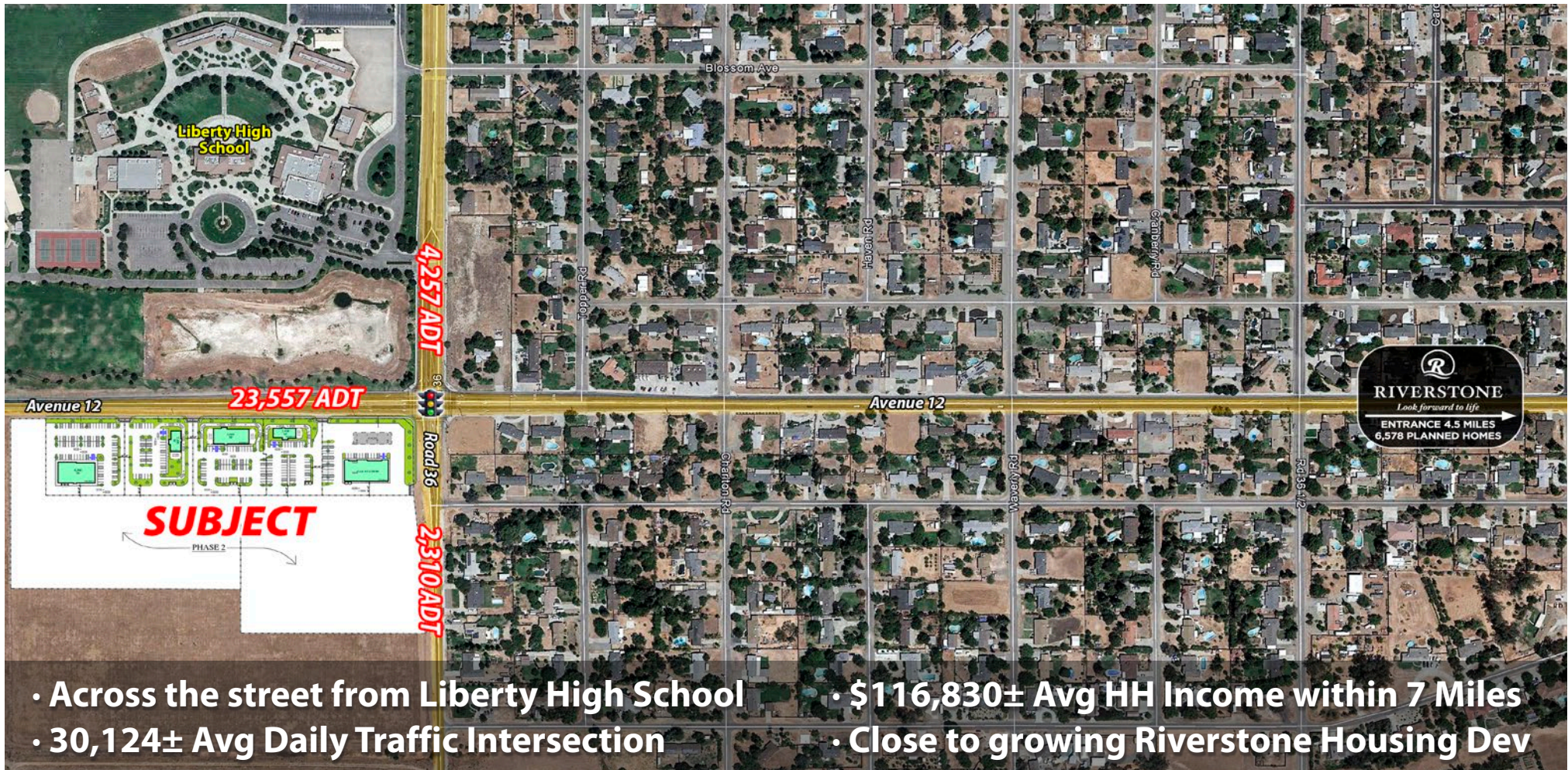


17.89 ACRE PROPOSED DEVELOPMENT · ACROSS FROM LIBERTY HIGH SCHOOL CAMPUS
PADS AVAILABLE FOR LEASE
 SWC AVENUE 12 & ROAD 36 · MADERA RANCHOS, CA 93636



- Across the street from Liberty High School
- \$116,830± Avg HH Income within 7 Miles
- 30,124± Avg Daily Traffic Intersection
- Close to growing Riverstone Housing Dev

FOR INFORMATION, CONTACT:

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 DRE # 01406883



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PROPERTY DESCRIPTION

The subject property is commercial land available for lease located at the intersection of Avenue 12 and Jason Court in Madera Ranchos, CA. The site offers direct access from State Highways 41 and 99. The location is approximately ten miles from the city of Fresno and ten miles from the city of Madera.

PROPERTY HIGHLIGHTS

The subject property is in close proximity to Liberty High School and Ranchos Middle School and presents an excellent opportunity for commercial development in this under-served retail market.

ZONING

Commercial

LAND SIZE

17.89± acres (8 parcels)

PRICING

Contact agent for details.

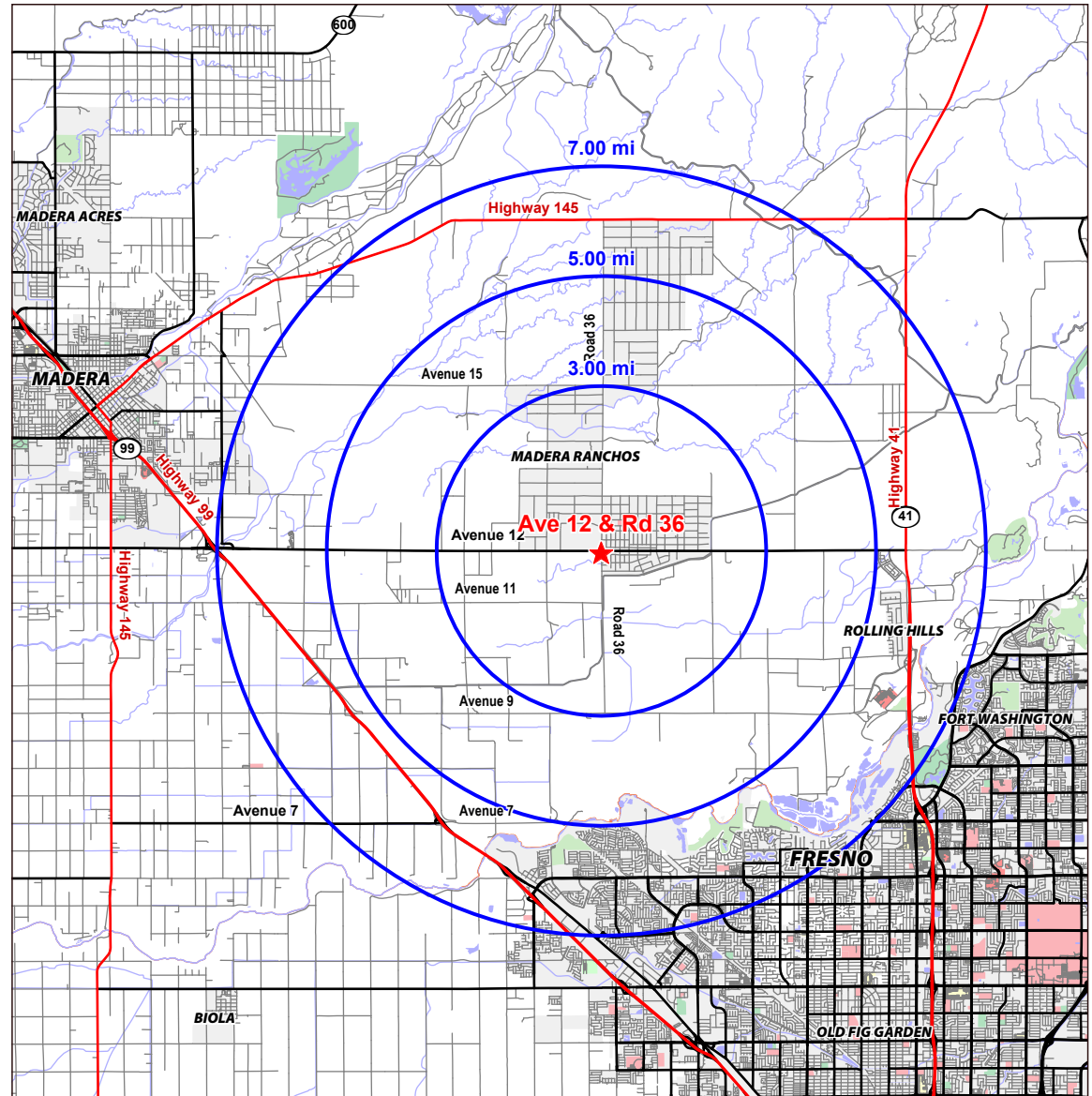
2021 DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	5,811	9,166	51,866
Total Households	1,944	3,001	17,732
Average HH Income	\$115,549	\$112,111	\$116,831
Median Age	44.89	42.73	39.34
Daytime Population	5,369	6,807	35,366

2021 TRAFFIC COUNTS

Avenue 12:	23,557 ADT
Road 36:	6,567 ADT
Total:	30,124 Avg Daily Traffic

Sources: Claritas LLC, Kalibrate TrafficMetrix



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VICINITY MAP
NO SCALE

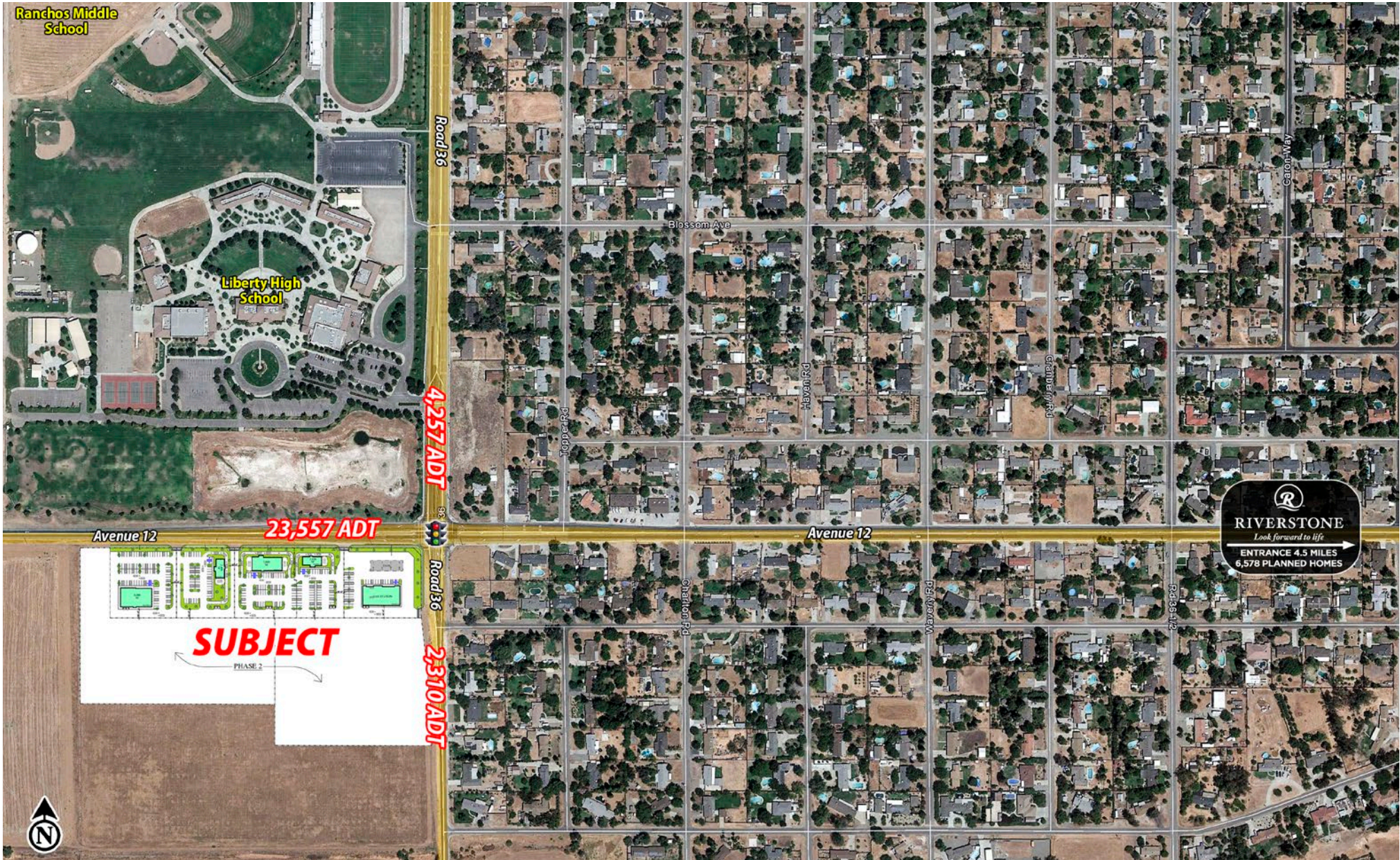


PARKING PROVIDED

PARCEL 1A	44 SPACES
PARCEL 1B	46 SPACES
PARCEL 1C	34 SPACES
PARCEL 1D	46 SPACES
PARCEL 1E	10 SPACES

CONCEPTUAL SITE PLAN -
SWC OF ROAD 36 AND
AVENUE 12 (MADERA RANCHOS)

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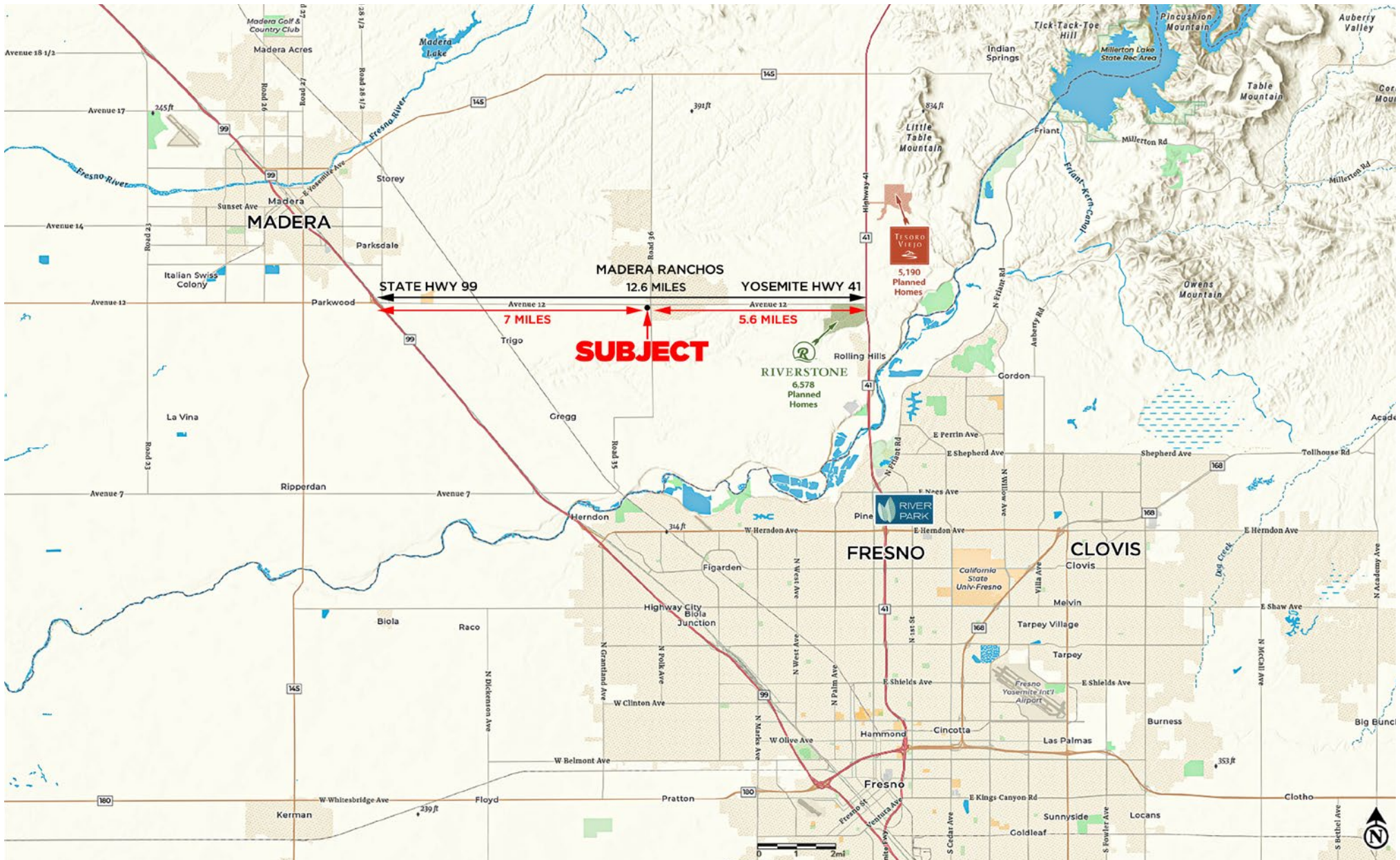


This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2021 Retail California. All rights reserved.

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PADS AVAILABLE FOR LEASE

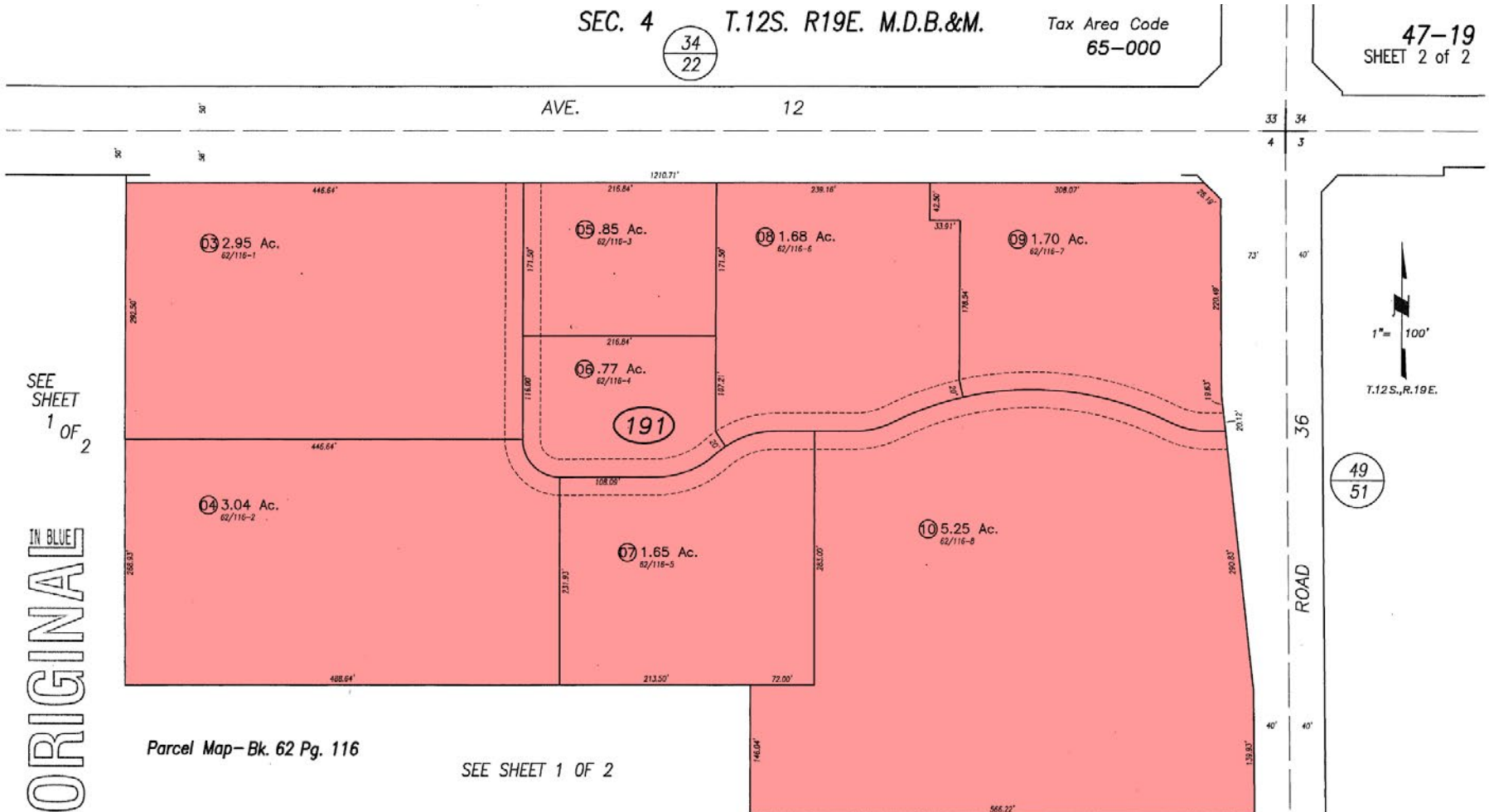
SWC AVENUE 12 & ROAD 36 · MADERA RANCHOS, CA 93636

Assessor's Parcel Map

SEC. 4 T.12S. R.19E. M.D.B.&M.

Tax Area Code
65-000

47-19
SHEET 2 of 2





SEE SHEET 1 OF 2

ORIGINAL IN BLUE

Parcel Map - Bk. 62 Pg. 116

SEE SHEET 1 OF 2

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

NOTE - Assessor's Block Numbers Shown in Ellipses. 
Assessor's Parcel Numbers Shown in Circles. 

Assessor's Map No. 47-18
Sheet 2 of 2

Golden Valley Unified
Eastin - Arcola
County of Madera, Calif.
1955

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16137-1-10 CLR