



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE/LEASE

OFFICE BUILDING

475 E ALMOND AVE MADERA

MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN
Commercial Specialist
559.246.0000
CalDRE #02127378

475 E ALMOND AVE MADERA

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PROPERTY DESCRIPTION

Well-located medical office suite available for lease or sale in a established medical corridor in Madera. Surrounded by complementary medical and healthcare facilities, the property offers strong synergy and a convenient, familiar setting for patients. The suite features a functional medical layout suitable for a variety of healthcare uses, with excellent access and ample parking. Ideal for owner-users or medical professionals seeking to establish or expand their practice.

PROPERTY HIGHLIGHTS

- 5,543 SF building
- Built in 2010
- Zoned PO
- Located in Madera area

OFFERING SUMMARY

Sale Price:	\$479,990
Lease Rate:	Negotiable
Available SF:	3,400 SF
Lot Size:	10,944 SF
Building Size:	5,543 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,080	4,712
Total Population	1,276	4,093	18,953
Average HH Income	\$73,734	\$78,473	\$79,686



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ADDITIONAL PHOTOS

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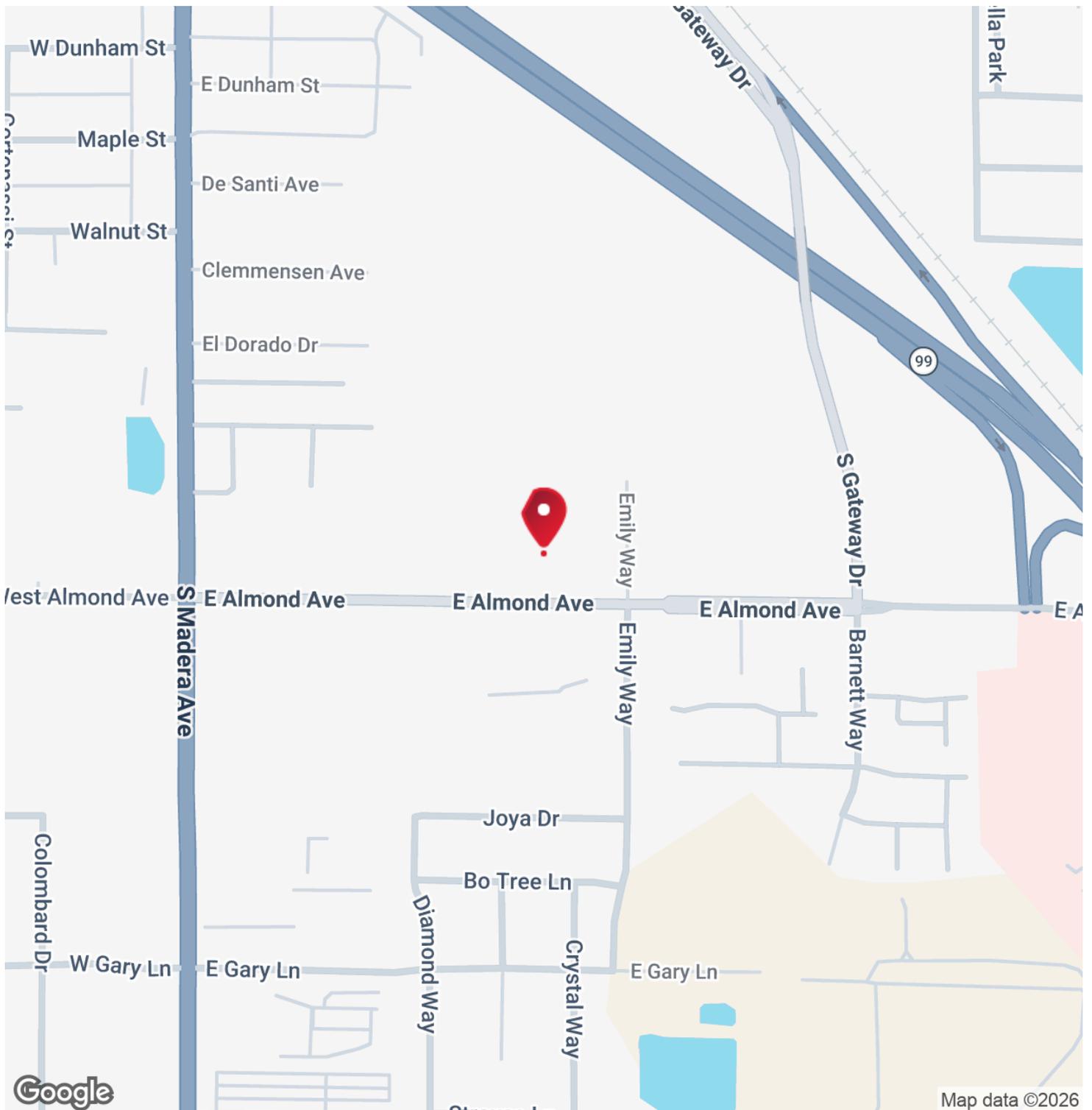
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LOCATION MAP

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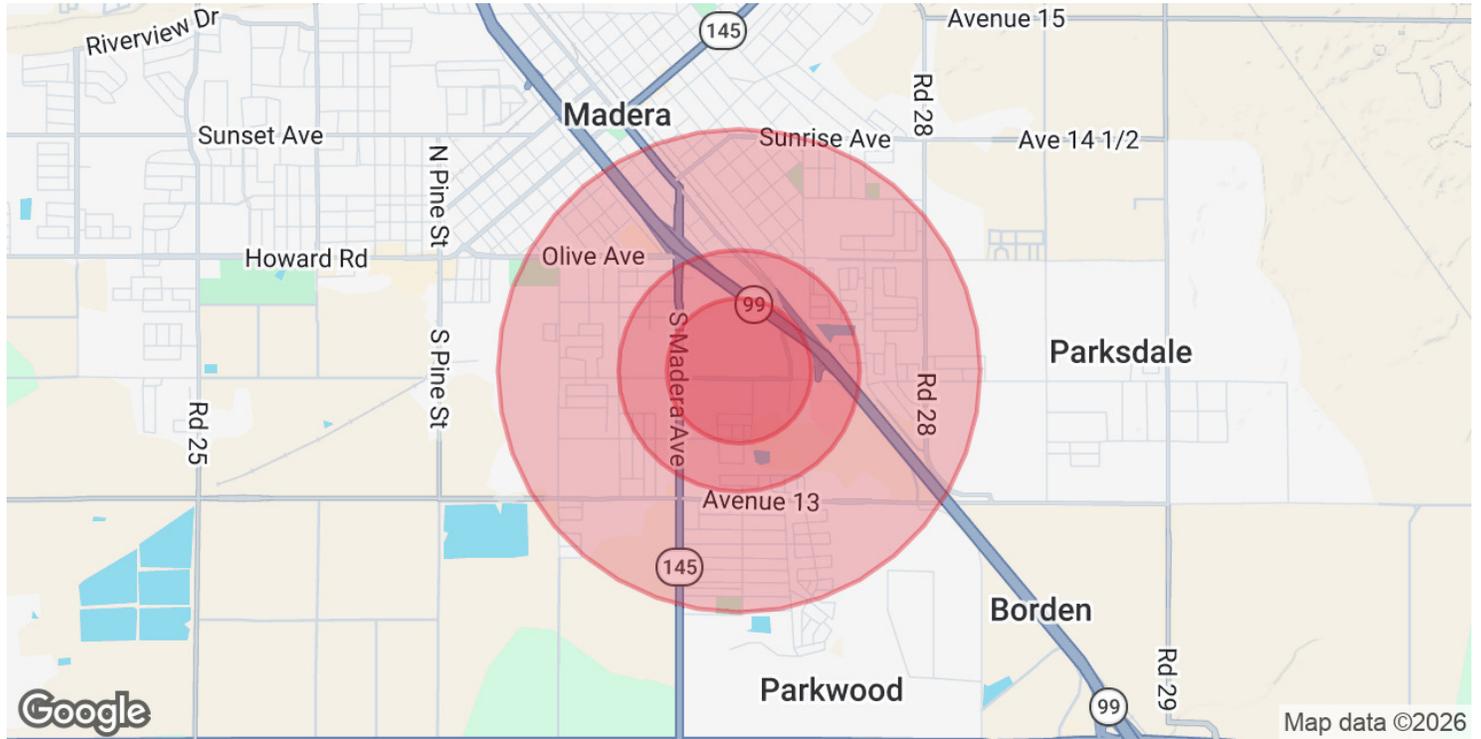
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,276	4,093	18,953
Average Age	31	31	31
Average Age (Male)	30	30	30
Average Age (Female)	32	32	32

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,080	4,712
# of Persons per HH	3.6	3.8	4
Average HH Income	\$73,734	\$78,473	\$79,686
Average House Value	\$648,422	\$579,700	\$484,698

Demographics data derived from AlphaMap



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