

FOR LEASE

±4.25 AC New Retail Development Opportunity



SEC Hwy 99 & Avenue 17 | Madera, CA 93638



Drive-Thru Restaurant/Retail Pad Opportunities

±4.25 AC

Parcel A: 104,544 SF of Land / 2.40 AC
Parcel B: 80,586 SF of Land / 1.85 AC

TRAFFIC COUNTS

Hwy 99 approx. 70,000 cpd
Avenue 17 approx. 11,000 cpd

Source: Costar

CONTACT

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DESCRIPTION

- Opportunity for fast food drive through, or other pad/retail uses positioned along highly trafficked CA-99
- High visibility position and opportunity for signage on freeway pylon
- Offsites in place ready to deliver prepped pads
- Immediately adjacent to Love's Travel Stop and Madera Municipal Airport

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,672	45,787	81,618
Avg Household Income	\$128,621	\$89,223	\$81,546
Daytime Population	3,044	39,991	79,528

Source: Esri

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Future Development
NORTH FORK MONO CASINO & RESORT
(ETA: 2025-2026)

\$400 M
off-reservation casino complex

Future Development
MADERA CROSSING
±18 Acres proposed ±900K SF of New Development Commercial Industrial

Site
Parcel A: 2.40 AC
Parcel B: 1.85 AC

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