

SAITO COMPANY

OFFERING MEMORANDUM

Rolling Hills Sky Park Development

2 Flex Spaces Available
1,200-1,440 Sq. Ft.



ROLLING HILLS
BUSINESS PARK HWY 41

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West of Highway 41 and North of
Avenue 11. Madera, CA 93636

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

Rolling Hills Business Park

New state of the art Business Park located West of Highway 41 and North of Avenue 11 consists of three (3) prime lots with approx. 15± flex spaces. This complex features prominent location and excellent monument signage. Spaces available offer a variety of layouts that can include: mezzanines, stairs, and roll up doors. Positive co-tenancy provides diverse consumer traffic for more business exposure for most business types such as: retail, office, and warehouse.

Convenient access to CA-41 and just minutes from Riverpark Shopping Center and national anchor tenants alike.

Building Details

Building **A** : Suite 103: 1,440 sq. ft. space available

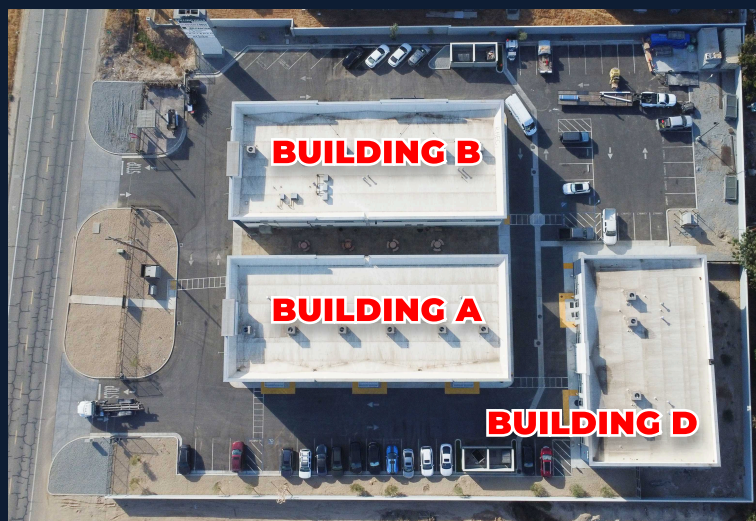
Building **B** : Suite 106: 1,200 sq. ft. space available

Interior Details

- Exterior Height: 30'
- Clear height: +\ -23'
- Fire Sprinklers: Yes
- Electrical: 3 Phase
- Zoning: CRM I MHA

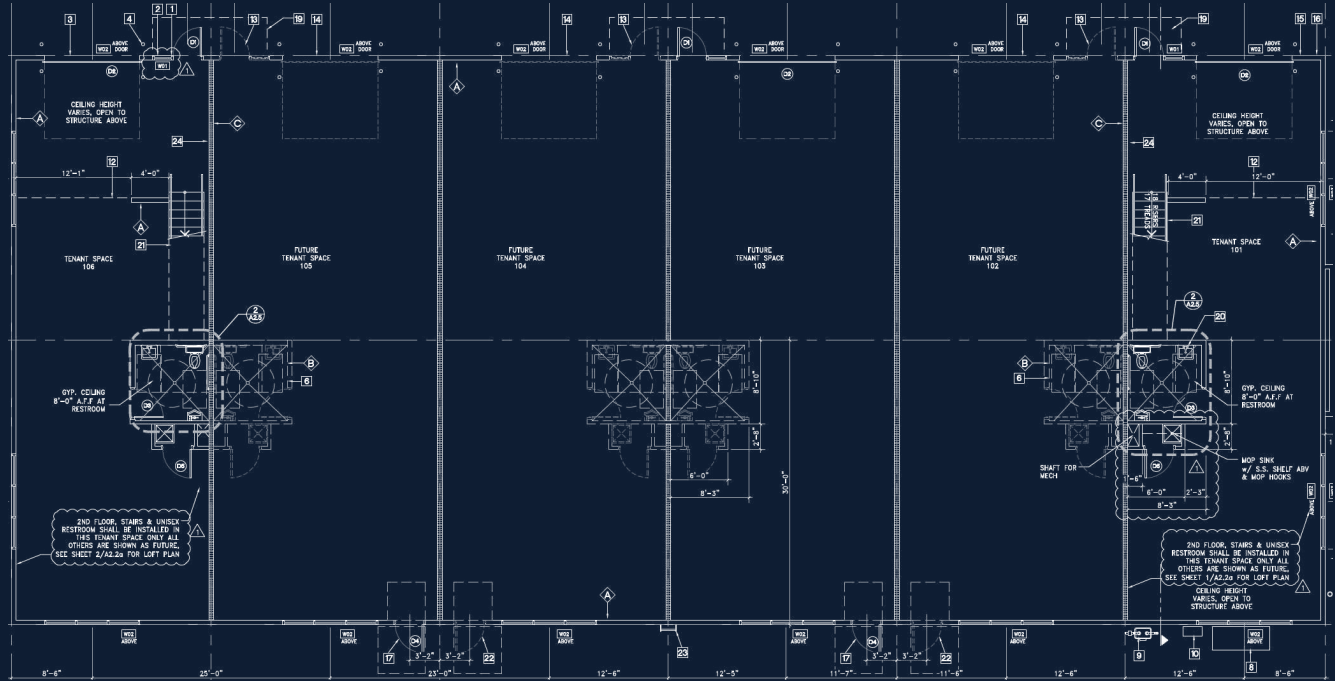
Lease Offering

LEASE TYPE:	For Lease
SIZE :	Suite 106: 1,200 sq. ft. Suite 103: 1,440 sq. ft.
PARKING:	Gated Parking Lot
TYPE:	Retail Office Flex
ZONING:	CRM I MHA
COUNTY:	Madera



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Site Plan



CURRENT TENANTS:

- The Butcher Boss
- The AG Center
- JNL Mechanical Design
- CENTERED Marketing Group
- Stiebs
- Reclaimed Mt. Goods

TRAFFIC COUNTS:

CA-41	30,000± VPD
Avenue 10	3,363± VPD
Total Traffic Counts	33,363± VPD

SURROUNDING MAJOR RETAILERS:

Valley Children's Healthcare	2.5MI
River Park Shopping Center	5.5MI
Kaiser Permanente Medical	7.0MI
Fashion Fair Mall	8.7MI
Fig Garden Village	9.2MI
California State University, Fresno	10MI

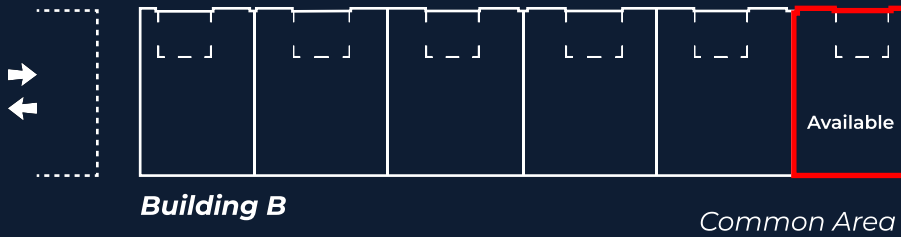


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Available Suites

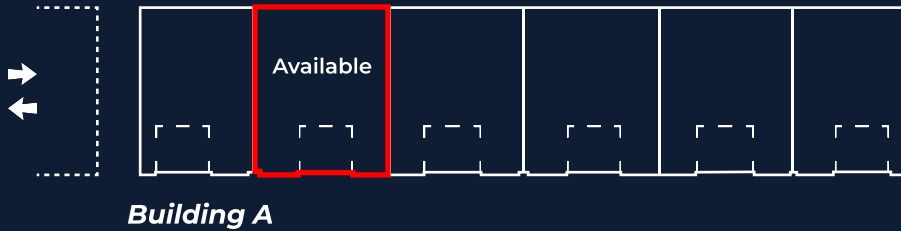


Building Facade



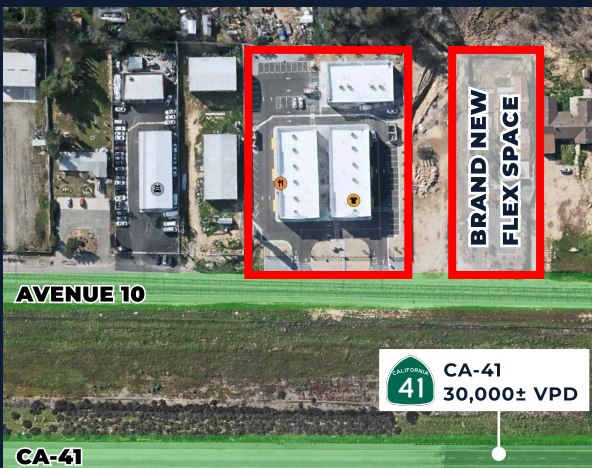
Building B Suite 106 1,200 Sq. Ft.

- End cap
- Newly Finished Interior
- Flexible Layout



Building A Suite 103 1,440 Sq. Ft.

- First Gen Space
- Newly Finished Interior
- Flexible Layout
- Mezzanine



Each available suite is one of six (6) spaces within each building, featuring an open layout and individual meters. The suites are equipped with large 10' x 10' roll-up doors and ADA-compliant restrooms for convenience. The property offers two access points, shared gated parking, and a spacious common area between the buildings for easy traffic flow and healthy co-tenancy.

Each suite has its own storefront, customized to fit the needs of each business, with flexible and creative signage options available both on the premises and on the monument sign. The electrical system includes 1200 AMP, 120/208V, 3P, 4W service, suitable for a wide range of business types.

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LOCATION OVERVIEW

Madera, CA.

Location Overview

Madera, CA.

A Thriving Hub

Madera County, the 24th largest city in California serves as the Passageway to neighboring major cities the Sierras; directing visitors from around the world to Yosemite, Kings Canyon and Sequoia National Parks along with access to the Pacific Coast, Bay Area and Southern California. International visitors can also make their way to Millerton Lake, Table Mountain Casino, and Eagle Springs Golf and Country Club. Madera County encompasses 2,147 square miles, with the City of Madera covering approximately 14 square miles.

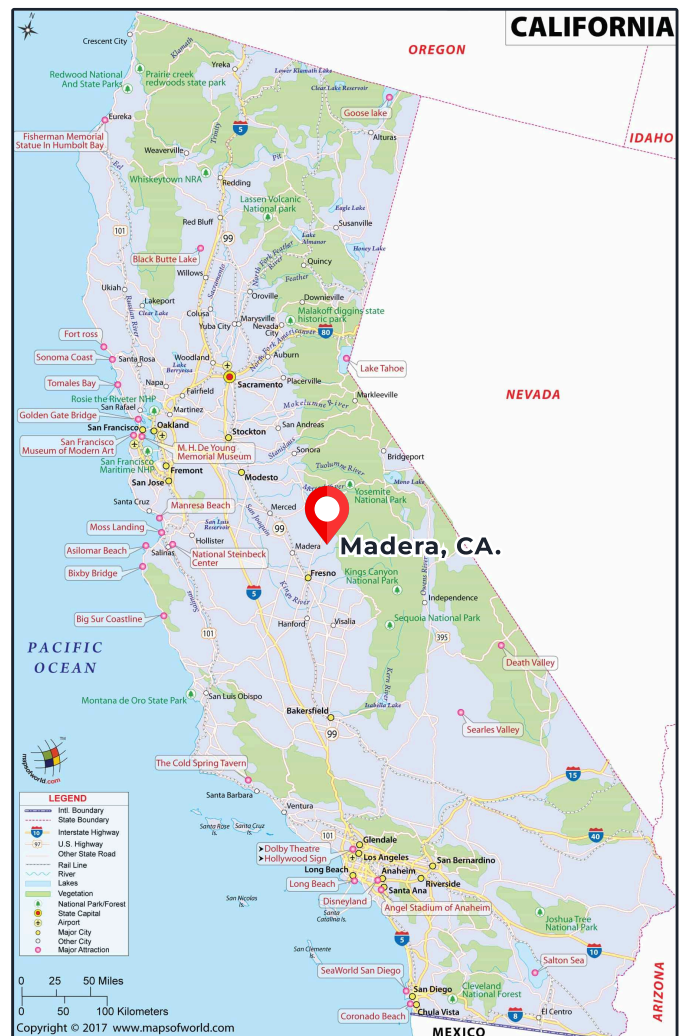
Just minutes from Fresno's growing population and economic activity that drive a thriving market. The attraction to notable intersections like Blackstone and Shaw Avenues, coupled with the sheer pull of shopping centers such as River Park and Villaggio, highlights the city's retail appeal. These hotspots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

The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained growth.

Population

Population of Madera, CA.

Population 1MI	42,500 ±
Population 3MI	86,900 ±
Population 5MI	93,700 ±



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