

Shopping Center Availabilities: Retail Shop Space w/ TI's
Retail For Lease | 1410 Country Club Drive Madera, CA 93638



Lease Rate	\$1.35 SF/MONTH
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OFFERING SUMMARY

Building Size:	17,666 SF
Available SF:	1,446 - 2,893 SF
Lot Size:	1.56 Acres
NNN's:	\$0.52 Per SF
Number of Units:	12
Year Built:	2008
Zoning:	C-1: Light Commercial
Market:	Suburban Madera
Submarket:	Madera County
Traffic Count:	±30,185 Cars Per Day
APN:	003-210-033

PROPERTY HIGHLIGHTS

- ±2,306 - ±2,893 SF Available Surrounded with Quality Tenants
- Prime Canal Plaza Shopping Center Spaces
- Busiest Retail Growth Corridor w/ ±30,185 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 99 Ramps
- Quality Construction | Well Maintained | Great Exposure
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±17,666 SF Newly Constructed Center - Ample Private Parking
- Great Exposure w/ Country Club Drive Frontage w/ 3 Curb Cuts
- Perfect for a Wide Variety of Retail and Office Uses
- Excellent Location, Great Tenant Mix, High Traffic Flows

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PROPERTY DESCRIPTION

±2,306 - ±2,893 SF of prime retail/office space. Available to be delivered in cold-shell or a warm shell condition. Landlord willing to built out to tenant specs. Newer building built in 2008 in an established location offering ample parking. Warm-shell will include fire taped walls, electrical panel/outlets, sealed concrete floor, finished ceiling with lighting, HVAC w/ duct work & controls, finished bathroom, and fire sprinkler system. Situated near across from the former Mervyns (now Fallas). Located off Madera's Major East/West thoroughfare on the growing North side of Madera.

LOCATION DESCRIPTION

The property is well located off the signalized Southwest corner of Country Club Drive and Clark Street between Avenue 17 and Cleveland Ave. Densely populated location near the Highway 99 Exit at a highly trafficked signalized intersection off the main corridor in Madera, CA.

Madera is a city in, and the county seat of, Madera County, located in the San Joaquin Valley of California. Founded in 1876 as a timber settlement at the terminus of a major log flume, the city grew around the lumber trade before transitioning to an agriculture-based economy during the 20th century. Irrigation from the San Joaquin River and nearby canals transformed the surrounding plains into fertile farmland that now supports vineyards, nut orchards, and row crops.



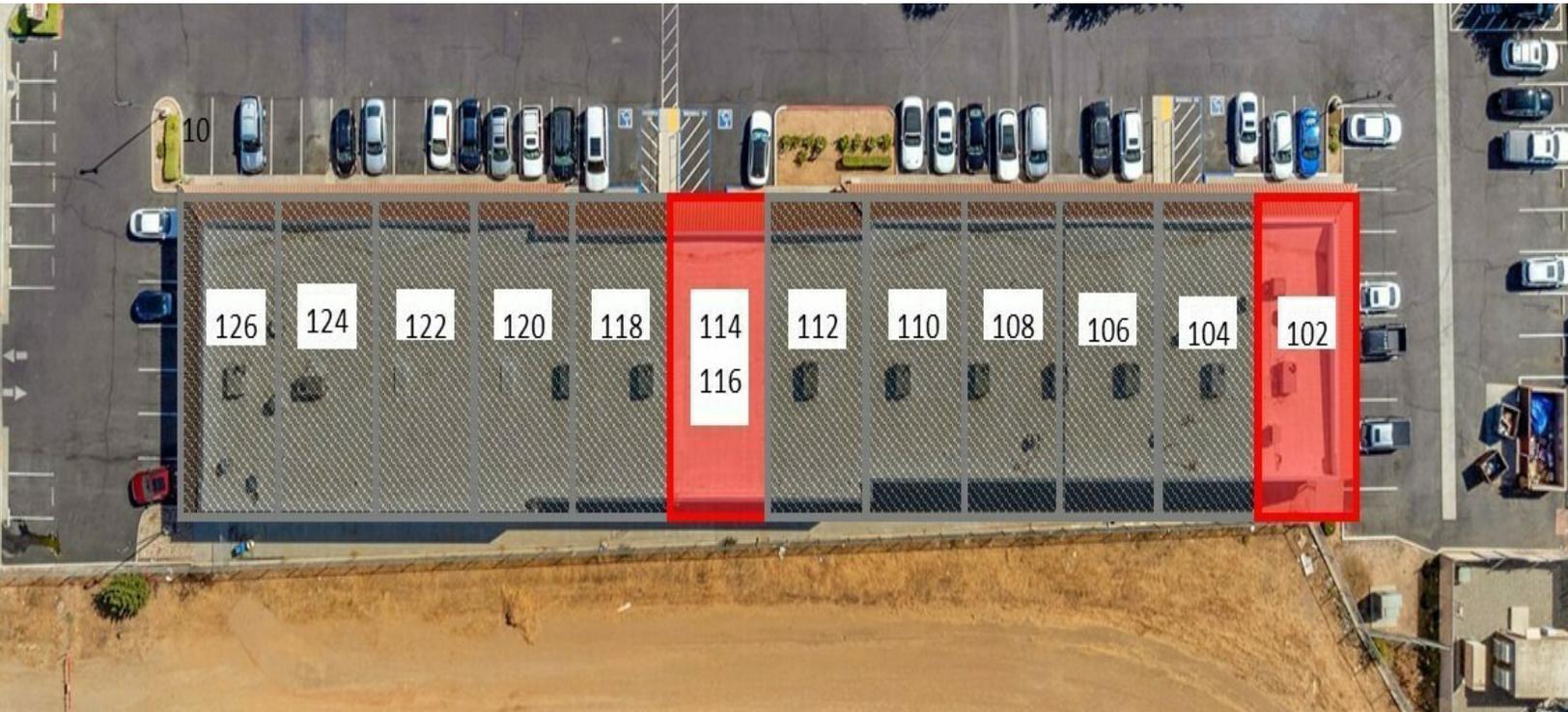
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
NNN's:	\$0.52/SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #100-102	Available	2,306 SF	NNN	\$1.35 SF/month	Contains 80 Gallon grease trap, 13 door refrigerator (10' x 33'), Front Area (34' x 42'), Kitchen (9' x 21'), Storage (8' x 14')
Suite #114-116	Available	1,446 - 2,893 SF	NNN	\$1.35 SF/month	Wide open retail space with (1) private office and (2) private restrooms.

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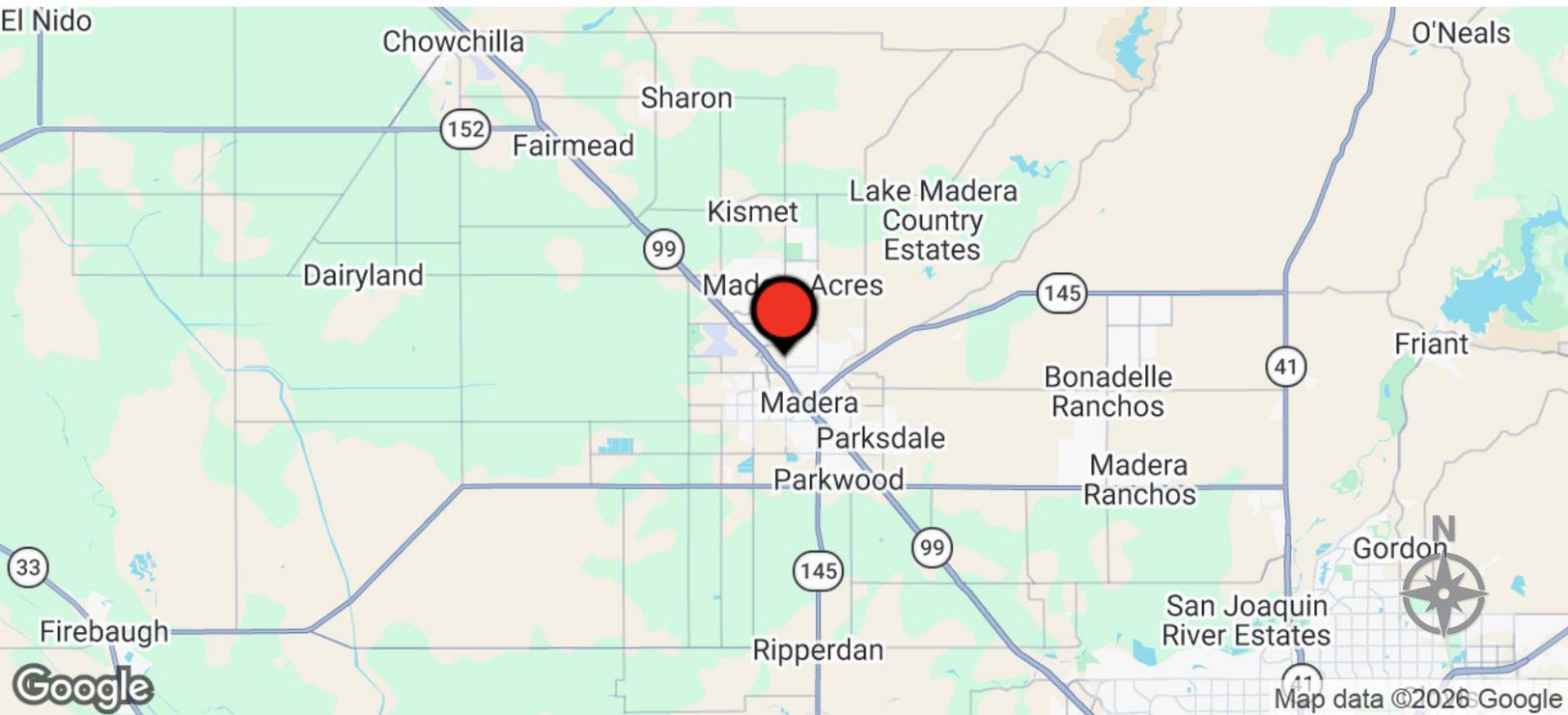
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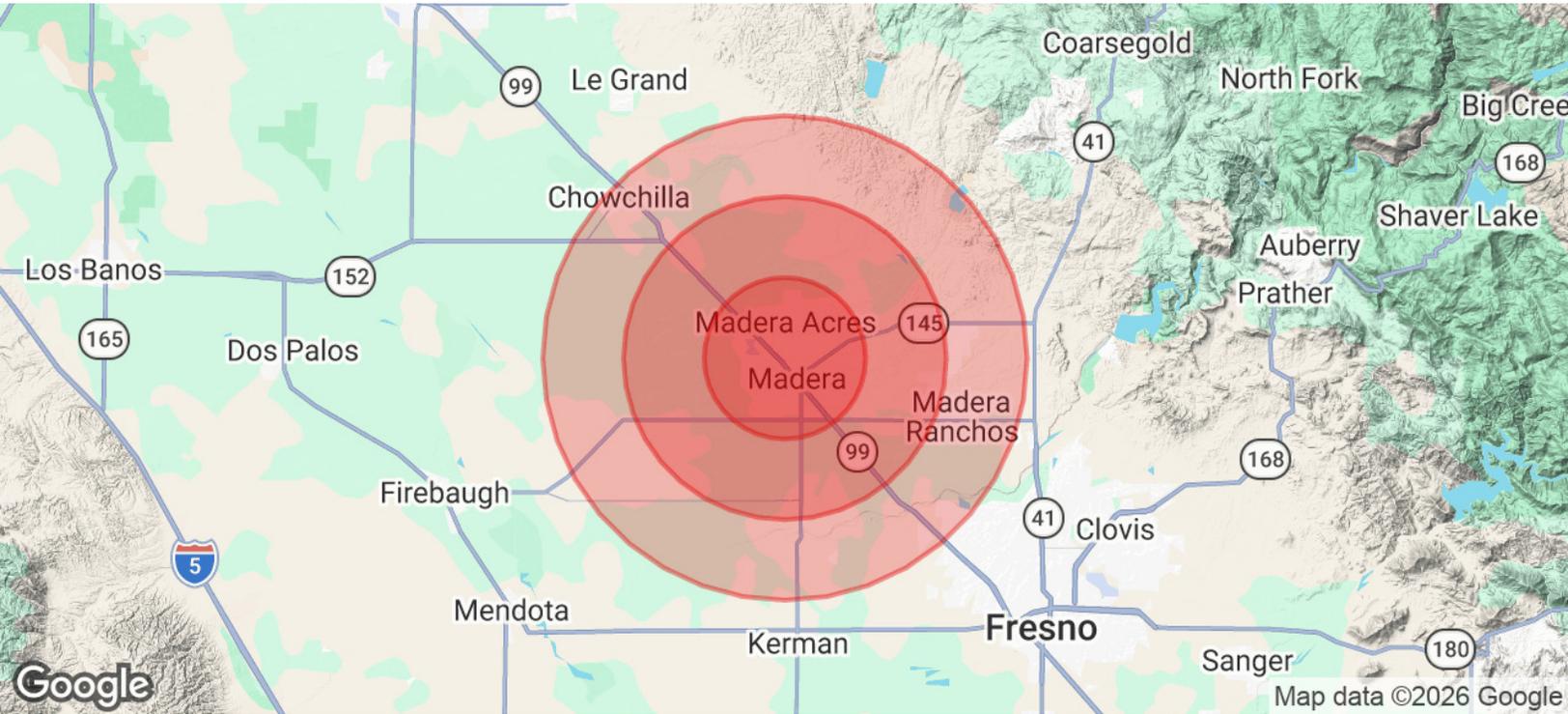
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	88,852	102,305	171,442
Average Age	34	34	36
Average Age (Male)	33	34	35
Average Age (Female)	34	35	37

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	23,733	27,129	48,805
# of Persons per HH	3.7	3.8	3.5
Average HH Income	\$85,522	\$88,544	\$97,344
Average House Value	\$406,791	\$438,140	\$465,088

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	82.3%	78.5%	65.0%

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