

# RETAIL SPACE: 109 S D ST MADERA

MADERA, CA 93638



## PROPERTY DESCRIPTION

Discover a unique leasing opportunity in the heart of downtown Madera, CA, at a property that was formerly a renowned jewelry store. This prime location offers a historic charm and a vibrant atmosphere, perfect for businesses seeking a central presence. This location has plenty of parking space of two public parking lots next door. With its rich history and character, the property displays a sense of nostalgia while providing ample space for custom office layouts. The building's prominent position in the downtown area ensures high visibility and foot traffic, making it an ideal choice for businesses looking to establish themselves in this bustling commercial hub. Embrace the opportunity to be part of Madera's downtown legacy at this one-of-a-kind leasing opportunity.

## OFFERING SUMMARY

Lease Rate:	\$2,200.00 per month (Modified Gross)
Available SF:	1,300 SF
Lot Size:	1,300 SF
Building Size:	1,300 SF

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	413	1,218	5,831
Total Population	1,704	4,819	22,283
Average HH Income	\$39,285	\$44,094	\$58,416

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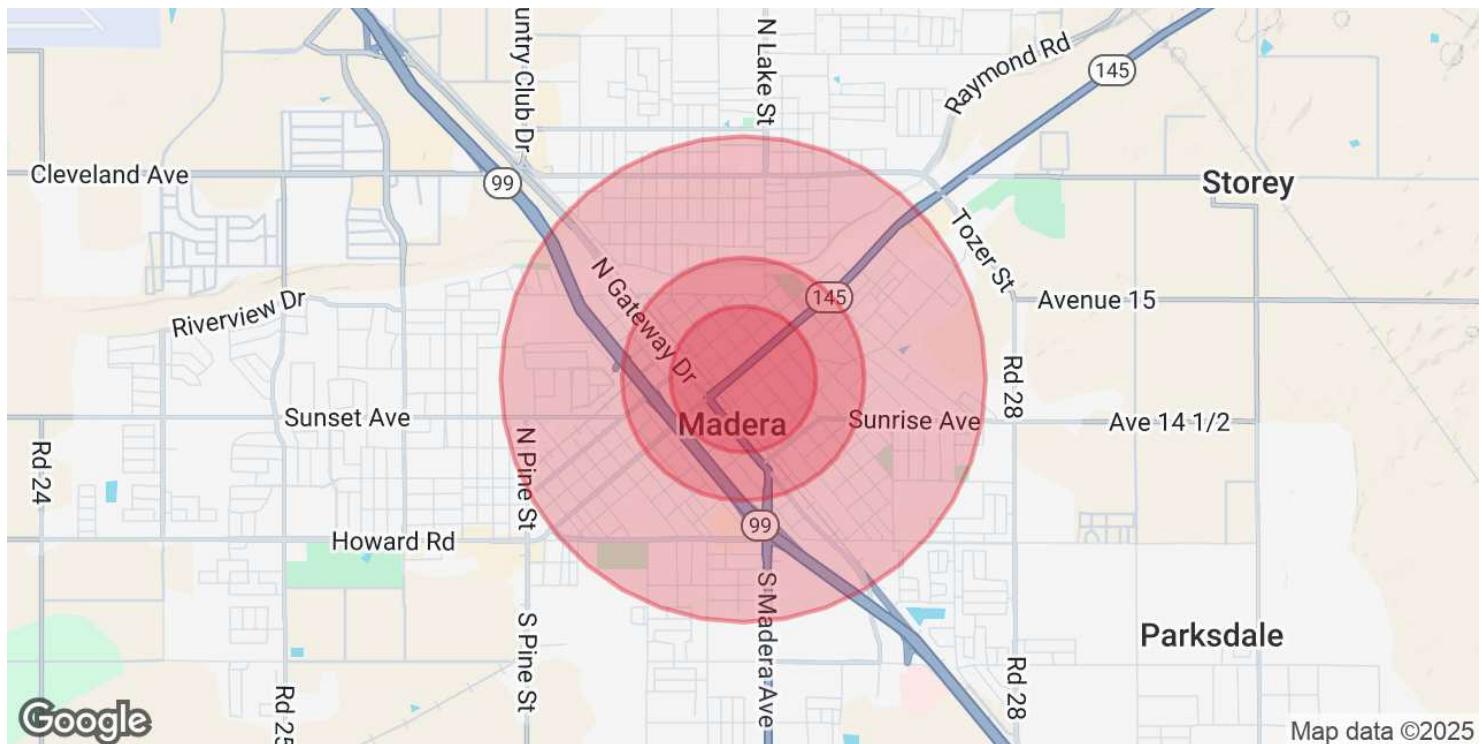
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,704	4,819	22,283
Average Age	33	33	32
Average Age (Male)	32	32	32
Average Age (Female)	34	33	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	413	1,218	5,831
# of Persons per HH	4.1	4	3.8
Average HH Income	\$39,285	\$44,094	\$58,416
Average House Value	\$331,742	\$325,837	\$364,417

Demographics data derived from AlphaMap



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