



**Shopping Center Availabilities: Retail Shop Space w/ TI's**



**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$1.20 per month (NNN)
<b>Number of Units:</b>	12
<b>Available SF:</b>	1,247 - 2,759 SF
<b>Date Available:</b>	November 2024
<b>Lot Size:</b>	1.56 Acres
<b>Building Size:</b>	17,666 SF
<b>Frontage:</b>	Clark: 121' & Country Club Dr: 347'
<b>Market:</b>	Suburban Madera
<b>Submarket:</b>	Madera County
<b>Year Built:</b>	2005
<b>Parking Spaces:</b>	64
<b>Traffic Counts:</b>	±30,185 Cars Per Day
<b>APN:</b>	003-?10-033

**PROPERTY HIGHLIGHTS**

- Prime Canal Plaza Shopping Center Spaces
- Busiest Retail Growth Corridor w/ ±30,185 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 99 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±1,347-2,893 SF Available Surrounded with Quality Tenants
- ±17,666 SF Newly Constructed Center - Ample Private Parking
- Great Exposure w/ Country Club Drive Frontage w/ 3 Curb Cuts

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### PROPERTY DESCRIPTION

±2,759 SF retail/office space divisible by ±1,347 or ±1,412 SF. Available to be delivered in cold-shell or a warm shell condition. Landlord willing to built out to tenant specs. Newer building built in 2008 in an established location offering ample parking. Low CAPPED nnn fees @ \$.26/sf. Warm-shell will include fire taped walls, electrical panel/outlets, sealed concrete floor, finished ceiling with lighting, HVAC w/ duct work & controls, finished bathroom, and fire sprinkler system. Situated near across from the former Mervyns (now Fallas). Located off Madera's Major East/ West thoroughfare on the growing North side of Madera.

### LOCATION DESCRIPTION

The property is well located off the signalized Southwest corner of Country Club Drive and Clark Street between Avenue 17 and Cleveland Ave. Densely populated location near the Highway 99 Exit at a highly trafficked signalized intersection off the main corridor in Madera, CA.



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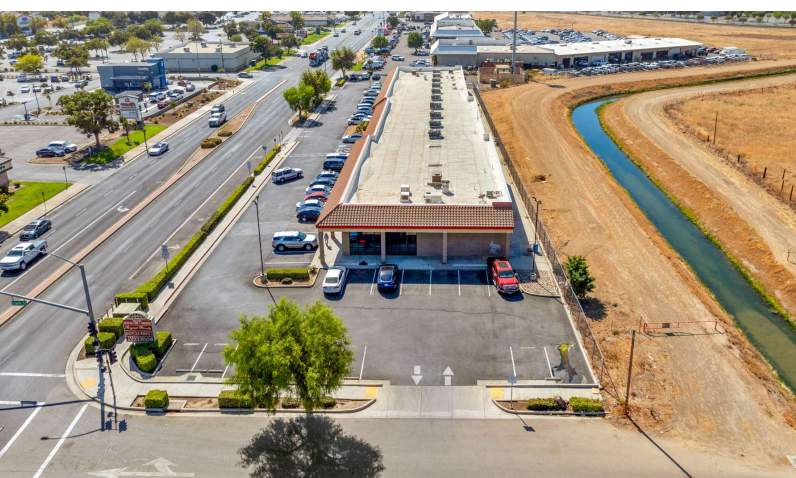
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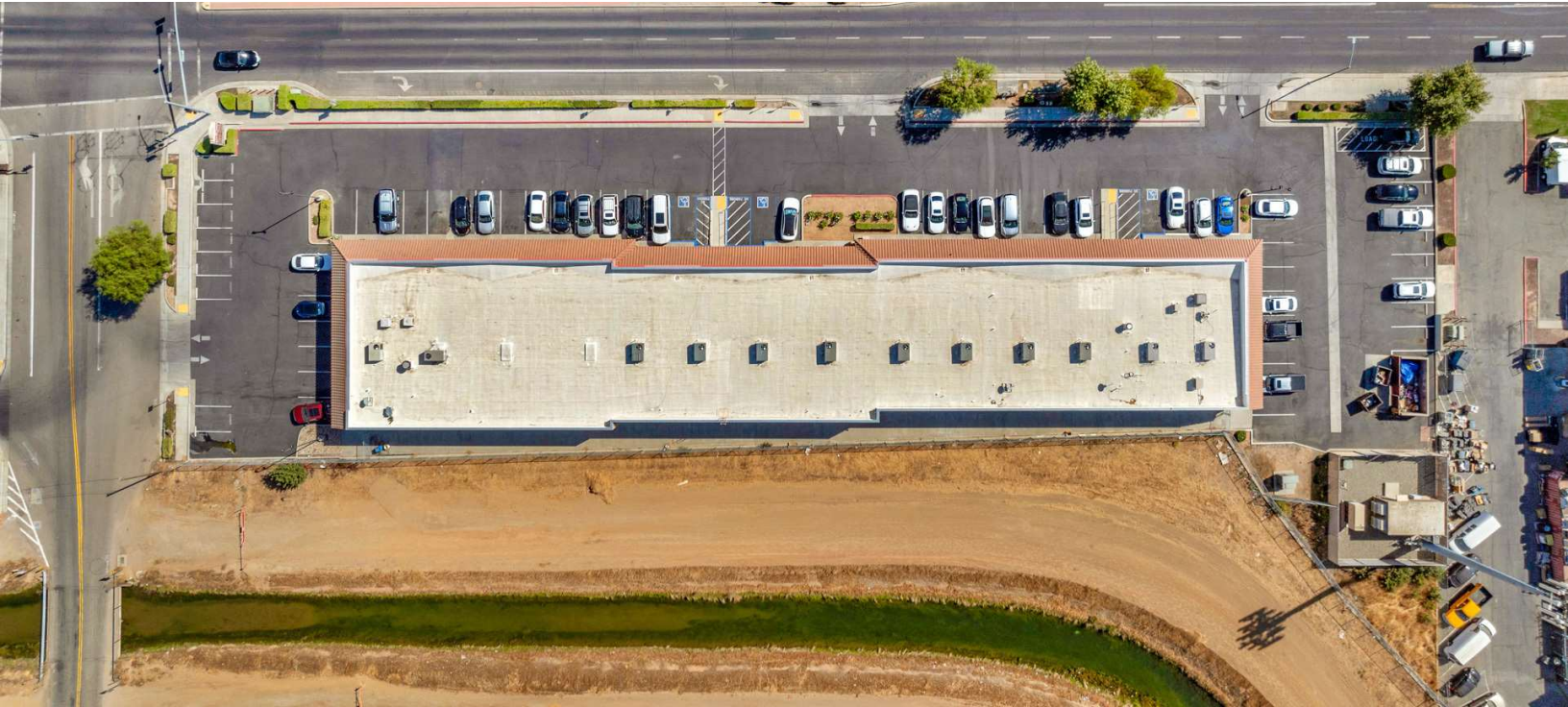
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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,247 - 2,759 SF	Lease Rate:	\$1.20 per month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #102	Available	2,306 SF	NNN	\$1 per month	-
Suite #112	Available	1,247 SF	NNN	\$1 per month	-
Suite #120-122	Available	1,347 - 2,759 SF	NNN	\$1 per month	Spaces can be combined or divided to provide 1,347 SF, 1,412 SF, or 2,759 SF with TI's available.

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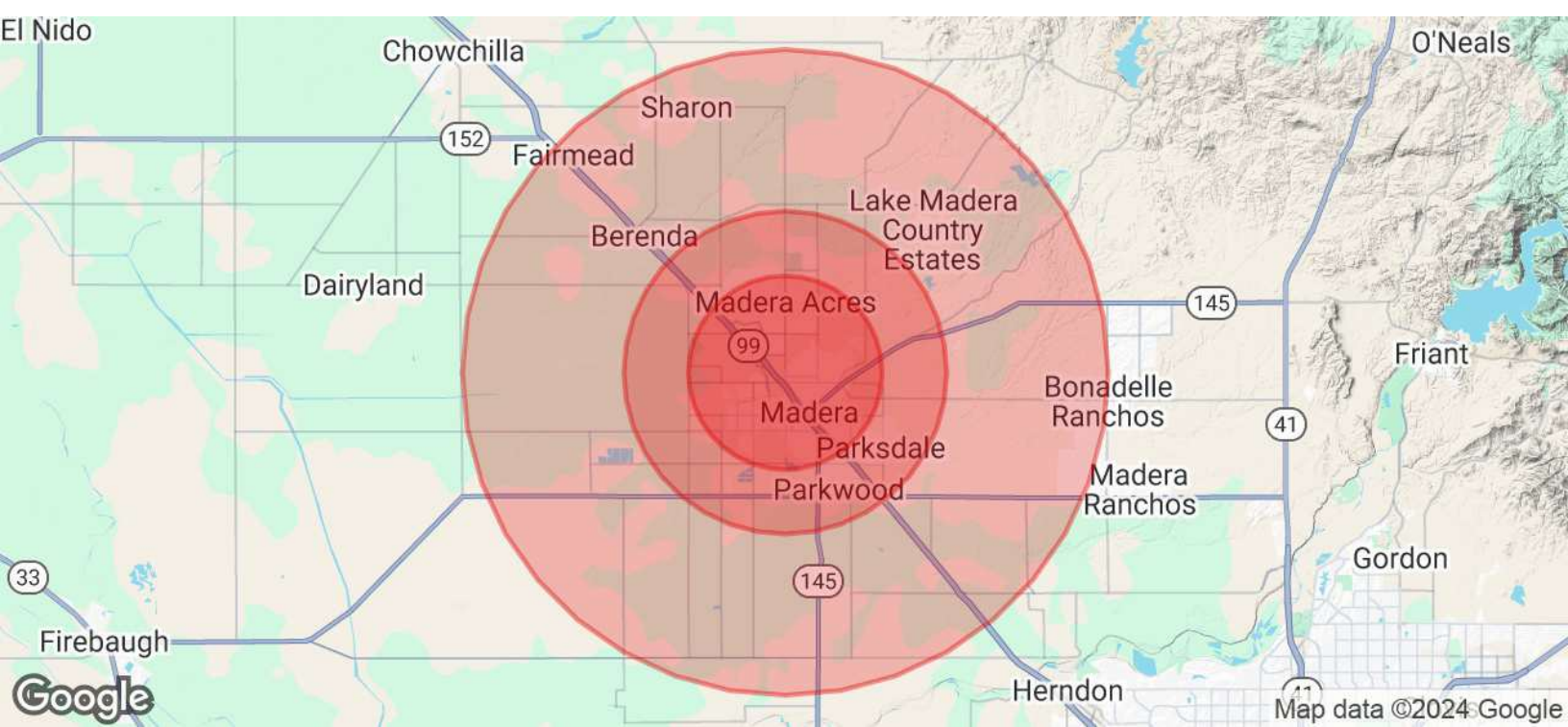
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	76,815	88,852	102,305
Average Age	34	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	34	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	20,705	23,733	27,129
# of Persons per HH	3.7	3.7	3.8
Average HH Income	\$84,218	\$85,522	\$88,544
Average House Value	\$402,995	\$406,791	\$438,140
<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	82.3%	82.3%	78.5%

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