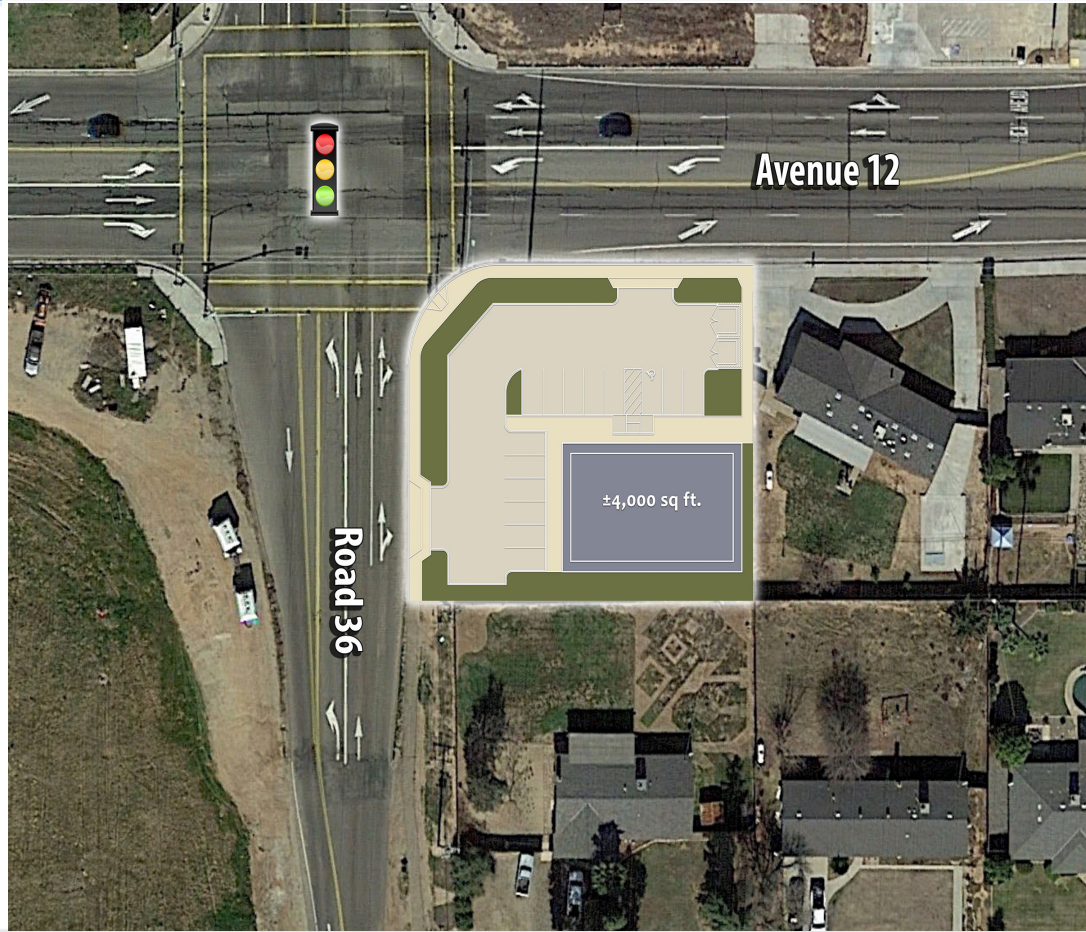


# RETAIL SHOPS COMING SOON! | MADERA RANCHOS, CA



**Location:** SEC of Avenue 12 & Road 36  
Madera Ranchos, California

**Availability:** ±4,000 SF (Divisible)

**Land Area:** ±17,490 SF

**Pricing:** Please inquire with broker.

<b>Demographics:</b>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
<b>2018 Est. Pop.</b>	2,668	5,853	8,139
<b>2023 Proj. Pop.</b>	2,692	5,921	8,236
<b>Avg HH Income</b>	\$110,159	\$105,595	\$101,828

<b>Traffic Counts:</b>	Avenue 12	± 13,722 ADT
	Road 36	± 5,008 ADT
	<b>Total</b>	<b>± 18,730 ADT</b>

*Source: County of Madera*

## Property Features:

- New Development at signalized intersection
- Across the street from Liberty High School
- Underserved trade area
- Avenue 12 runs East and West between Highways 99 & 41 and heavily used by commuters



COMMERCIAL RETAIL  
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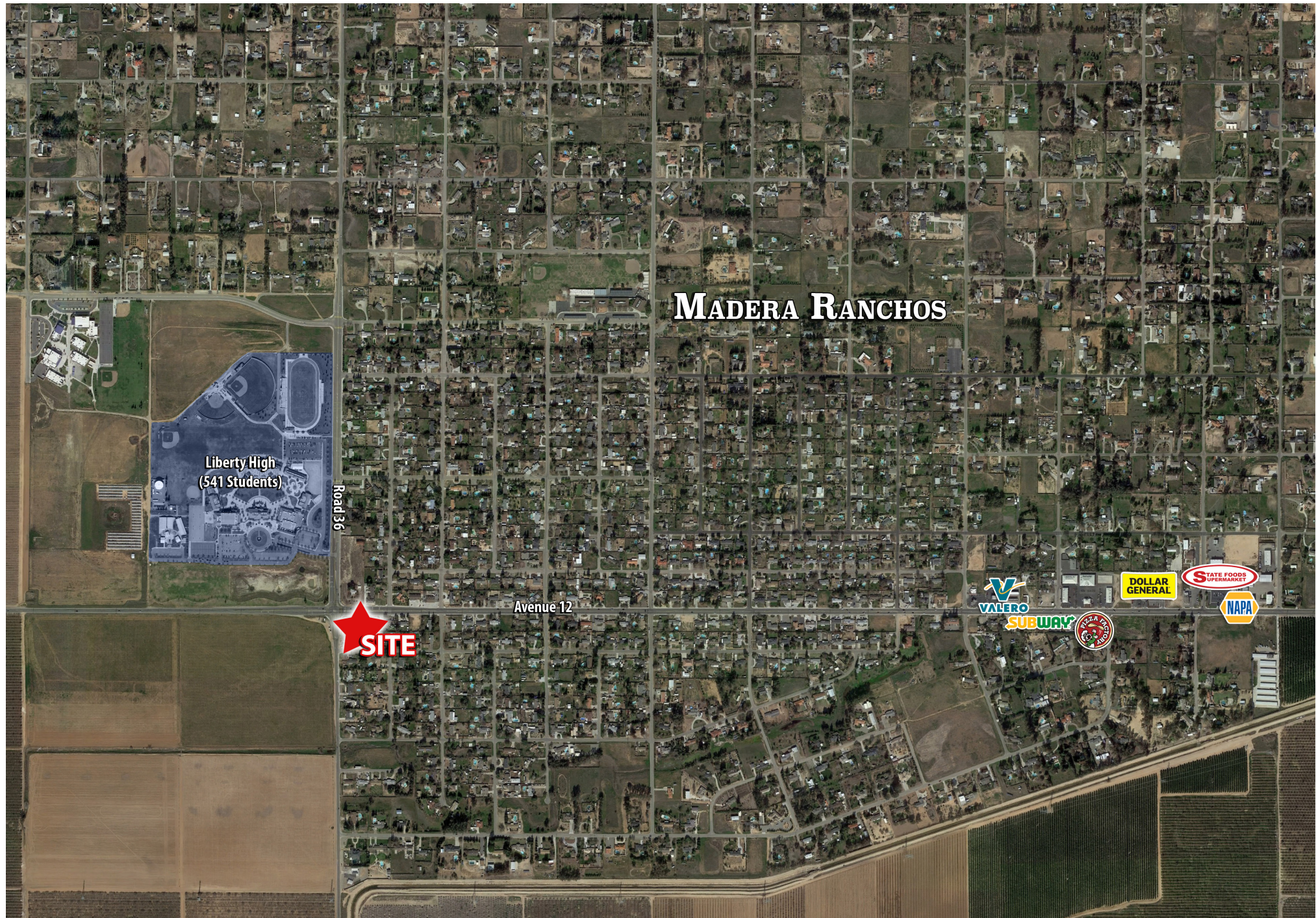
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