

**Brand New Office/Retail Spaces Available October 2025**



Lease Rate	<b>\$2.00 SF/MONTH</b>
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**OFFERING SUMMARY**

Building Size:	8,041 SF
Available SF:	260 - 3,232 SF
Lot Size:	29,184 SF
Year Built:	2025
Zoning:	CRR: Commercial, Rural, Restricted District
Market:	Fresno
Submarket:	Outlying Madera County
Cross Streets:	Avenue 12 & Loren Way
APN:	049-551-026

**PROPERTY HIGHLIGHTS**

- Brand New Office/Retail Shop Spaces | New Construction 2025
- High Identity Corner Location | Corner Signage/Exposure
- ±260 - 3,232 SF | Multiple Configurations Available | 9'-10' Height
- Separately Metered Units | Completed Construction October 2025
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Energy Efficient Improvements - Separately Metered Utilities
- Prime Retail Location on #1 Retail Corridor in Madera
- Dominant Intersection In Developing Business District
- Prime Office/Retail Suites w/ Direct Avenue 12 Access
- Direct Access to Upgraded Street Improvements At Intersection
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- (29) On Site Parking Stalls in Private & Lit Parking Lot

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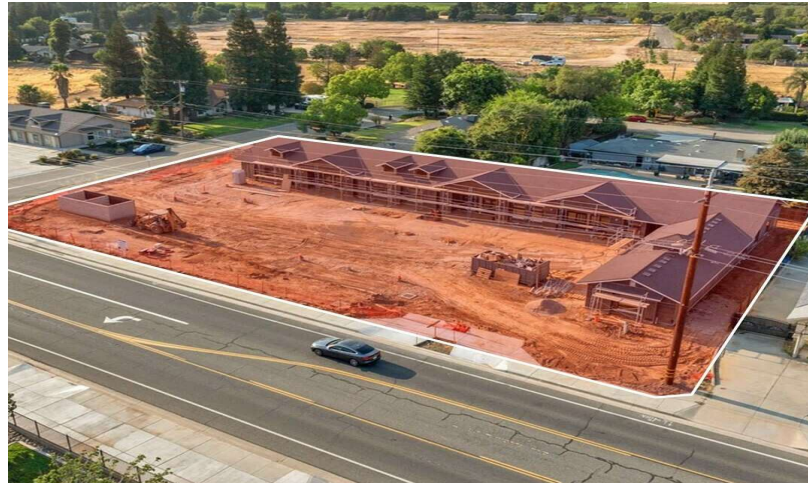
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### PROPERTY DESCRIPTION

Brand new neighborhood office & retail center with (6) retail shop spaces & (7) office spaces totaling  $\pm 8,041$  SF. Located in Madera on a high-traffic intersection with easy access, great exposure, & multiple configurations. This site offers  $\pm 6,016$  SF of retail space &  $\pm 1,980$  SF of office space with a  $\pm 287$  SF breezeway on  $\pm 0.665$  acres. All units are separately metered & will be delivered in warm shell condition. The brand new center features new façade treatments, storefront glass, new vertical architectural icons, and modern landscaping. The first-class suites include hard-surface flooring throughout, private ADA restrooms, new HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, 30+ outdoor LED lights during the night hours, lush landscaping, & all units have separate power meters. The site offers ample parking in a private fully lit parking lot & multiple access points. Located along Avenue 12 that serves as a main thoroughfare that connects the area to nearby regions, making it an important route for both locals and visitors.. This property is a hub between Fresno, Madera Ranchos, Chowchilla and many more surrounding cities.

### LOCATION DESCRIPTION

Located on hard corner right off Avenue 12 in Madera, CA. Subject property is just north of Orange Grove Ave, west of Loren Way, south of Avenue 12, & east of Trieste Dr. Madera is situated in the central part of California, approximately 10 miles northwest of Fresno. Avenue 12 is a main thoroughfare that connects the area to nearby regions, making it an important route for both locals and visitors. Its proximity to major highways and nearby attractions like Yosemite National Park makes it a convenient spot for both rural living and easy access to urban amenities.



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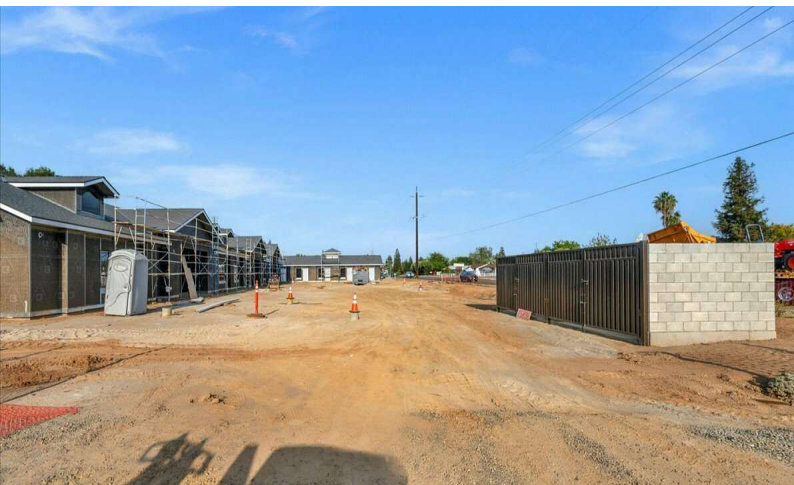
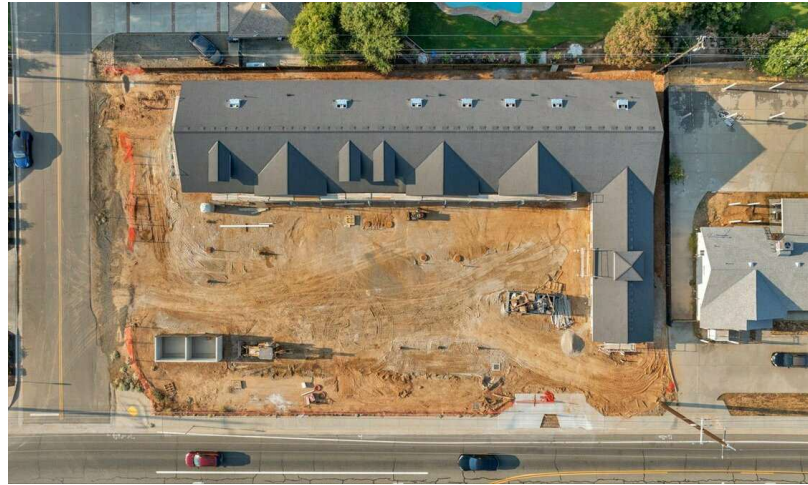


Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



**CENTRAL CA  
COMMERCIAL**

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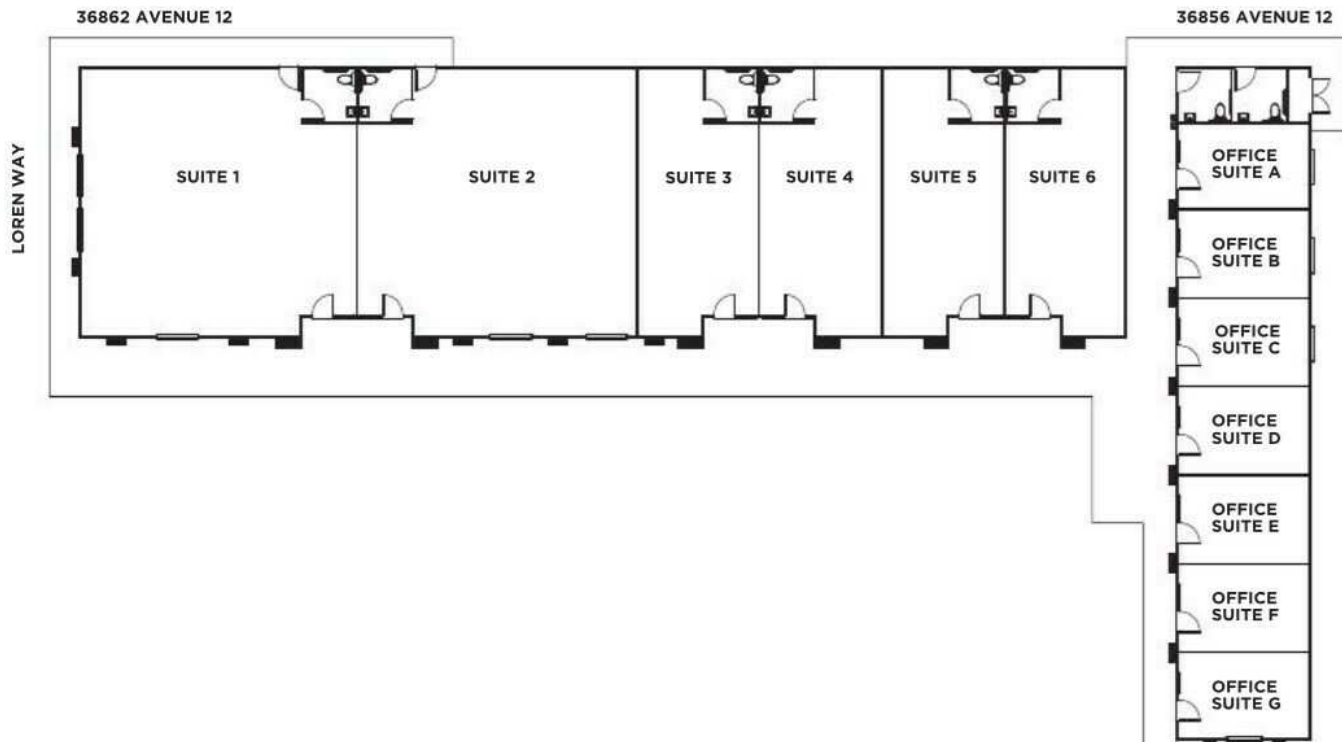
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**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Available	1,616 SF	Plus Utilities	\$2.00 SF/month
Suite 2	Available	1,616 SF	Plus Utilities	\$2.00 SF/month
Suite 3	Available	696 SF	Plus Utilities	\$2.00 SF/month
Suite 4	Available	696 SF	Plus Utilities	\$2.00 SF/month
Suite 5	Available	696 SF	Plus Utilities	\$2.00 SF/month
Suite 6	Available	696 SF	Plus Utilities	\$2.00 SF/month
Office Suite A	Available	260 SF	Including Utilities	\$2.70 SF/month
Office Suite B	Available	260 SF	Including Utilities	\$2.70 SF/month
Office Suite C	Available	260 SF	Including Utilities	\$2.70 SF/month
Office Suite D	Available	260 SF	Including Utilities	\$2.70 SF/month
Office Suite E	Available	260 SF	Including Utilities	\$2.70 SF/month
Office Suite F	Available	260 SF	Including Utilities	\$2.70 SF/month
Office Suite G	Available	260 SF	Including Utilities	\$2.70 SF/month

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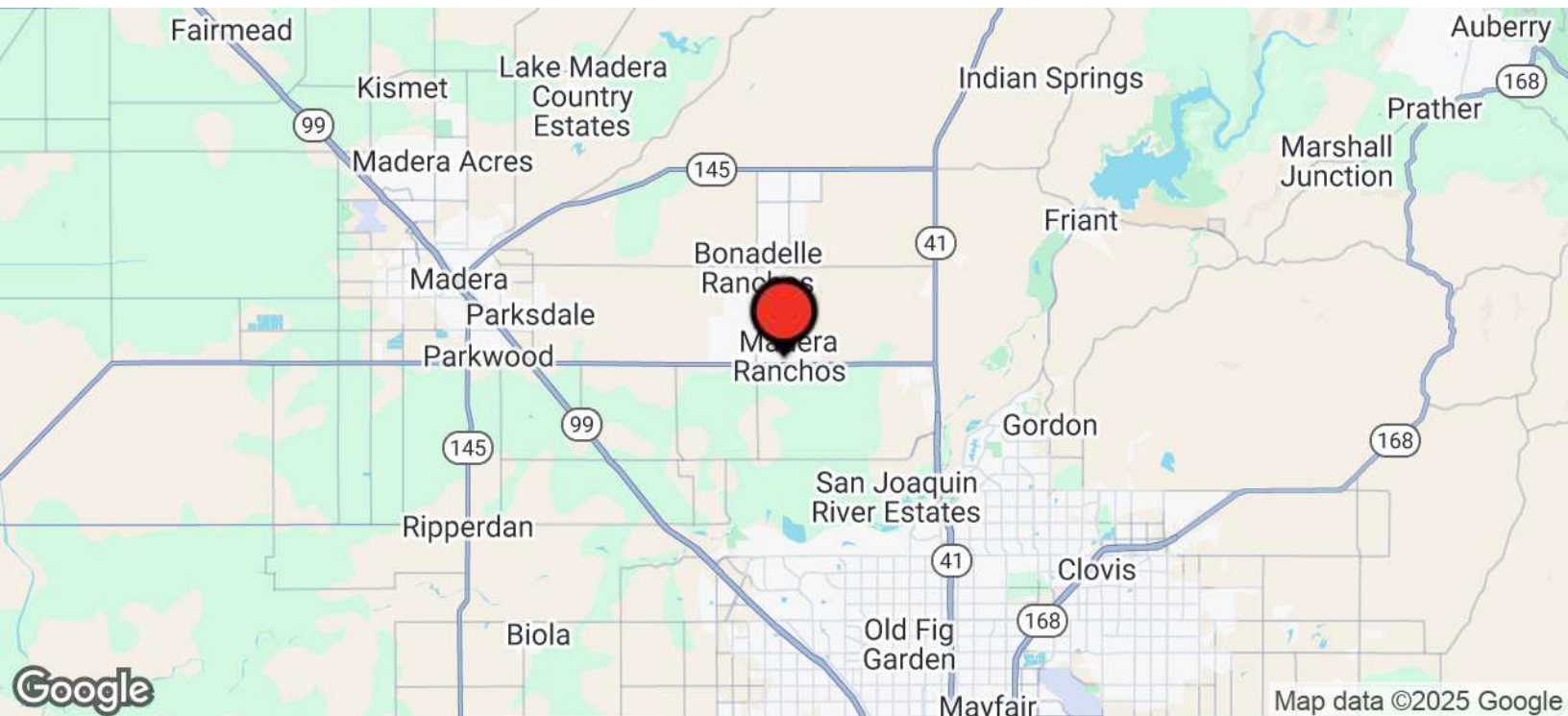
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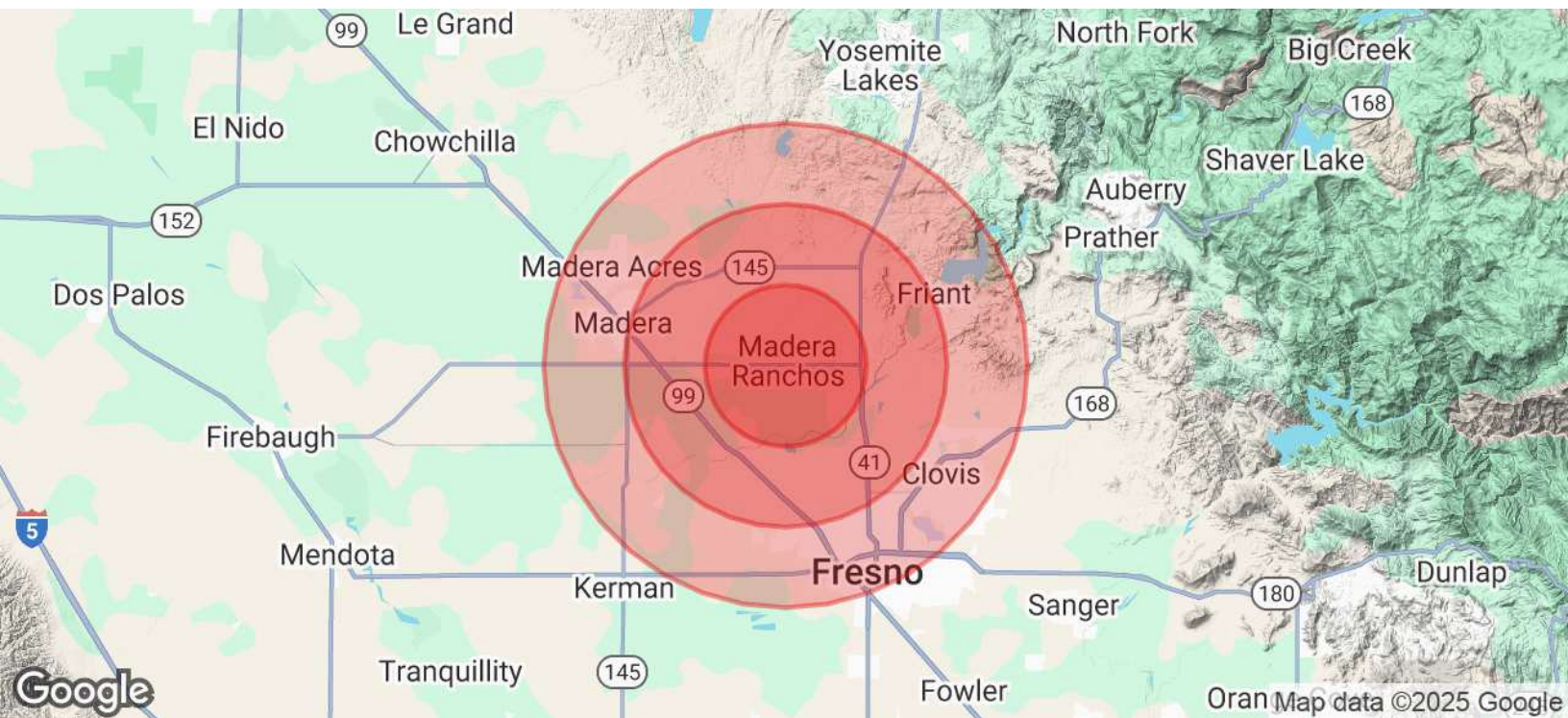
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,578	395,872	692,933
Average Age	41	37	37
Average Age (Male)	41	36	36
Average Age (Female)	42	39	38

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,503	134,690	230,232
# of Persons per HH	3	2.9	3
Average HH Income	\$137,493	\$102,660	\$97,020
Average House Value	\$633,234	\$449,158	\$422,102

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	36.1%	48.6%	52.1%

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