

SAITO COMPANY

OFFERING MEMORANDUM

181 S Madera Ave.

Medical Office
2,500 SF Available



Patrick Monreal
Patrick@saitocompany.com
559.284.9028 | DRE 02007579

Mark Saito
Mark@saitocompany.com
559.284.0123 | DRE 00701227

181 S. Madera Ave.
Kerman, CA 93630

For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

181 S. Madera Ave.

Property Overview

181 S. Madera Ave is a medical office comprised of 2,500± sq. ft. space with approximately 7 (seven) office/medical rooms and 2 (two) restrooms of which can easily be expanded up to 10± (ten) rooms. In addition, this space offers upgrades with modern fixes such as recessed lighting and new paint. Excellent visibility with S. Madera frontage and numerous amenities such as Kerman Food Center and Kerman Shopping Center.

Madera is just minutes from Fresno's growing population and economic activity that drive a thriving market. The attraction to notable intersections like Blackstone and Shaw Avenues, coupled with the sheer pull of shopping centers such as River Park and Villaggio, highlights the city's retail appeal. These hotspots draw significant foot traffic, underscoring Madera's reputation as an additional retail hub.

Highlights

- Open Layout with flexible design options
- Space can be easily expanded, converted, or split in 2 (two).
- Spacious dedicated parking stalls with approx. 7 (seven) office/medical rooms and 2 (two) restrooms.
- Offers S. Madera Frontage with excellent visibility with many nearby amenities.

Traffic Counts

- Madera Ave Southbound: 15,600± VPD

Lease Offering

LEASE RATE: **Contact Broker for Terms**

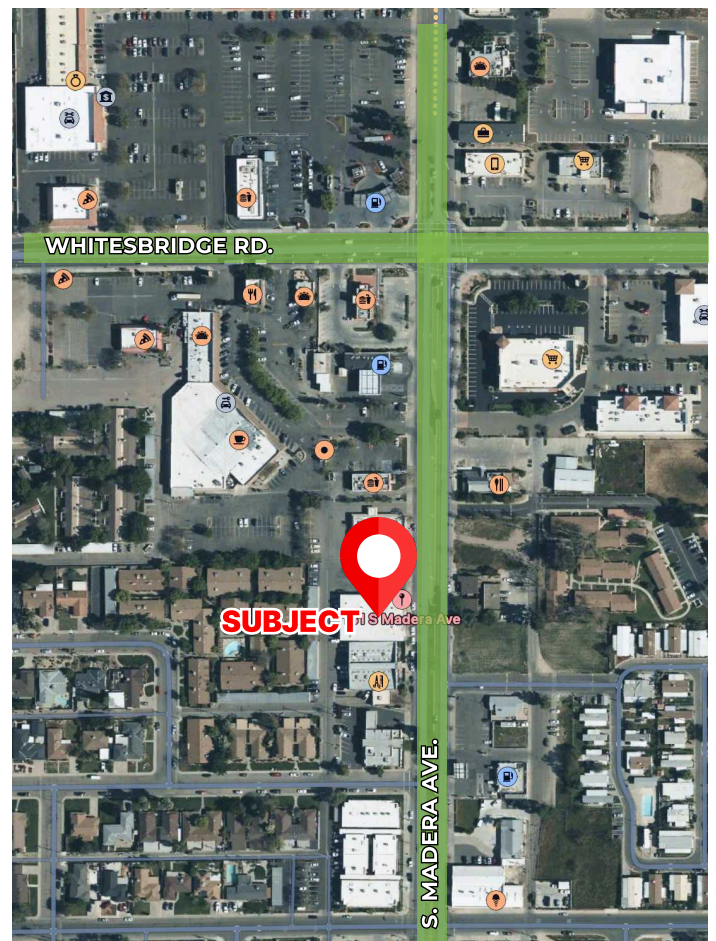
AVAILABLE: **2,500± SF**

TYPE: **Medical Office**

PARKING: **Parking Lot**

ZONING: **CG**

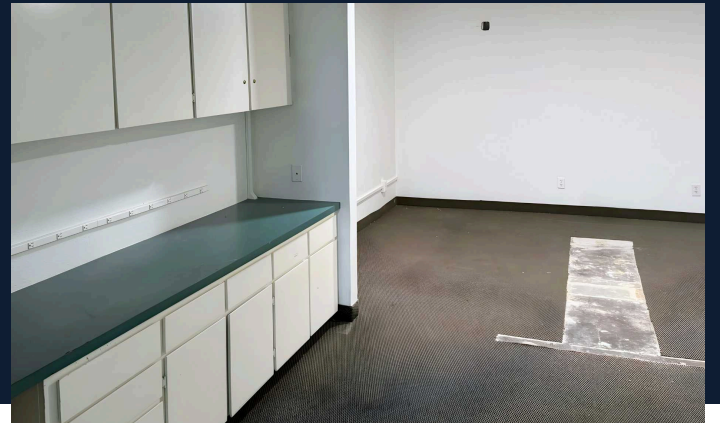
COUNTY: **Fresno**



VICINITY MAP

181 S. Madera Ave.

Vicinity Map



181 SOUTH MADERA AVENUE
KERMAN, CA 93630

