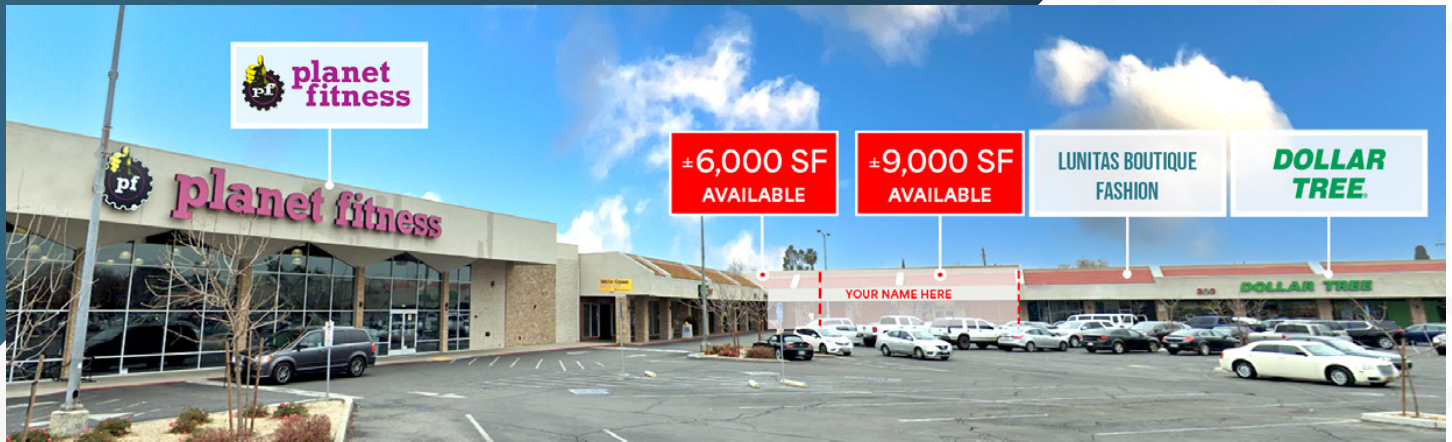


FOR LEASE

Bethard Square Shopping Center

313-314 W Olive Ave | Madera, CA 93637



RETAIL & PAD OPPORTUNITY

3,600 SF

Available

Up to ±15,000 SF

Divisible: ±6,000 SF - ±9,000 SF

DESCRIPTION

- Strategically positioned directly off 99 freeway just south of CA-145
- Ample parking with multiple convenient points of ingress/egress
- Flexibility in availabilities creates optionality for space size and layout
- High visibility façade and monument signage opportunities

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,191	78,184	88,120
Avg Household Income	\$56,134	\$71,231	\$75,222
Daytime Population	16,214	62,346	69,996

Source: Esri

TRAFFIC COUNTS

Olive Ave approx. 54,400 cpd
 Freeway 99 approx. 158,200 cpd

Source: Costar

CONTACT

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 AVAILABLE SPACE

Bethard Square Shopping Center

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Superior Court
of California,
County of
Madera

Madera
Elementary School

Madera
High School

Site

S. I St

W. Olive St
APPROXIMATELY
11,400 CPD

DOLLAR
TREE

RITE
AID

planet
fitness

Golden State Fwy
APPROXIMATELY
85,200 CPD

at&t
STARBUCKS
DRIVE THRU

O'Reilly
AUTO PARTS

Ford

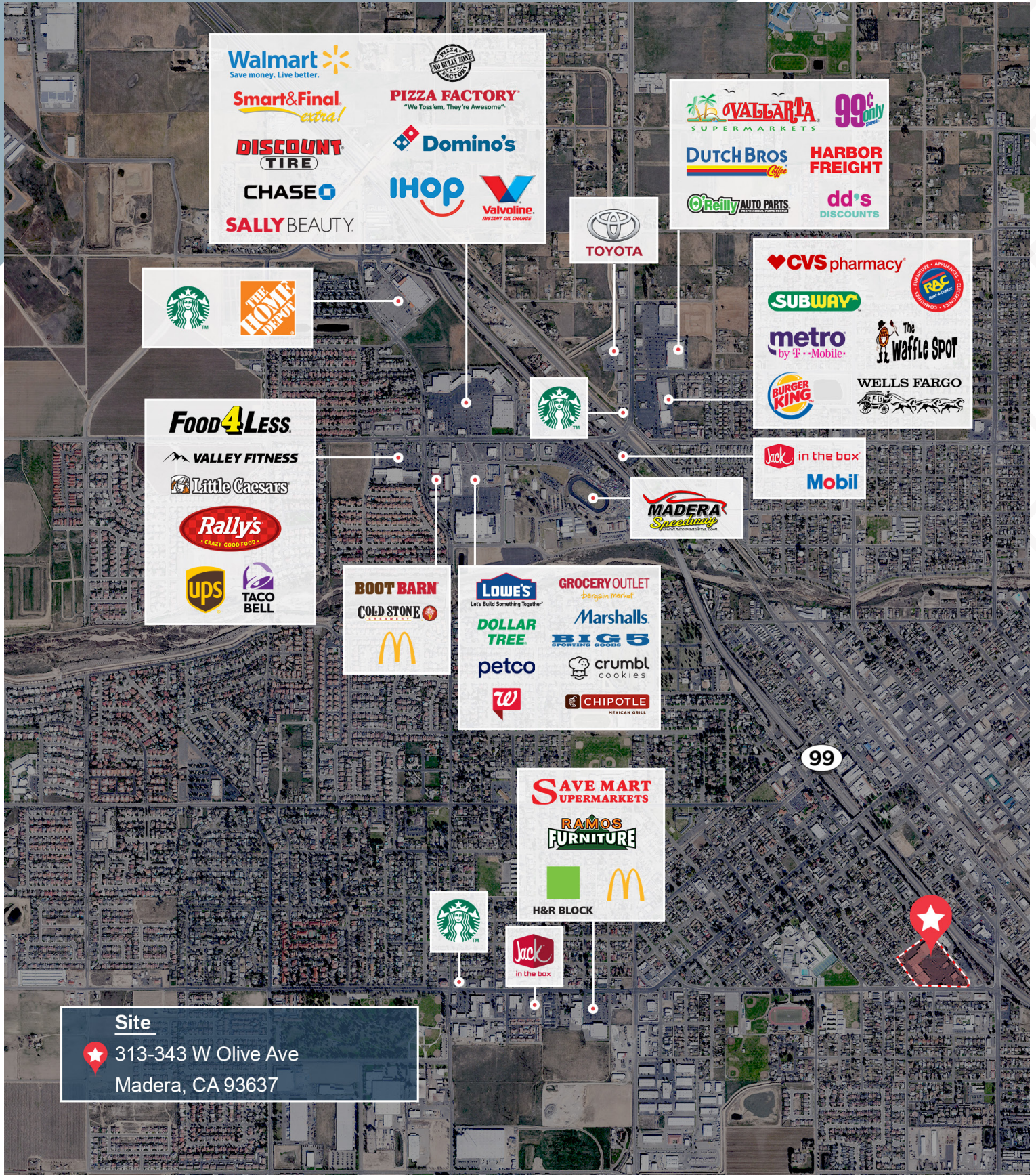
High visibility pylon
signage opportunity

Norman M Gould
Educational Center

S. Madera Ave
APPROXIMATELY
16,100 CPD

Bethard Square Shopping Center

313-314 W Olive Ave | Madera, CA 93637



Site
313-343 W Olive Ave
Madera, CA 93637