

OFFICE FOR LEASE

## 816 WEST YOSEMITE #102

816 WEST YOSEMITE AVENUE, MADERA, CA 93637



# FOR LEASE

**RE/MAX GOLD**  
501 North E Street #H  
Madera, CA 93638

**PRESENTED BY:**

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## PROPERTY SUMMARY

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### Property Summary

Lease Rate:	\$1.75 sq ft
Available SF:	1,650
Year Built:	1996
Floors:	1
Zoning:	Office

### Property Overview

1,650 SF of medical office space in Madera, CA. Unit #102 consists of (4) private offices, exam rooms, & private entrance/exit. The site features open floor plan, ample on site parking, lush landscaping and more! Prime location near many established businesses. Ideal for medical/healthcare clinics or relaxation center.

### Location Overview

Situated on a high-visibility thoroughfare in the heart of Madera city, this property offers prominent frontage along W Yosemite Ave — a well-traveled arterial route that connects key commercial, medical and service-oriented nodes in the region. The immediate area features a mix of professional offices, medical practitioners, and supportive services. Strategically positioned to accommodate medical, professional service, or wellness tenants seeking strong visibility and accessibility within the Madera market.



## PROPERTY PHOTOS

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# LOCATION MAPS

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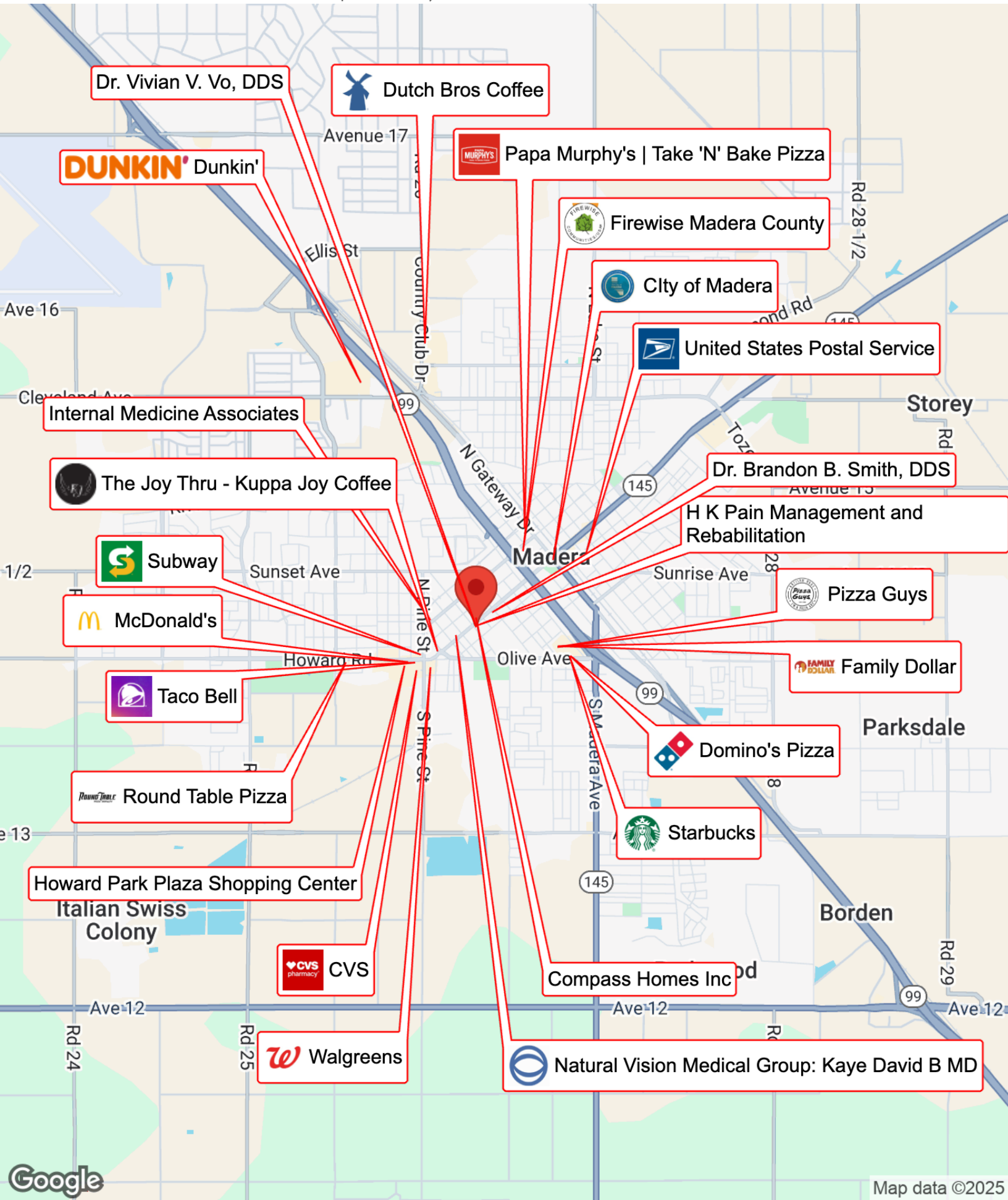


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# BUSINESS MAP

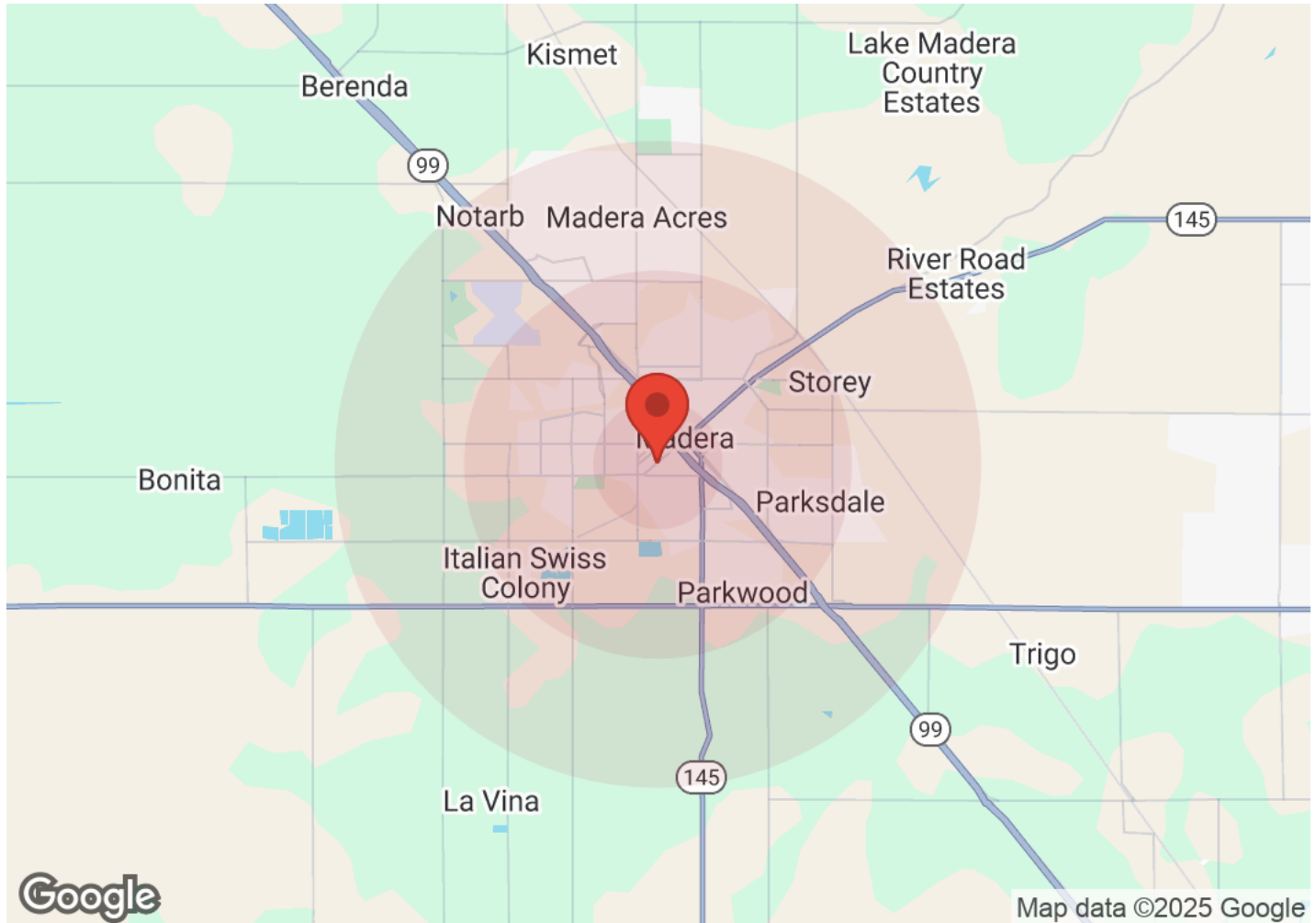
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,431	38,210	42,864	Median	\$60,066	\$67,528	\$68,781
Female	7,128	37,889	42,372	< \$15,000	515	2,132	2,332
Total Population	14,559	76,099	85,236	\$15,000-\$24,999	467	1,524	1,632
				\$25,000-\$34,999	507	1,924	2,014
				\$35,000-\$49,999	402	2,203	2,437
				\$50,000-\$74,999	728	3,293	3,875
				\$75,000-\$99,999	544	2,785	3,161
				\$100,000-\$149,999	446	3,049	3,398
				\$150,000-\$199,999	219	1,782	2,011
				> \$200,000	379	1,467	1,796
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,393	18,378	20,434	Total Units	4,474	21,319	23,958
Ages 15-24	2,318	12,684	14,153	Occupied	4,205	20,160	22,658
Ages 25-54	6,089	31,887	35,421	Owner Occupied	1,711	10,073	11,935
Ages 55-64	1,194	6,065	6,990	Renter Occupied	2,494	10,087	10,723
Ages 65+	1,565	7,086	8,238	Vacant	269	1,159	1,300
Race	1 Mile	3 Miles	5 Miles				
White	3,354	16,536	18,897				
Black	502	2,846	3,120				
Am In/AK Nat	95	380	418				
Hawaiian	7	30	26				
Hispanic	10,085	53,292	59,461				
Asian	297	1,986	2,148				
Multi-Racial	183	852	963				
Other	35	175	196				

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816 WEST YOSEMITE AVENUE



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