 5,190$ homes approved at build out
- $\pm 200+$ homes coming online annually
- $\pm 2M$ SF of approved retail, office, and industrial space
- Rio Mesa Blvd extension delivering Q4 2026 - new gateway access to Tesoro Viejo
- HWY 41 expansion expected 2028 - increased regional capacity/visibility

ENTITLEMENT & DEVELOPMENT BONUS

- CEQA challenges resolved
- Exempt from SMGA fees
- Exempt from VMT fees

Pricing

Contact Broker

TESORO VIEJO Grocery Pad

Key Demographics:

(Within a 5 mile radius)



POPULATION

55,245



EST. HOUSEHOLDS

21,284



AVG. HH INCOME

\$158,920



MEDIAN AGE

41.5



MARRIED POPULATION

46,115



DAYTIME POPULATION

46,060



LABOR FORCE AGE 16+

29,067



HIGHWAY 41 ADT

$\pm 32,500$





TESORO VIEJO By the Numbers

1,600 Acres

approximately of gently rolling hills with access to the San Joaquin River

9 Unique Residential Villages
with up to 5,190 homes

2M SF

approximately of office, retail, commercial, and light industrial space

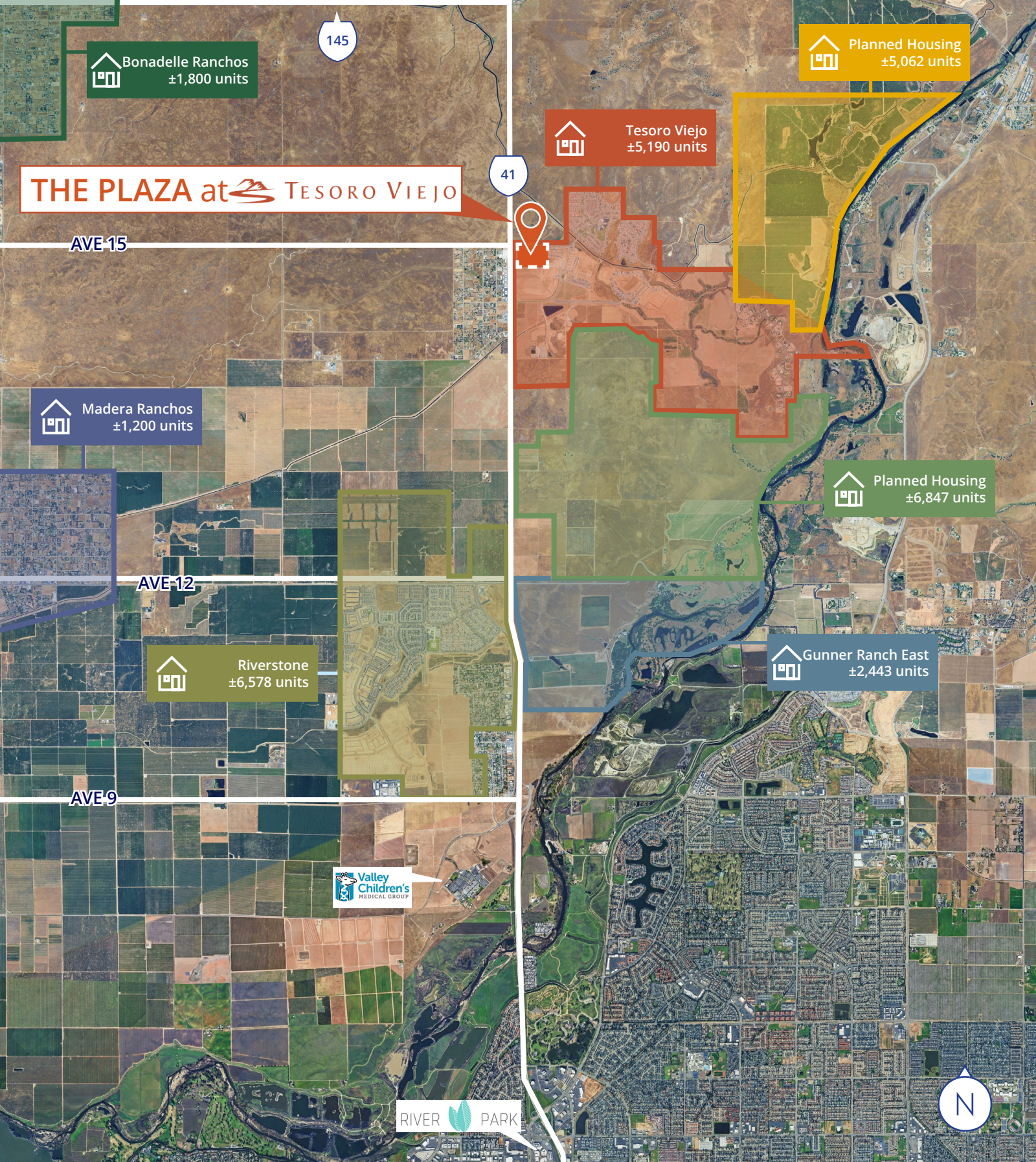
400 Acres

approximately of permanently preserved natural open space, parks, trails, and recreational areas

More Than 15 Miles
of walking/biking trails

Connected by
Location.
Powered
by Community.





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