

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.

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

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

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



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ASSOCIATES

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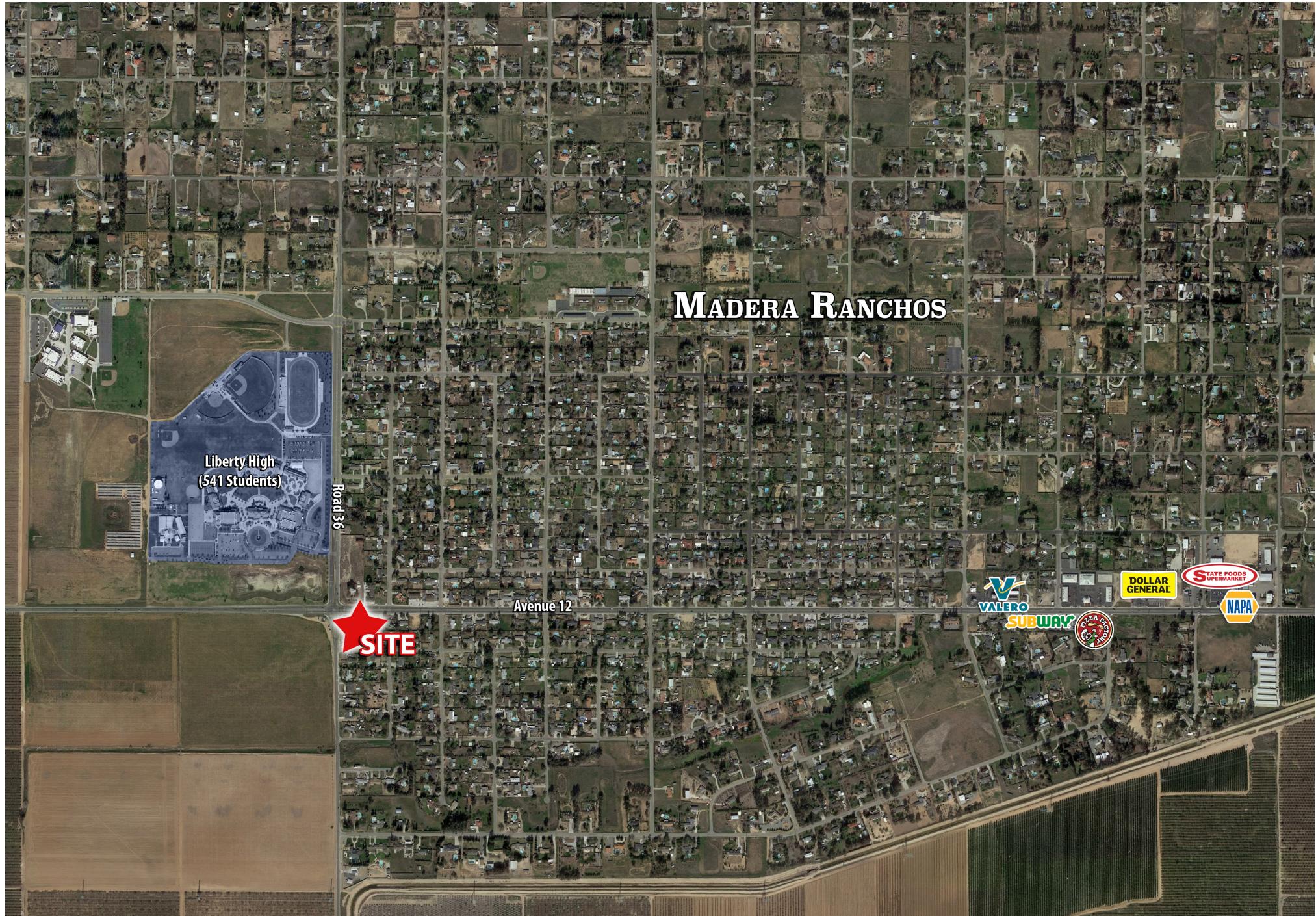
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