

OFFICE FOR LEASE

**2001 HOWARD RD #311**

2001 HOWARD RD #311, MADERA, CA 93637



**FOR LEASE**

**RE/MAX GOLD**  
501 North E Street #H  
Madera, CA 93638

**PRESENTED BY:**

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## PROPERTY SUMMARY

816 WEST YOSEMITE AVENUE | MADERA, CA 93637



### Property Summary

Lease Rate:	\$1.65/SF
Lease Term:	Negotiable
Building SF:	15,000
Available SF:	1,100
Renovated:	2025
Zoning:	C: Commercial

### Property Overview

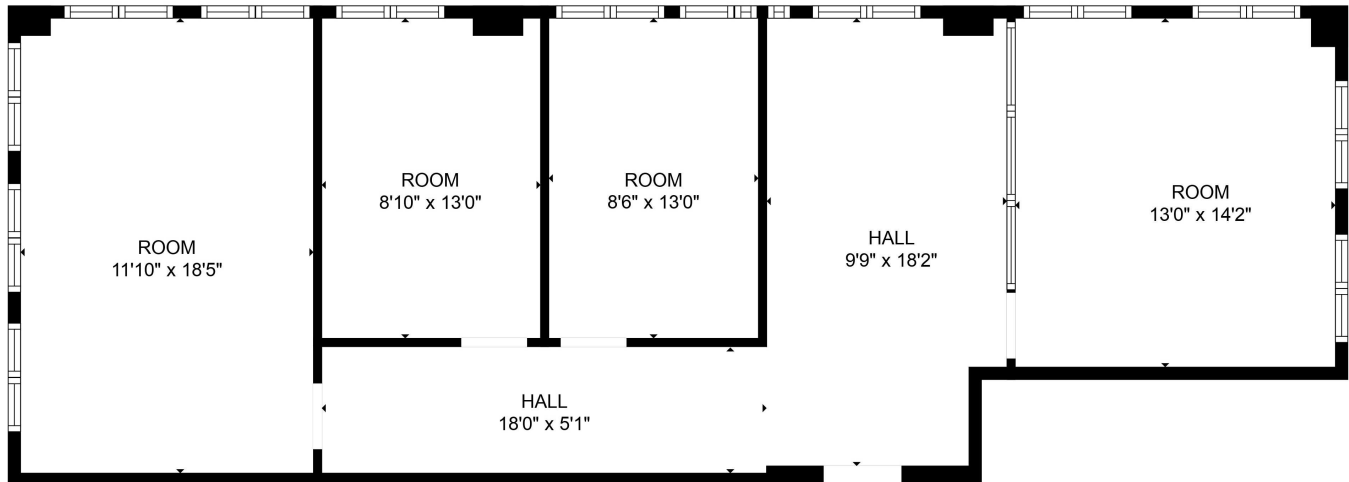
1,100 SF of Newly Remodeled Office Space in Madera, CA  
(4) Private Offices | New Flooring & Fresh Paint | Common RR  
Well-Known Freestanding Office Building + Parking  
Move-In Ready w/ New Finishes  
Excellent Presence Surrounded with Quality Medical Tenants  
High Identity Location | Close to Transit and Public Transportation  
Surrounded By Madera's Highest Trafficked Roads & Major Arterials

### Location Overview

Highly visible location on corner of Howard Rd & Schnoor Ave just 9 minutes from Madera Community Hospital. Surrounded by a number of residential neighborhoods and a variety of nearby retail stores, restaurants, and other services.

## AVAILABLE SPACES

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### Property Description

1,100 SF of prime professional/medical/general office space located off Howard Rd in Madera, CA. Suite #311 offers an open layout and consists of (4) private offices with access to common restrooms. The recent remodel features new flooring & fresh paint. The subject property offers a central location for doctors, patients, & employees. It is conveniently located near Madera Community Hospital, Family Health Services, Camerena Health, and many others. Situated on a prominent corner, the building's elevation gives it unmatched presence in the area. Near several restaurants, all necessary services and shopping centers, including Madera Marketplace.

# PROPERTY PHOTOS

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# BUSINESS MAP

816 WEST YOSEMITE AVENUE | MADERA, CA 93637



## LOCATION MAPS

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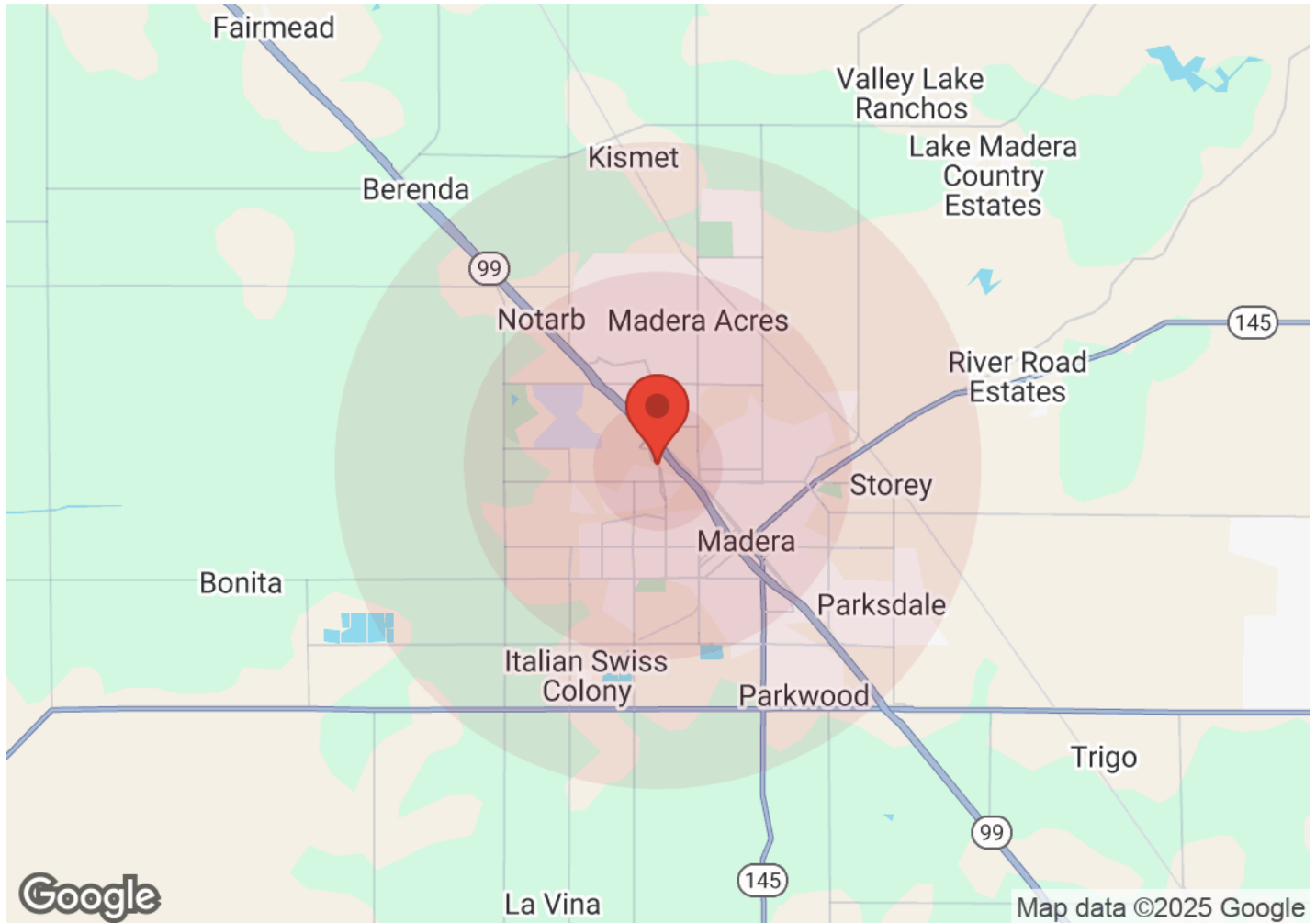


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,014	34,474	43,071	Median	\$75,536	\$67,659	\$68,718
Female	4,175	34,311	42,568	< \$15,000	348	2,004	2,332
Total Population	8,189	68,785	85,639	\$15,000-\$24,999	217	1,328	1,636
				\$25,000-\$34,999	109	1,634	2,014
				\$35,000-\$49,999	164	2,083	2,466
				\$50,000-\$74,999	339	3,199	3,924
				\$75,000-\$99,999	279	2,510	3,176
				\$100,000-\$149,999	477	2,804	3,403
				\$150,000-\$199,999	265	1,532	2,032
				> \$200,000	167	1,481	1,799
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,927	16,415	20,526	Total Units	2,494	19,653	24,084
Ages 15-24	1,257	11,334	14,224	Occupied	2,364	18,574	22,781
Ages 25-54	3,337	28,481	35,583	Owner Occupied	1,235	9,388	12,024
Ages 55-64	723	5,669	7,024	Renter Occupied	1,129	9,186	10,757
Ages 65+	943	6,886	8,283	Vacant	130	1,080	1,303
Race	1 Mile	3 Miles	5 Miles				
White	1,902	15,298	19,003				
Black	362	2,463	3,126				
Am In/AK Nat	29	337	420				
Hawaiian	3	21	26				
Hispanic	5,379	48,074	59,725				
Asian	388	1,671	2,158				
Multi-Racial	108	770	976				
Other	17	144	197				

# DISCLAIMER

2001 HOWARD RD #311



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