

AVAILABLE FOR SALE  
RETAIL DEVELOPMENT LAND

37366 AVENUE 12  
MADERA, CA

**ZEEB**  
COMMERCIAL REAL ESTATE

**MARC GRIFFITHS**  
SENIOR VICE PRESIDENT  
559-625-2128  
MARC@ZEEBRE.COM  
CA RE Lic. #01434597

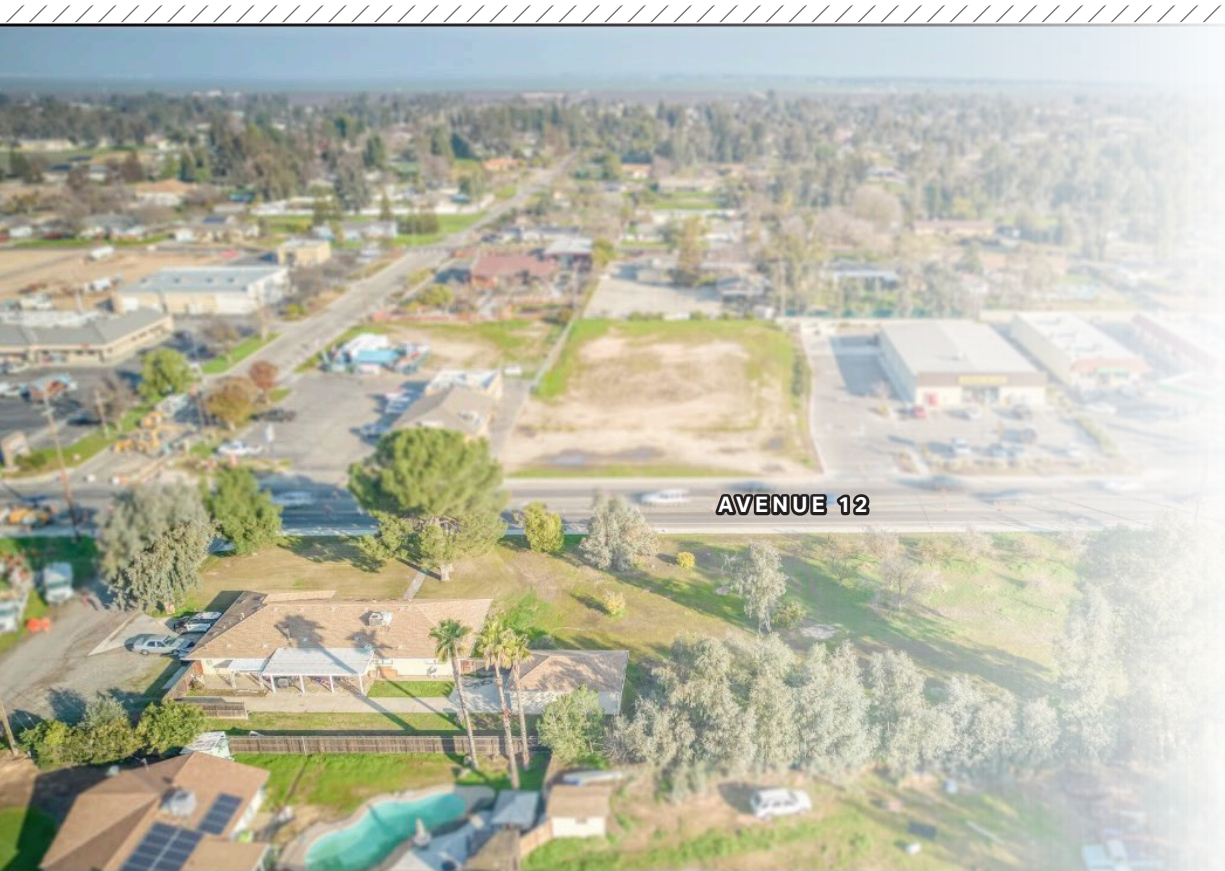
**MICHAEL JEFFUS**  
REALTOR/PRINCIPAL OWNER  
559-799-0343  
MIKEJEFFUS@YAHOO.COM  
CA RE Lic. #019930554

**Better Homes**  
and Gardens.  
REAL ESTATE

BLOOM GROUP

37366 AVE 12  
MADERA, CA

## PROPERTY INFORMATION



### HIGHLIGHTS

- 1.27± New Commercial Development Land
- High Identity Location, Shovel Ready, Utilities on Site
- Ideal for Fast Food, Fuel Stations, Hotels, Super Markets
- Surrounded Growth, Commercial and Residential
- Anchors, Shops, Pads with Drive-Thru
- Near Many Existing and Planned Developments
- Power Stubbed, Water and Sewer| Pre-Engineered Basin
- All Curb, Gutter, Approches and Cross Access in Place
- Direct Access to Avenue 12 and Highway 41
- Surrounded by Madera's Highest Trafficked Roads

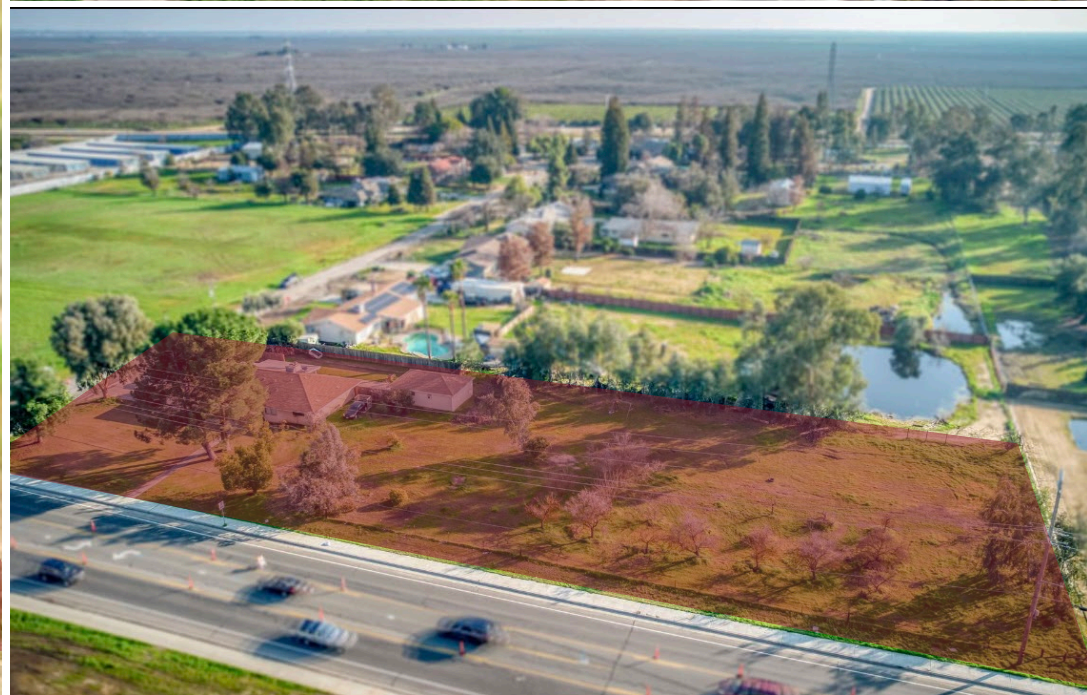
Lot Size:	1.27± Acres (34,571± SF)
Cross Streets:	Avenue 12 and Jason Court
Market:	Fresno
Submarket:	Outlying Madera County
Zoning:	PDD - Planned Development District
APN:	049-591-001 ( <i>Madera County</i> )

**\$795,000.00**  
ASKING PRICE



**37366 AVE 12**  
MADERA, CA

**PROPERTY**  
AERIAL PHOTOS

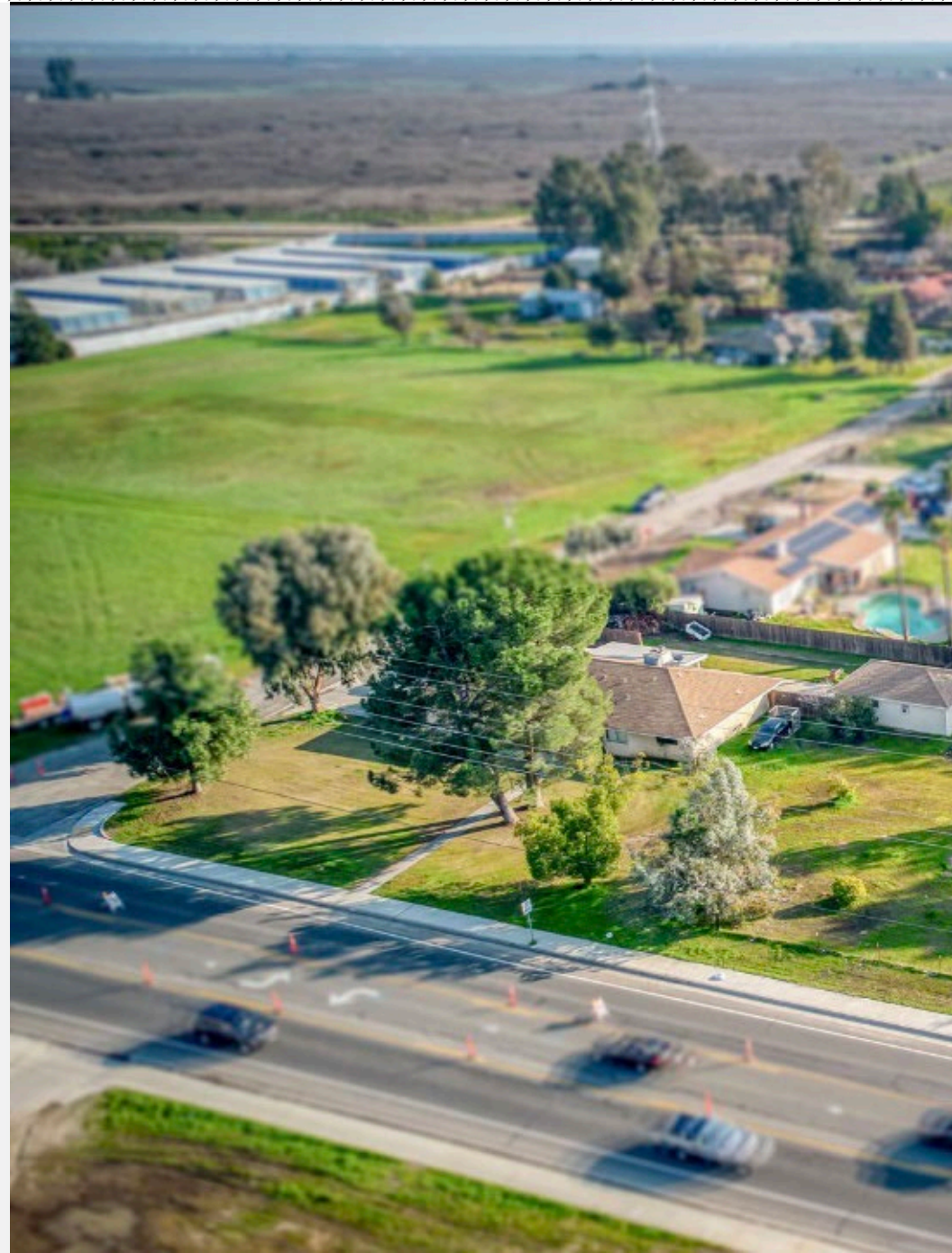


### PROPERTY DESCRIPTION

Located in Madera, CA is a 1.27± acre retail pad that is shovel ready. Existing curb, gutter, sidewalks, electricity, gas, sewer, streets and city water in place. This prime location boast great visibility both from the main thoroughfare and the nearby Madera Ranchos Plaza. The property is located directly off of Avenue 12 in Madera's main retail area with a trade population of 295,105 within 10 miles and an average household income of \$115,827 in the immediate area (2 miles). The zoning is flexible and allows for a variety of commercial uses. This site would be excellent for a retail strip center, big box site, fast food, fuel station, super market, lodging, restaurant, freeway oriented hotel, or vehicle sales. Madera County is located in the world's most productive agricultural region which makes it a natural choice for food processing and ag related manufacturers.

### LOCATION DESCRIPTION

Strategically located directly off of Avenue 12 in Madera, CA. This site is located just west of Jason Court, east of Kensington Drive and south of Avenue 12. The site is 21 miles northwest of Fresno, California and is situated in the Central Valley which includes a prominent Latino community. Madera County combines the best geographic location, large clusters of industrial and commercial businesses and a streamlined permitting process to optimize your company's presence. Located in the center of California with easy access to state Highway 99 and a short distance from Interstate 5.

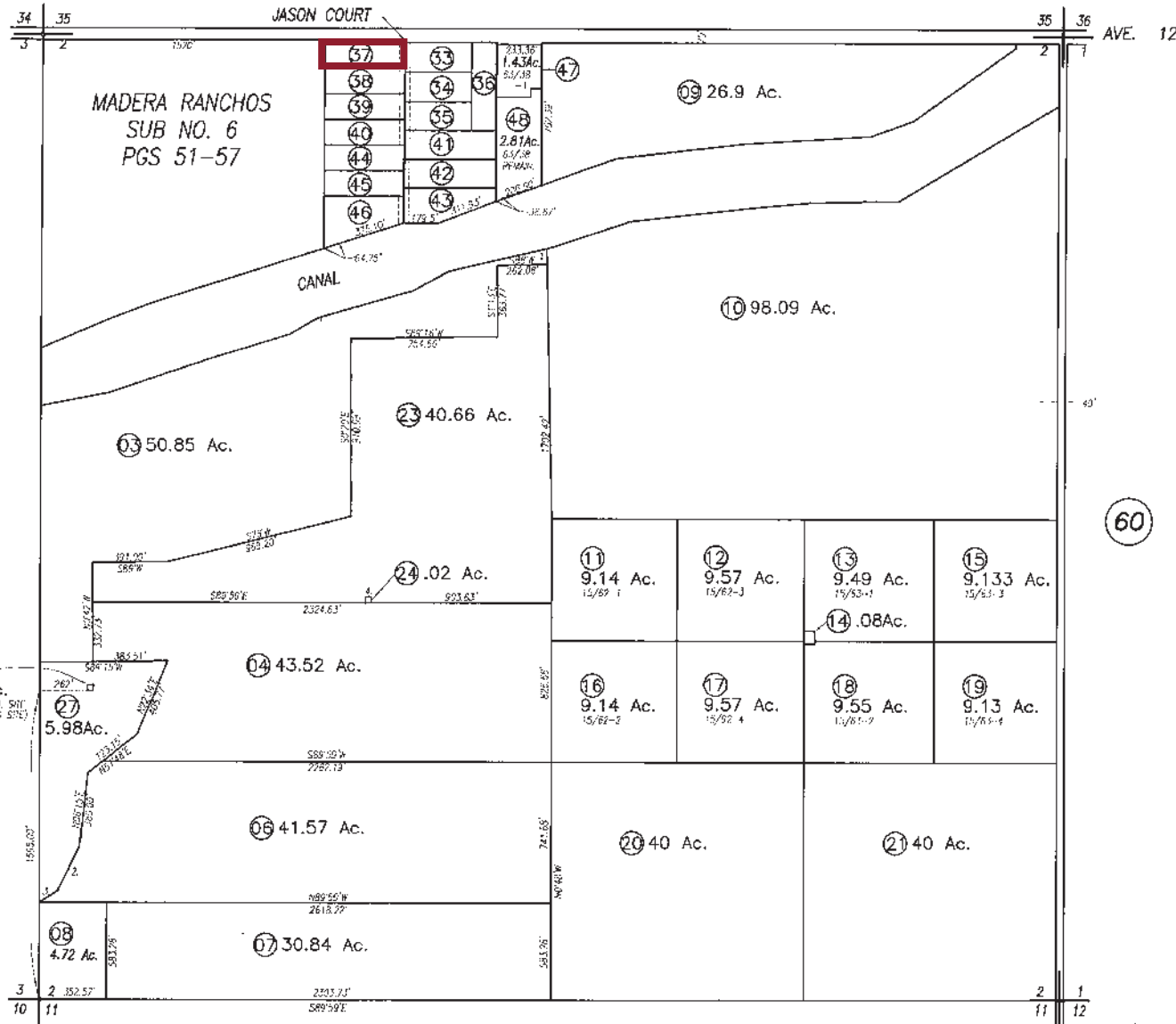


SEC. 2 T.12S. R.19E. M.D.B.&M.

Tax Area Code  
65-000

APN	MAP REFERENCE	ACRES
33	25/52-1	1.13
34	25/52-2	1.13
35	25/52-3	1.13
36	25/52-4	1.08
37	25/43-1	1.27
38	25/43-2	1.27
39	25/43-3	1.27
40	25/43-4	1.27
41	25/67-1	1.60
42	25/67-2	1.60
43	25/67-3	1.63
44	25/66-1	1.27
45	25/66-2	1.27
46	25/66-3	1.27

- 30°12'E 141.12'
- 82°20'E 257.61'
- 85°40'E 106.14'
- RELL SITE 30°73'



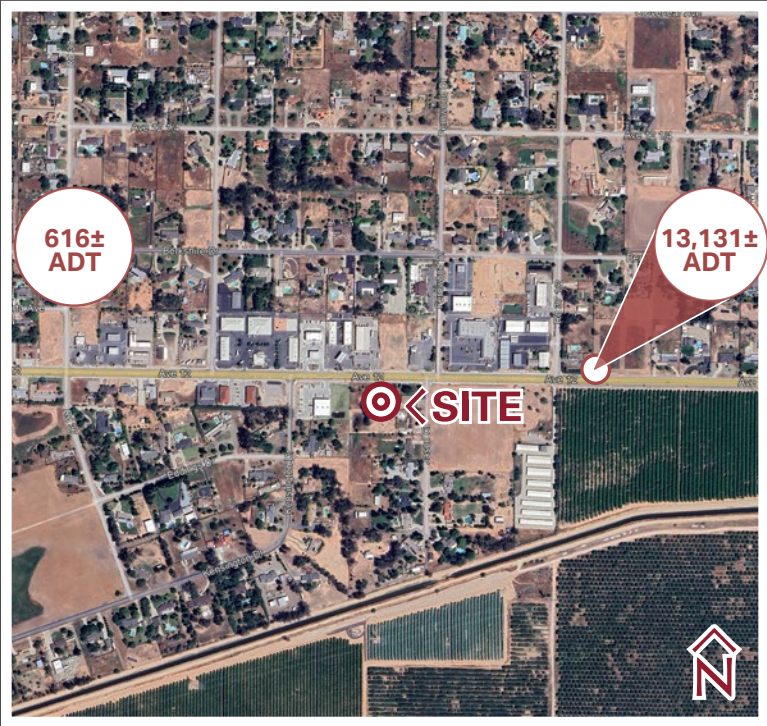
This map is for assessment only and is not intended to show the location of boundary lines or other regulations or

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	2,435	5,714	12,816
2024 Estimate	2,322	5,443	11,917
Average Age 2024 Est.	42.19	41.59	41.56
Total Households 2024 Est.	787	1,799	3,994
Average Household Size 2024	2.95	3.02	2.97
2024 Est. Average HH Income	\$123,552	\$131,542	\$144,583

Source: Claritas, LLC 2024



TRAFFIC COUNTS  
(Within a One Mile Radius)

13,131± ADT

Avenue 12  
(East bound)

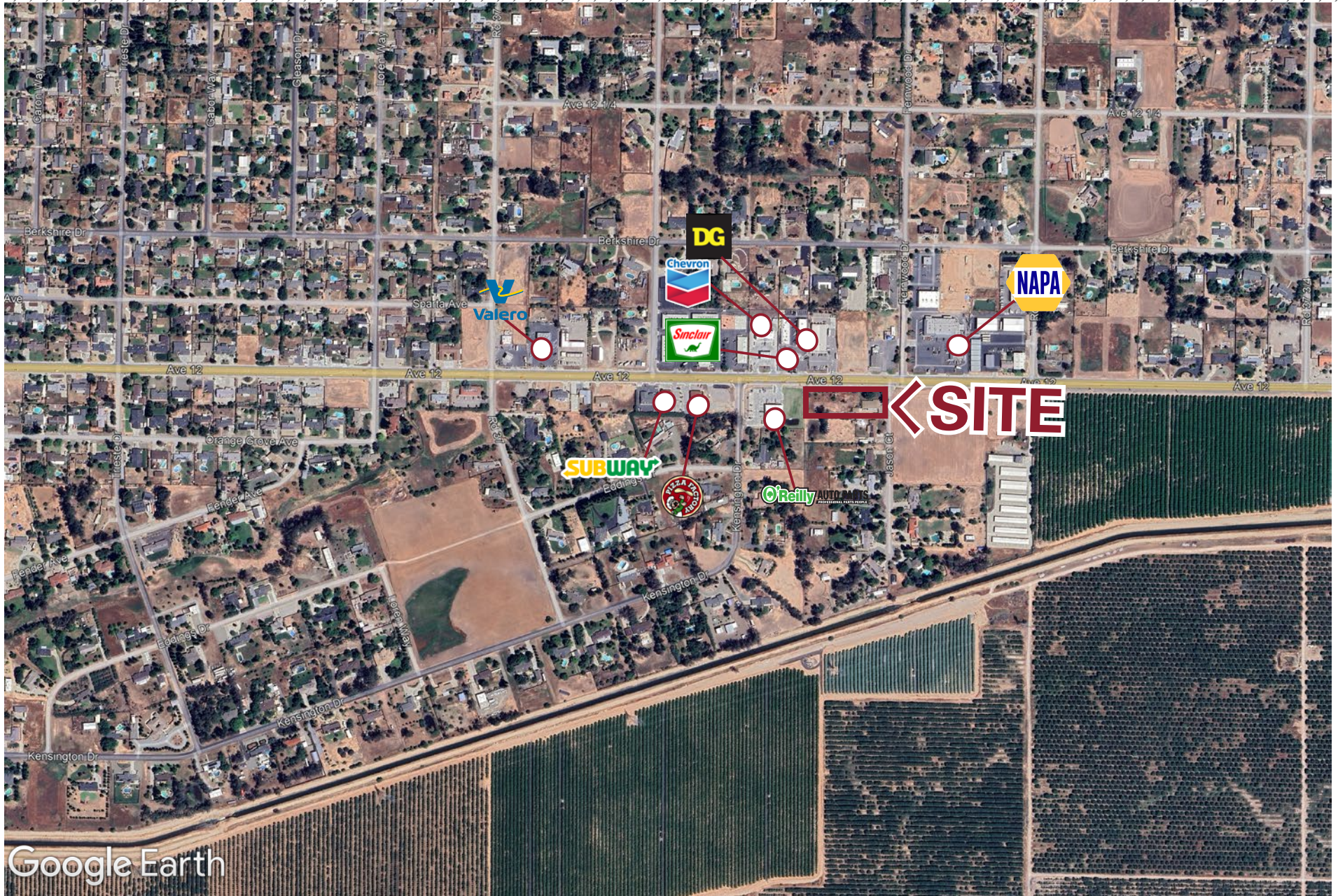
616± ADT

Road 37  
(North bound)

Source: StreetLight

**37366 AVE 12**  
MADERA, CA

**PROPERTY**  
RETAIL USERS NEARBY



Google Earth

