

MADERA MARKETPLACE · ANCHORED BY WALMART & ROSS DRESS FOR LESS
RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE
2001-2295 W. Cleveland Avenue · Madera, CA 93637 · NEC Cleveland & State Hwy 99



RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

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FOR MORE INFO, PLEASE CONTACT:

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2025 Retail California. All rights reserved.

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Property Description:

Madera Marketplace is located next to busy Freeway 99 at the Cleveland Ave off-ramp in Madera, CA.

Location Description:

The center benefits from a steady flow of daily-needs traffic drawn to major national retailers in the area including Walmart, Lowe's, Home Depot, Smart & Final, Grocery Outlet, Food4Less, Walgreens, Petco, Dollar Tree, and many quick-service restaurants.

Available Space: 1,900± SF; 1,200± SF

Lease Rate: Please contact agent for more information.

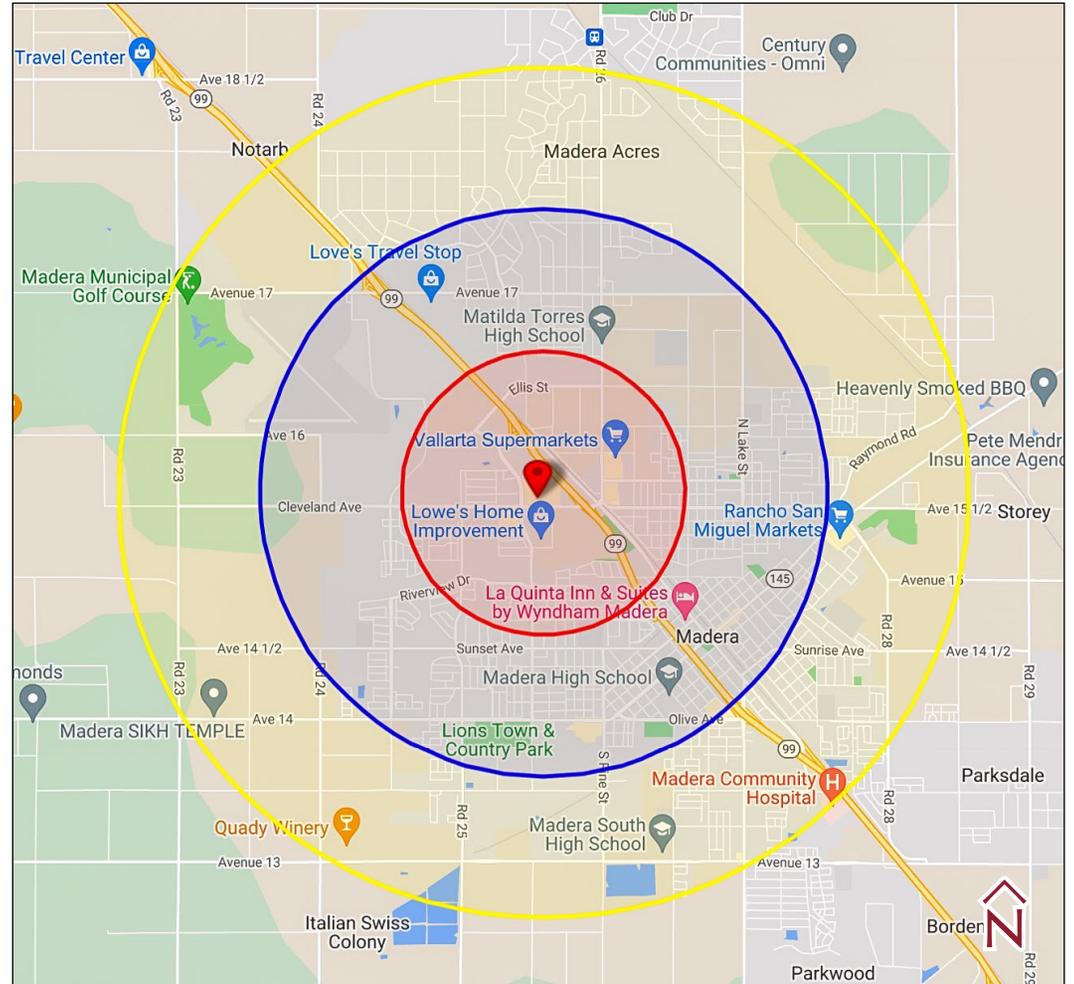
2025 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	12,124	48,699	75,089
Total Households:	3,525	13,627	20,074
Avg. HH Income:	\$94,989	\$88,395	\$91,835
Total Daytime Pop:	11,002	44,981	67,194

2025 Traffic Counts:

Cleveland Ave at State Highway 99:	70,078± ADT
Schnoor Ave at Ave 15½:	14,723± ADT
State Highway 99:	163,118± ADT
Total Exposure:	247,919± Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate



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MADERA MARKETPLACE SHOPPING CENTER · AVAILABILITY SITE PLAN



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