

LEASE INFORMATION

COMMERCIAL PROPERTY

311 S PINE ST
MADERA CALIF 93637



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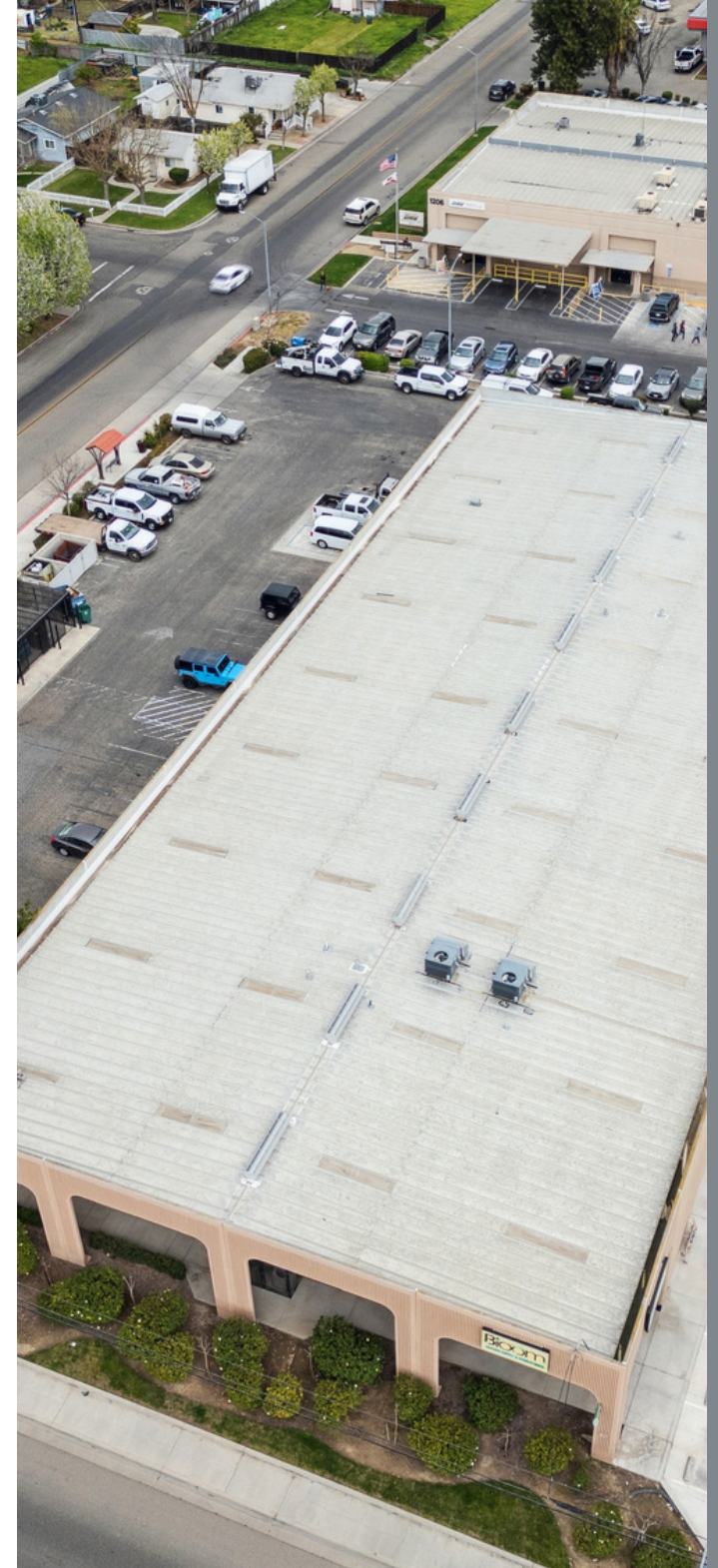


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PROPERTY INFORMATION

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PROPERTY SUMMARY



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Available now leasing: 4,350 SF at 311 S Pine St in Madera. Features include an open floor plan, open showroom, equipped warehouse, and ample parking. Prime location near offices and retail. Ideal for warehouse, retail, or service use.

PROPERTY ADDRESS	311 S Pine St
SQUARE FEET	4,350
LOT SIZE	4,350
ASKING PRICE	\$.85 sq ft per month
TYPE OF LEASE	NNN
LEASE LENTH	5 years





PROPERTY SUMMARY

Prime Warehouse & Showroom Opportunity on High-Traffic Pine Street | Madera, CA

Unlock the potential of this versatile 4,350 SF commercial property, strategically positioned on bustling Pine Street in Madera, California. Offering exceptional street visibility and heavy daily traffic thanks to its close proximity to the DMV, this property is a standout for businesses seeking maximum exposure.

The space is intelligently divided into a 1,618 SF showroom—perfect for retail, customer-facing operations, or product displays—and a 2,732 SF warehouse equipped with a convenient roll-up door, facilitating smooth logistics and inventory management.

HIGHLIGHTS

- Two separate bathrooms to accommodate staff and customers
- 1,618 SF showroom
- A dedicated office space for administrative needs
- 2,732 SF warehouse



02

PROPERTY PHOTOS



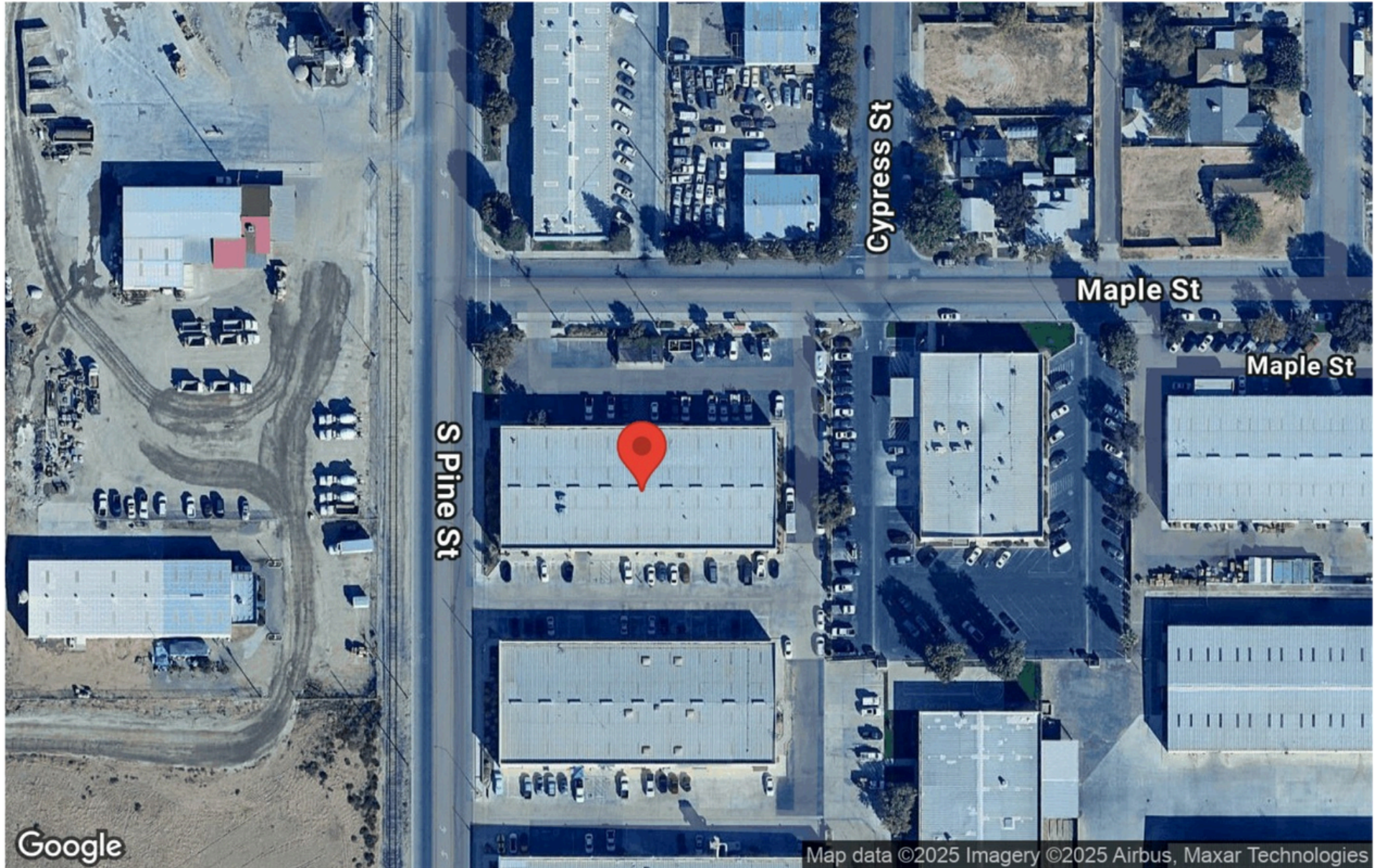


03

MAPS & DEMOGRAPHICS



MAPS



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	6,129	34,808	41,024
Female	6,577	34,671	40,964
Total Population	12,706	69,479	81,988
Age			
Ages 0-14	3,534	19,672	22,945
Ages 15-24	2,010	11,786	13,840
Ages 25-54	4,696	26,536	31,192
Ages 55-64	1,004	5,135	6,482
Ages 65+	1,462	6,350	7,529
Race			
White	7,055	33,921	41,521
Black	255	1,529	1,699
Am In/AK Nat	216	1,526	1,618
Hawaiian	N/A	8	8
Hispanic	9,634	57,514	66,291
Multi-Racial	10,282	63,872	72,478
Income			
Median	\$37,361	\$35,563	\$37,798
< \$15,000	704	2,786	3,071
\$15,000-\$24,999	613	2,677	2,931
\$25,000-\$34,999	431	2,429	2,828
\$35,000-\$49,999	660	3,069	3,668
\$50,000-\$74,999	713	3,575	4,326
\$75,000-\$99,999	330	1,542	1,967
\$100,000-\$149,999	222	1,189	1,717
\$150,000-\$199,999	17	261	373
> \$200,000	105	279	429
Housing			
Total Units	4,233	19,304	23,103
Occupied	3,970	18,058	21,611
Owner Occupied	2,014	9,293	11,823
Renter Occupied	1,956	8,765	9,788
Vacant	263	1,246	1,492



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