



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR LEASE

OFFICE BUILDING

1501 HOWARD ROAD

MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR LEASE
OFFICE BUILDING

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ±1,800 SF Office Space Available
- Prime Location on Howard Rd with strong daily traffic
- High Visibility Corner Area in established commercial corridor
- Ample On-Site Parking for employees and clients
- Ideal for Professional Office, Medical, Insurance, or Administrative Uses

OFFERING SUMMARY

Lease Rate:	\$2,500.00 SF/month (MG)
Available SF:	1,800 SF
Building Size:	1,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	673	3,288
Total Population	492	2,334	11,194
Average HH Income	\$61,702	\$63,508	\$99,715

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PROPERTY DESCRIPTION



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±1,800 SF of professional office space is available for lease at 1501 Howard Rd in Madera. The suite offers a functional layout suitable for a variety of professional, administrative, or service-based businesses seeking a convenient and accessible location. The property is positioned along a well-traveled corridor with easy access, strong visibility, and ample on-site parking for both employees and visitors.

Located near a mix of retail, service, and professional businesses and within close proximity to the greater Fresno-Madera market, the space provides an excellent opportunity for businesses looking for a well-located office in an established commercial area.

LOCATION DESCRIPTION

1501 Howard Rd is located along a well-traveled commercial corridor in Madera, offering strong visibility and convenient access for customers and employees. The property is surrounded by a mix of established retail, dining, and service businesses and is supported by nearby residential neighborhoods that drive consistent daily traffic. Its central location also provides easy connectivity to major routes serving the greater Fresno-Madera market, making it an ideal location for retail, office, or service-oriented businesses seeking visibility and accessibility.



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LOCATION INFORMATION

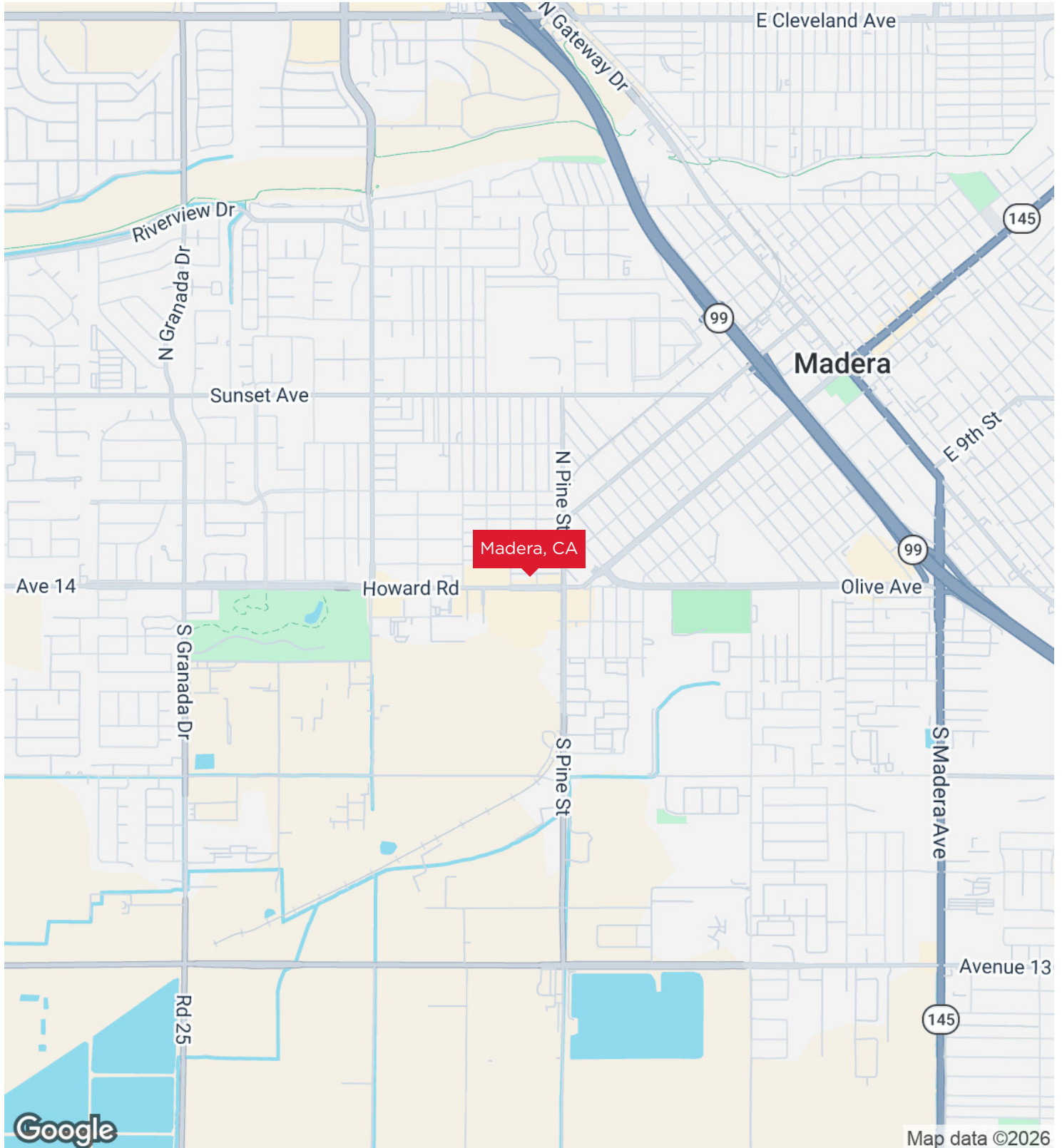
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

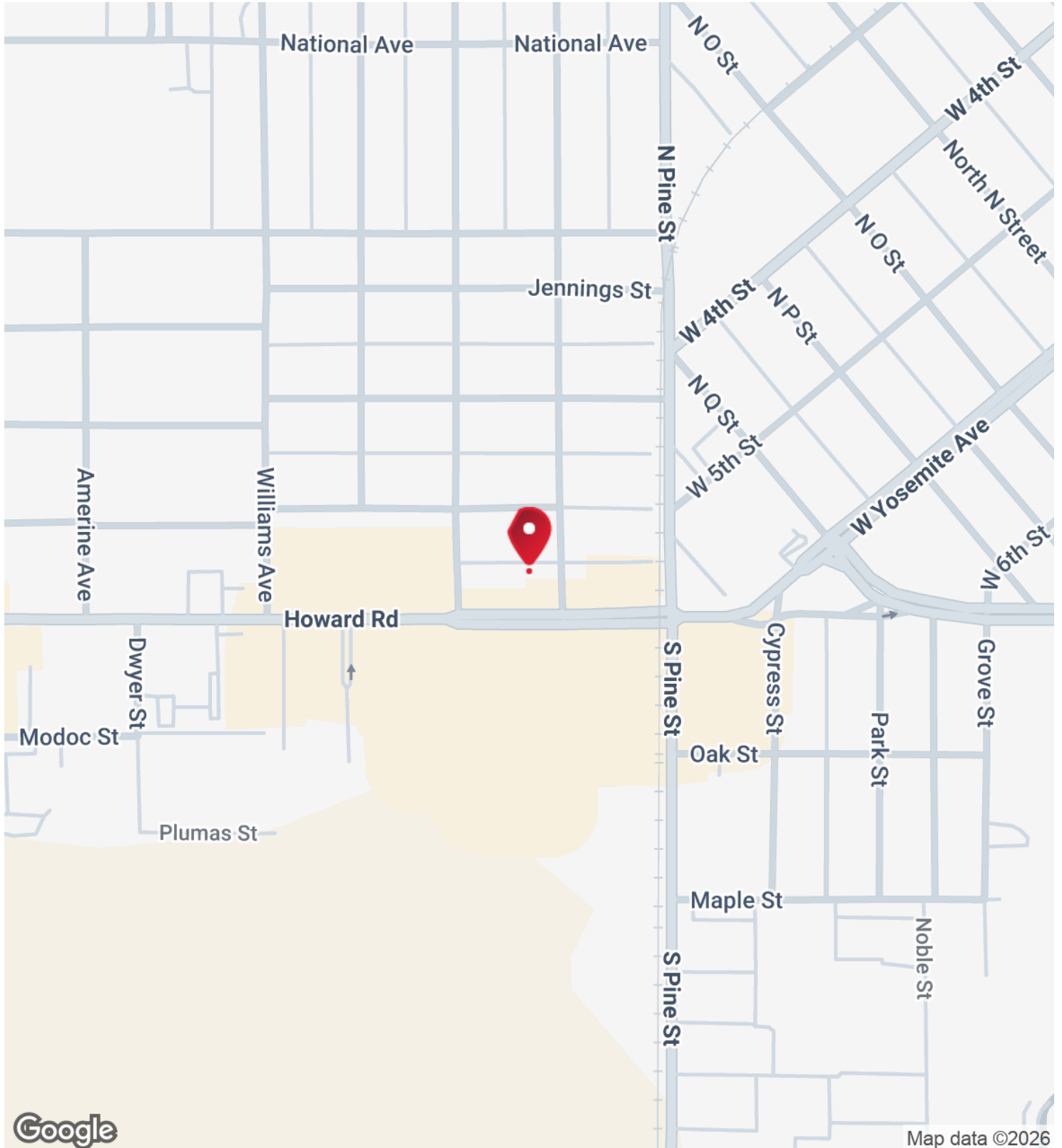
REGIONAL MAP



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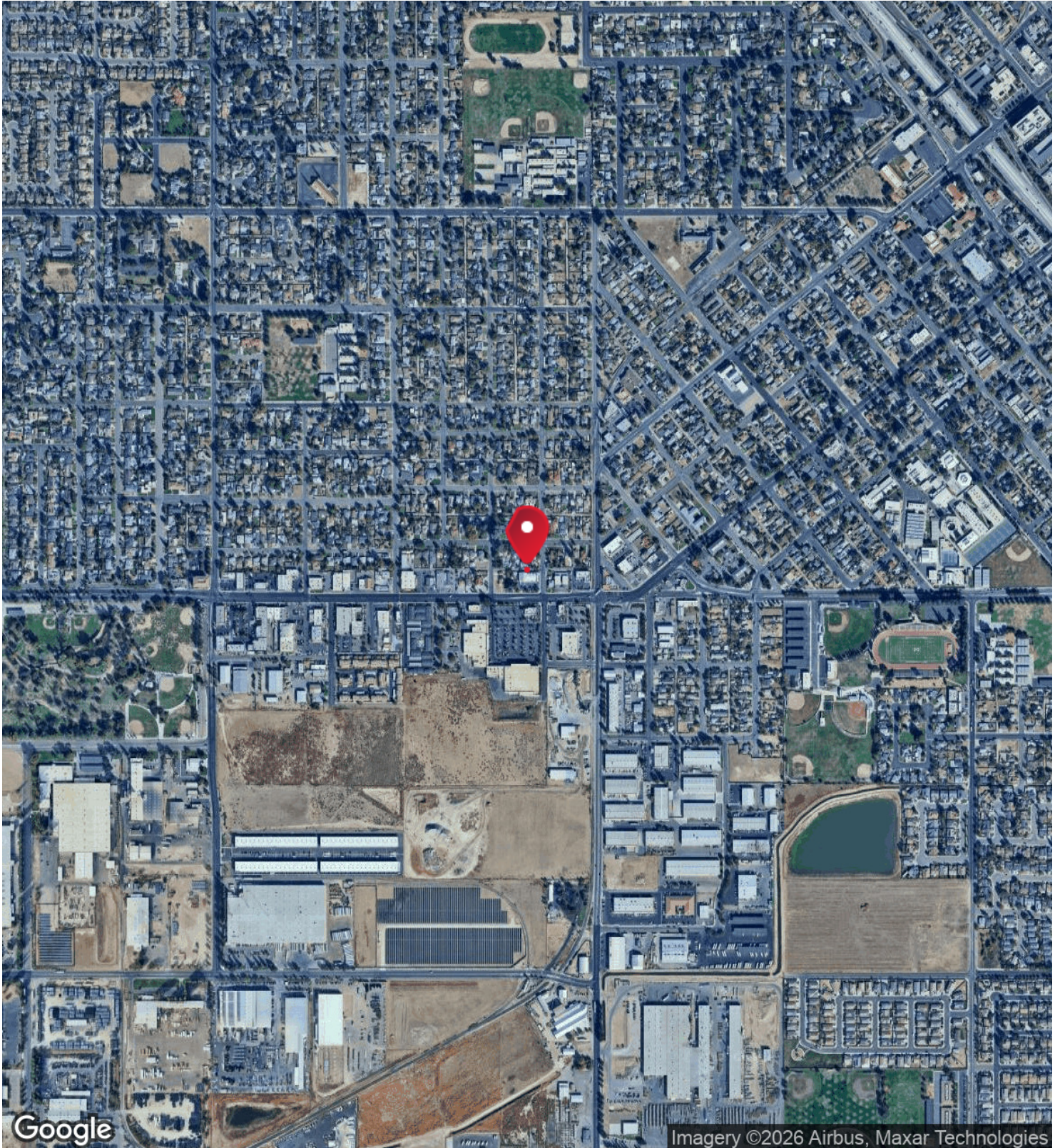
LOCATION MAP



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AERIAL MAP



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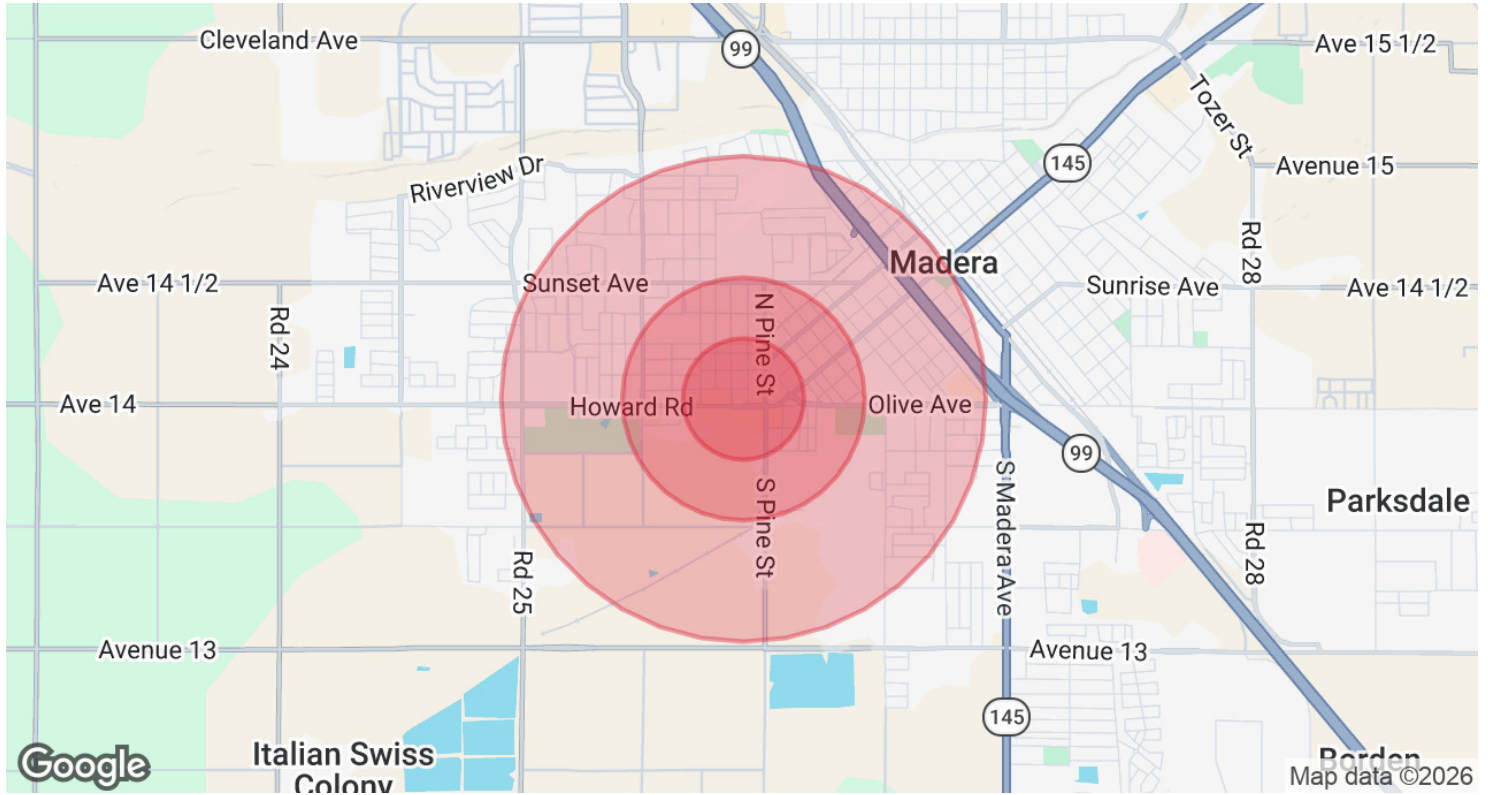
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	492	2,334	11,194
Average Age	31.6	30.8	33.0
Average Age (Male)	30.1	30.6	33.8
Average Age (Female)	32.4	30.9	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	673	3,288
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$61,702	\$63,508	\$99,715
Average House Value	\$315,300	\$313,762	\$365,666

2023 American Community Survey (ACS)

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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