

AVAILABLE FOR LEASE
BUILDING OR GROUND LEASE OPPORTUNITY

1170-1184 COUNTRY CLUB DRIVE MADERA, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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1170-1184 COUNTRY CLUB DRIVE

MADERA, CA

PROPERTY INFORMATION

Lot Size: 25,129± SF
Building Size: 7,000± SF
Zoning: C-2 (*Heavy Commercial*)
APN: 003-194-011-000 (*Madera County*)

PROPERTY DESCRIPTION

The subject property is an excellent pad opportunity along Country Club Blvd, one of Madera's main retail corridors. The site consists of roughly 25,129 square feet of land with a 7,000 square foot building at a signalized intersection. The property owner is open to leasing the existing building or considering a single tenant ground lease.

HIGHLIGHTS

- Signalized intersection
- Can Lease the existing building or do a ground lease
- Heavy traffic area with 33,011± ADT on Country Club Drive
- Close to HWY 99 and major retail



Contact Agent

LEASE RATE

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PROPERTY INFORMATION

LOCATION DESCRIPTION

The subject property is located on a premier signalized intersection in Madera, CA. The site is in close proximity to HWY 99 on/off ramps and is in a regional area surrounded by major retailers such as Vallarta, dd's Discounts, Tractor Supply Co., CVS, Starbucks, Dutch Bros Coffee and others.

TRAFFIC COUNTS

33,011± ADT

Country Club Drive at Sherwood Street
(Intersection)

86,218± ADT

Highway 99
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	12,998	78,661	90,956
	2025 Estimate	13,149	76,970	88,933
	Growth 2025-2030	-1.15%	2.20%	2.28%
	Growth 2020-2025	7.40%	15.47%	7.45%
HOUSEHOLD	2030 Projection	3,583	21,032	24,149
	2025 Estimate	3,602	20,564	23,599
	Growth 2025-2030	-0.52%	2.28%	2.33%
	Growth 2020-2025	10.61%	14.93%	6.84%
	<i>2025 Est. Average HH Income</i>	\$82,577	\$92,427	\$93,293

Source: Claritas 2025



MILLER & LUX SUBD.

03-19

Tax Area No. 02-042
02-044



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AERIAL
MAP



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