



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR LEASE

RETAIL PROPERTY

1930 HOWARD ROAD SUITE M

MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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RETAIL PROPERTY

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Suite M at 1930 Howard Rd offers ±970 SF of prime retail space in a busy neighborhood shopping center in Madera. The suite features an efficient layout ideal for retail, boutique, or service-oriented businesses looking for an affordable and visible location.

The center benefits from steady daily traffic and strong co-tenancy, including established businesses such as Golden 1 Credit Union and Round Table Pizza, which help drive consistent customer activity. Ample shared parking and easy access from Howard Road make the space convenient for both customers and employees.

Positioned within a densely populated residential area and a well-traveled commercial corridor, this space offers an excellent opportunity for businesses seeking visibility, accessibility, and built-in customer traffic.

OFFERING SUMMARY

Lease Rate:	\$1,649.00 SF/month (NNN)
Available SF:	970 SF
Building Size:	970 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	466	2,711
Total Population	339	1,773	9,326
Average HH Income	\$120,603	\$113,516	\$98,249

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PROPERTY DESCRIPTION



LOCATION DESCRIPTION

1930 Howard Rd is located in the heart of Madera along a well-traveled commercial corridor with strong visibility and easy access. The property sits within an established neighborhood retail center alongside national and regional tenants including Golden 1 Credit Union and Round Table Pizza, which help drive steady daily traffic to the center.

The surrounding area is supported by dense residential neighborhoods and a growing population base, providing a consistent customer base for retail, service, and office users. The site also offers convenient access to major thoroughfares connecting the broader Fresno-Madera market.

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LOCATION INFORMATION

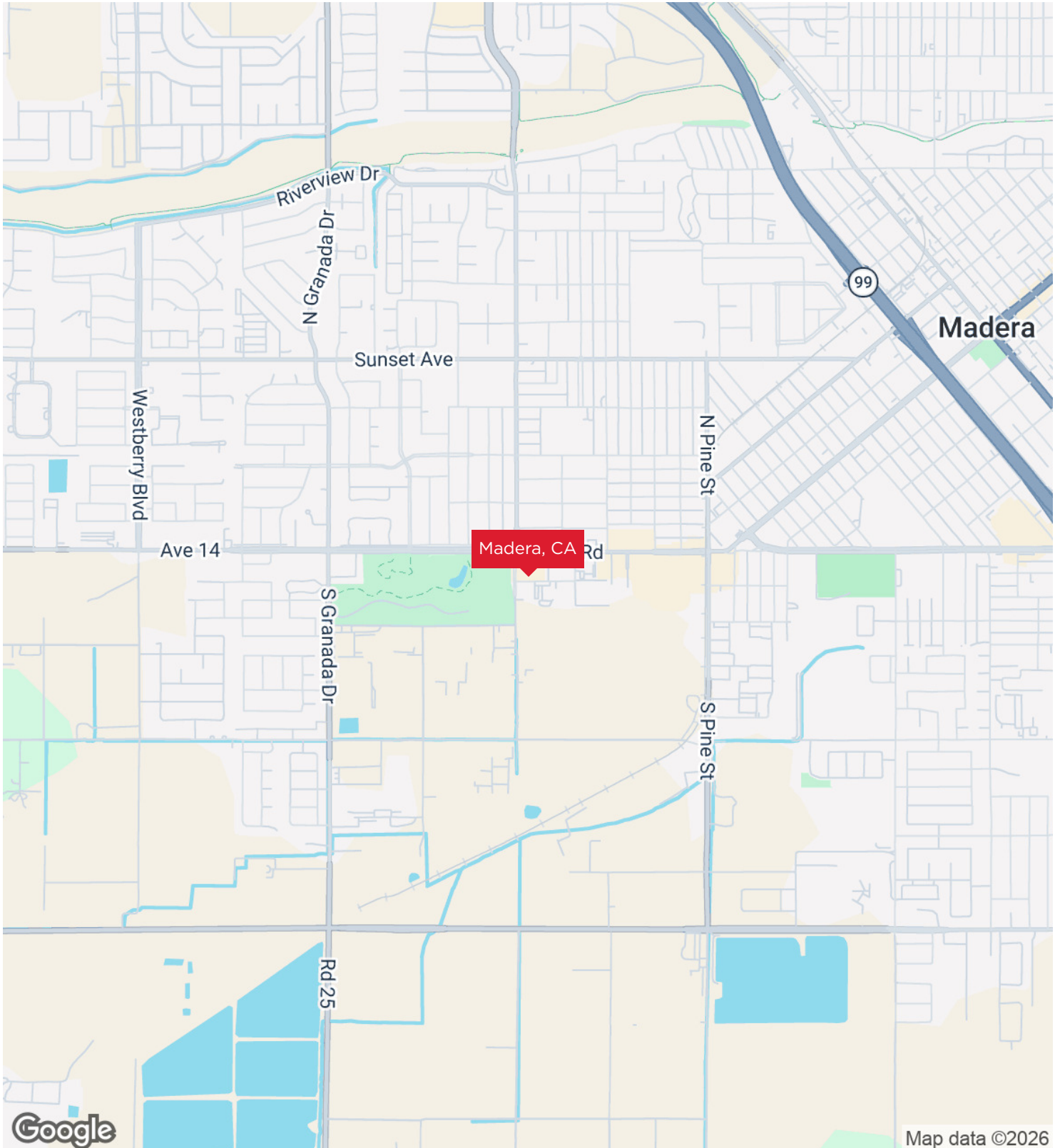
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

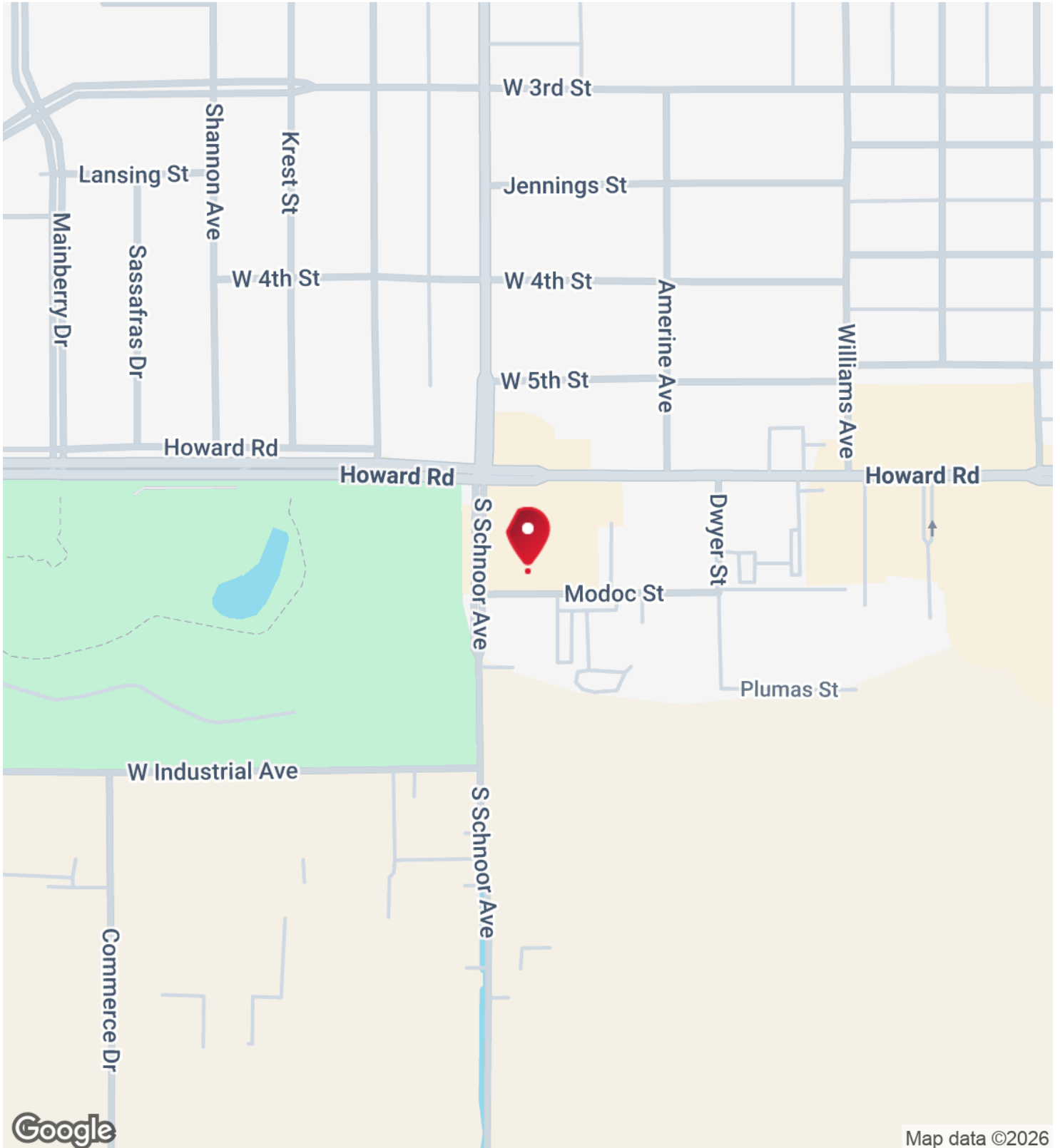
REGIONAL MAP



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LOCATION MAP



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AERIAL MAP



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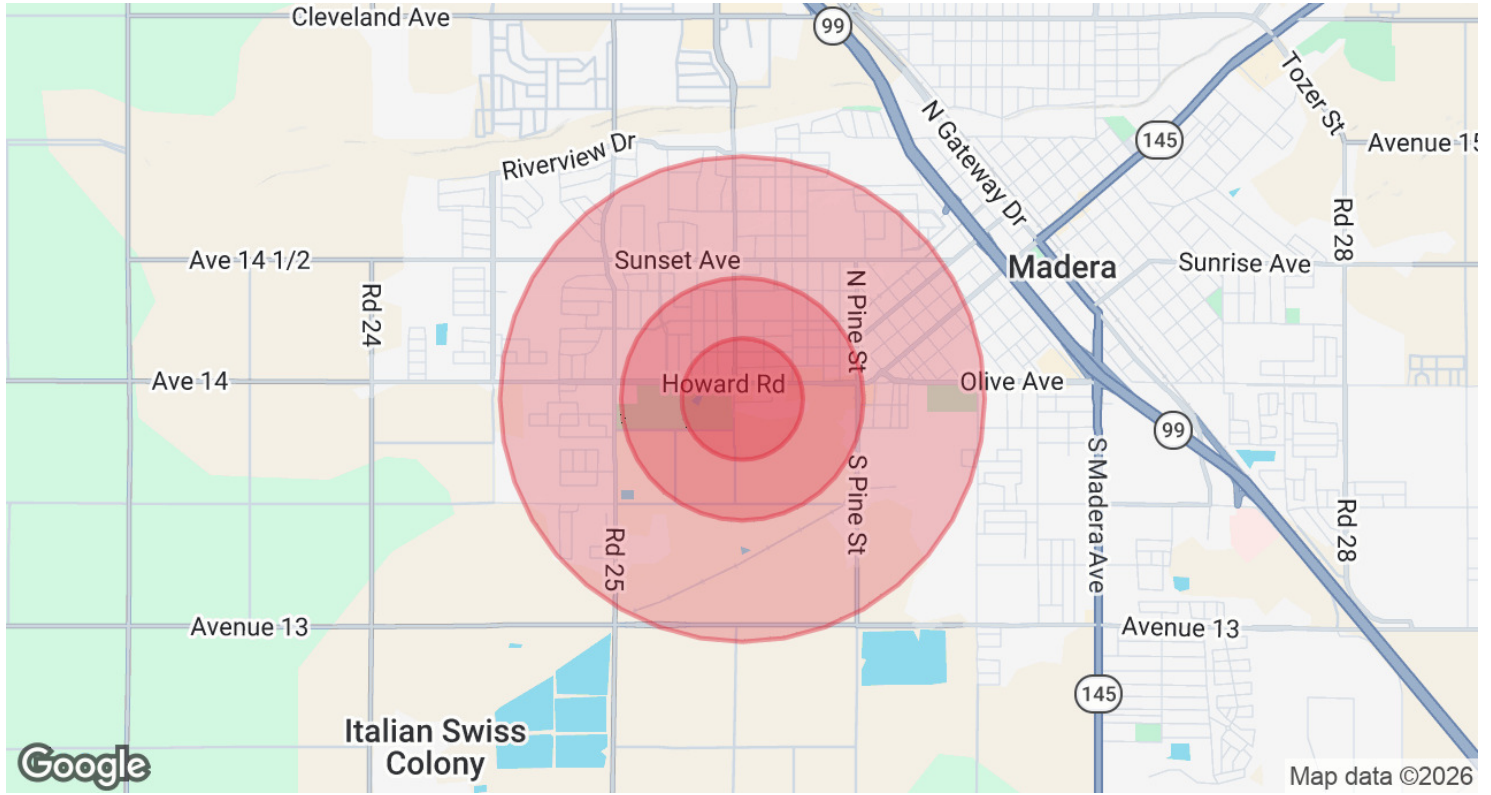
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	339	1,773	9,326
Average Age	30.7	29.7	33.7
Average Age (Male)	34.4	34.8	32.2
Average Age (Female)	32.2	30.2	36.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	85	466	2,711
# of Persons per HH	4.0	3.8	3.4
Average HH Income	\$120,603	\$113,516	\$98,249
Average House Value	\$393,693	\$367,733	\$371,603

2023 American Community Survey (ACS)

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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