

SAITO COMPANY

OFFERING MEMORANDUM

Brand New Flex Space

Madera, CA 93636
6,600 Sq. Ft. Available



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

Mark Saito
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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

New Flex Space, Madera

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Brand New Flex Space located West of Highway 41 and North of Avenue 11. This Freestanding single story space is comprised of 6,600 sq. ft. with an open layout with flexible design options. Adjacent to newly developed Rolling Hills Sky Park Development of which offers positive co tenancy.

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

Highlights

- Open Layout
- Flexible Design Options
- Adjacent to newly developed, Rolling Hills Sky Park
- Proposed new developments around
- Modern and efficient finishes

Traffic Counts

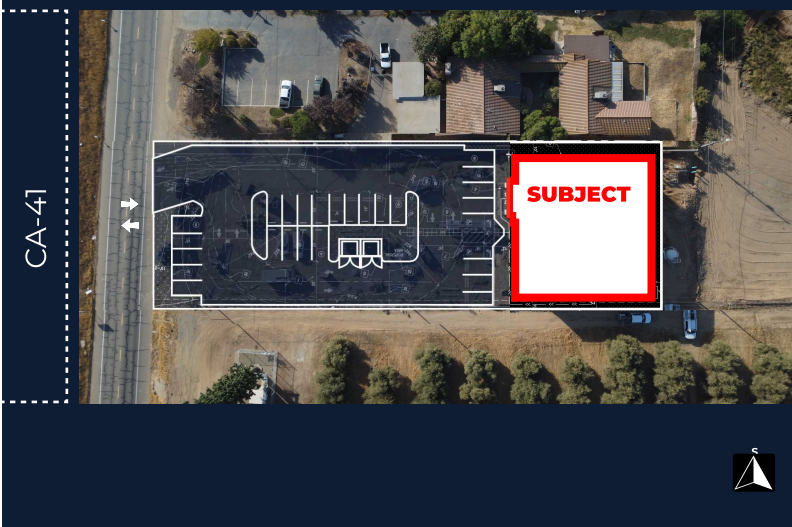
CA-41: 30,000± VPD

Avenue 10: 3,363± VPD

Total Traffic Counts: 33,363± VPD

Lease Offering

LEASE TYPE:	For Lease
SIZE :	6,600± sq. ft.
PARKING:	Dedicated Parking Lot
TYPE:	Flex
ZONING:	CRM I MHA
COUNTY:	Madera

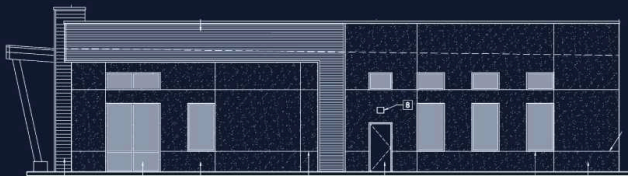


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New Flex Space Site Plan



Rendering



NORTH ELEVATION



SOUTH ELEVATION



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LOCATION OVERVIEW

Madera, CA.

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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 ±

