SRS

313-314 W Olive Ave | Madera, CA 93637







Anchor & Retail Opportunity

 $\pm 20,043$ SF Anchor Available

 $\pm 3,600 \text{ SF} - \pm 15,000 \text{ SF}$ Available

PLEASE DO NOT DISTURB EXISTING TENANTS

CONTACT

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DESCRIPTION

- Strategically positioned directly of 99 freeway just south of CA-145
- Ample parking with multiple convenient points of ingress/ egress
- Flexibility in availabilities creates optionality for space size and layout
- · High visibility façade and monument signage opportunities

EST. DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,191	78,184	88,120
Avg Household Income	\$56,134	\$71,231	\$75,222
Daytime Population	16,214	62,346	69,996
Source: Esri			

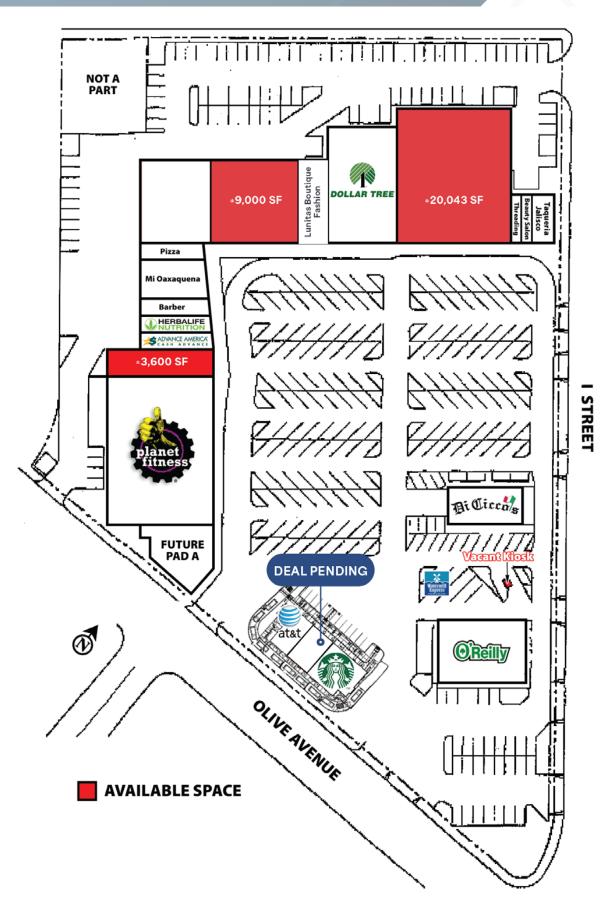
TRAFFIC COUNTS

Source: Costar

Olive Ave approx. 54,400 cpd Freeway 99 approx. 158,200 cpd

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