

MADERA CROSSING

MADERA | CA

New Regional Shopping Center

Anchor, Jr. Anchor, Shop
Space, and Pads Available

- ±250,000 square feet of Anchor/Jr. Anchor space, ±36,000 SF of shop space, and eight pads.
- Located off Highway 99 with a daily traffic count of ±73,173 vehicles.
- Freeway pylon signage visible from Highway 99.

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EXECUTIVE SUMMARY

**MADERA
CROSSING**
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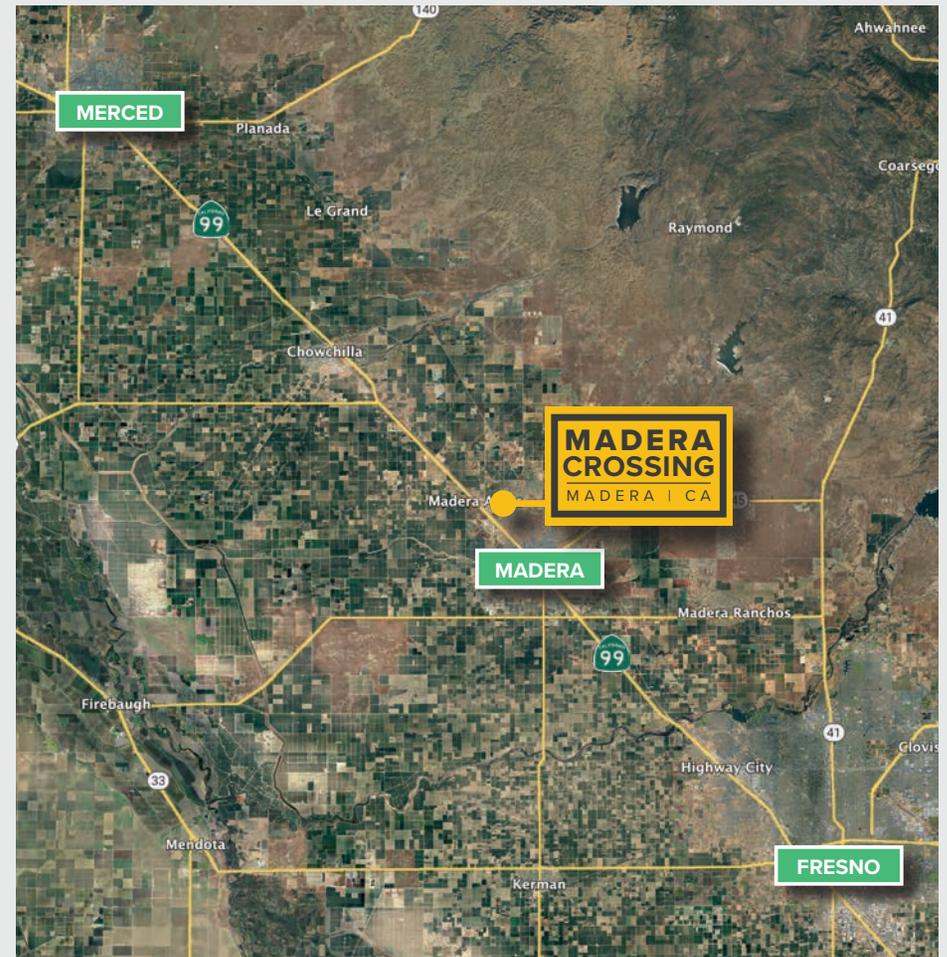
PROPERTY OVERVIEW

Madera Crossing is a ±47-acre regional shopping center in Madera, California, just off Highway 99 at Avenue 17. This opportunity presents over 250,000 square feet of Anchor/Jr. Anchor space, ±36,000 SF of shop space, and roughly eight frontage pads.

The commercial pads are available for sale, build-to-suit or ground lease and can be combined as needed. Potential uses include QSR's, Gas, Hotels, etc. All commercial users will benefit from the neighboring ±30-acre proposed industrial park, the growing daytime population, and the many business professionals traveling to the area.

LOCATION OVERVIEW

Madera, California, located 21 miles northwest of Fresno, has an estimated population of 65,135. Highway 99, which runs through the area, sees an average daily traffic count of 73,173 vehicles. Across Avenue 17, a popular Love's Travel Stop operates successfully, and the nearby North Fork Rancheria Casino has recently begun construction. These two developments are expected to significantly increase both attention and traffic to the area.



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AVAILABILITY

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MAJOR

A	±147,000 SF	Available
B	±54,000 SF	Available
C	±39,000 SF	Available
D	±18,000 SF	Available

RETAIL

1	±10,000 SF	Available
2	±9,600 SF	Available
3	±9,500 SF	Available

SHOPS

1	±9,120 SF	Available
2	±8,300 SF	Available
3	±10,320 SF	Available
4	±8,300 SF	Available

PADS

1	TBD	Available
2	TBD	Available
3	TBD	Available
4	TBD	Available
5	TBD	Available
6	TBD	Available
7	TBD	Available
8	TBD	Available

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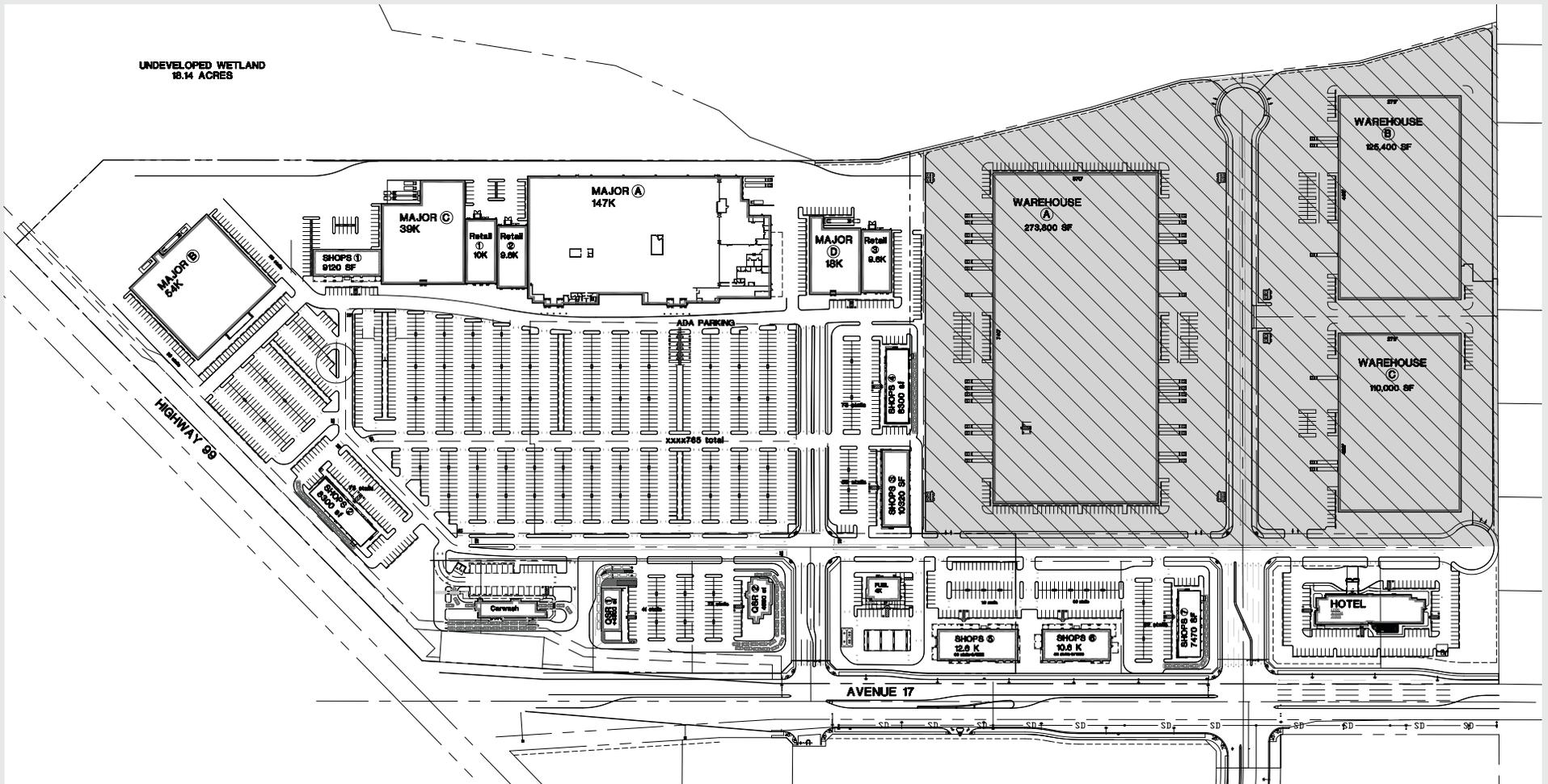
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CONCEPTUAL SITE PLAN

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RETAIL AREA

MADERA CROSSING MADERA | CA

North Fork
Rancheria Casino
(Under Construction)

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DOLLAR
GENERAL

Hampton
ARCO
SUBWAY
eat fresh.

Loves
speedco
TRUCK LUBE & TIRES

KFC
TOGO'S

THE HOME
DEPOT
Starbucks
SONIC
Tires LES SCHWARZ

Auto
Zone
TRACTOR
SUPPLY CO.

Dutch Bros
KFC
HARBOR
FREIGHT
WELLS
FARGO
BURGER
KING
CVS
pharmacy
dds
DISCOUNTS
O'Reilly
AUTO PARTS

Walmart
DUNKIN'
PAK'n
SAVE
IHOP

LOWE'S
DOLLAR TREE
Marshalls
McDonald's
GROCERY OUTLET
Walgreens
CHIPOTE
MEXICAN GRILL
petco

Food 4 Less
ups
TACO
BELL

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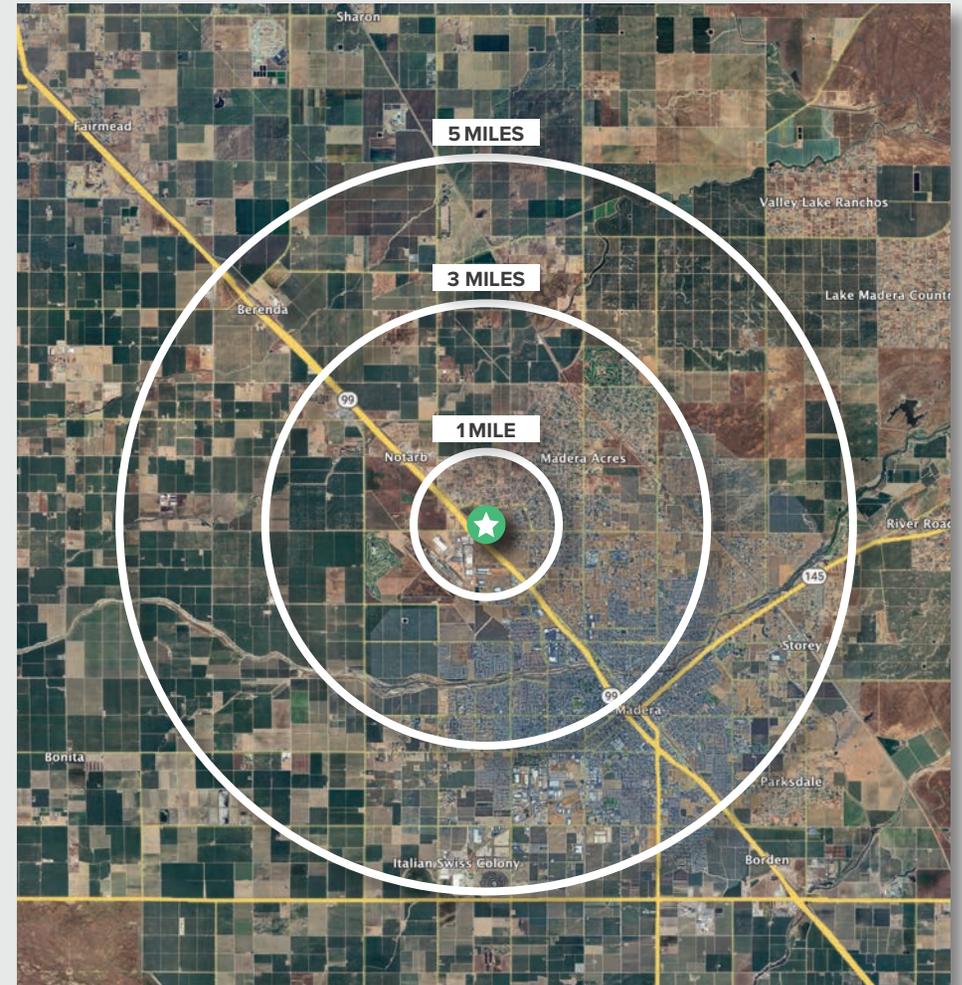


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	2,431	42,619	80,391
2030 Projected Population	2,462	43,185	81,703
2020 Census Population	2,794	42,393	80,119
2010 Census Population	2,797	41,965	75,944
2025 Median Age	31.9	31.6	30.4
HOUSEHOLDS			
2025 Estimated Households	668	11,868	21,512
2030 Projected Households	682	12,248	22,237
2020 Census Households	748	11,892	21,433
2010 Census Households	722	11,393	19,730
INCOME			
2025 Estimated Average Household Income	\$93,603	\$100,615	\$100,282
2025 Estimated Median Household Income	\$68,375	\$74,376	\$71,181
2025 Estimated Per Capita Income	\$25,805	\$28,109	\$26,981
BUSINESS			
2025 Estimated Total Businesses	69	752	1,745
2025 Estimated Total Employees	571	5,613	15,697



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

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