

**PREMIER RETAIL SPACE FOR  
LEASE**

**109 & 113 NORTH R STREET, MADERA**

**109 & 113 N R ST, MADERA, CA 93637**



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**109 & 113 NORTH R STREET, MADERA**

# PREMIER RETAIL SPACE FOR LEASE

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# OFFERING SUMMARY

## PROPERTY DESCRIPTION

Two separate buildings with a common wall totaling approximately 6,300 SF on one parcel along North R Street in Madera. Both buildings are currently vacant, offering a flexible opportunity for businesses seeking a well-positioned retail location and the opportunity to establish a presence in the Central Valley.

One building includes a roll-up garage door, expanding potential uses for service businesses, contractors, automotive-related operations, equipment, and other drive-in uses. The property also features a fenced rear area and ample parking, adding functionality for storage, inventory, equipment, and customers.

Located within the Highway 99 corridor, the property provides convenient access throughout Madera and the surrounding Central Valley.

Both buildings are available for lease, offering flexible options for businesses seeking a standalone space or the opportunity to occupy the entire property. Tenants can lease either building individually or secure both buildings to accommodate larger operations and future growth.

An excellent opportunity to lease a flexible commercial property in Madera.



## Offering Summary

|                     |                     |
|---------------------|---------------------|
| <b>Lease Price:</b> | \$1.25 + \$0.30 NNN |
| <b>Lot Size:</b>    | 9,147 SF lot        |
| <b>Built in</b>     | 1999                |

## Highlights

- ±6,300 SF combined building area
- Two separate buildings with common wall
- Roll-Up Garage Door
- Fenced rear area for storage, equipment, or inventory
- Seamless logistics access

# PROPERTY FEATURES



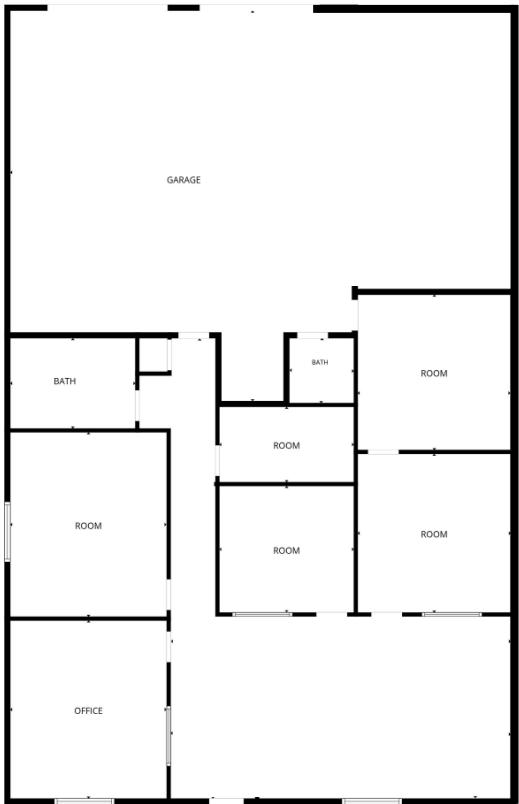
- » **Two Buildings:** Approximately ±6,300 SF of combined building area across two independent retail structures on one parcel.
- » **Flexible Commercial Use:** Ideal for owner-user, multi-tenant, retail, service, contractor, automotive-related, or other permitted commercial uses.
- » **Roll-Up Garage Door:** One building includes a roll-up door, providing convenient drive-in access for vehicles, equipment, inventory, or materials.
- » **Fenced Rear Area:** Secured rear space provides additional flexibility for storage, equipment, inventory, or outdoor business operations.
- » **Ample On-Site Parking:** Generous parking availability supports customers, employees, tenants, and daily business operations.
- » **Vacant Possession:** Both buildings are currently vacant, allowing a new owner to implement their preferred business or leasing strategy immediately.
- » **Highway 99 Corridor:** Conveniently located along North R Street with access to the broader Highway 99 corridor and surrounding Central Valley communities.



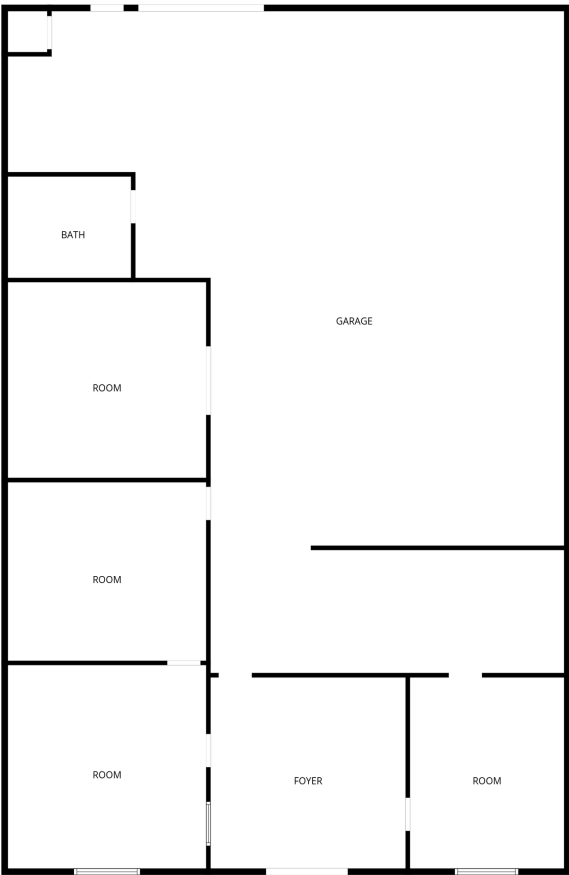
# PROPERTY SNAPS



# Floor Plan



113



109

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