

WELL-POSITIONED NNN ASSET WITH LONG-TERM INCOME SECURITY IN A HIGH-TRAFFIC RETAIL LOCATION



FOR SALE

2310 WEST  
CLEVELAND AVE

MADERA | CA

FOR MORE INFORMATION, CONTACT:

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OFFERING MEMORANDUM

# Project Offering

**WELL-POSITIONED NNN ASSET WITH LONG-TERM INCOME SECURITY IN A HIGH-TRAFFIC RETAIL LOCATION.**

This offering presents a unique opportunity to acquire a well-established NNN retail investment at 2310 W Cleveland in Madera, CA. This 963 sqft property, built in 1992 and situated on a generous 16,553 sqft lot, delivers truly passive income with minimal investor oversight. Backed by a creditworthy tenant, consistent consumer traffic, and a proven retail trade area, this asset is ideal for investors seeking a low-maintenance, high-performing addition to their portfolio. Don't miss this chance to secure a stable, income-producing retail property in one of the Central Valley's most active commercial hubs.

## KEY INVESTMENT HIGHLIGHTS

- Absolute Triple Net Lease (NNN) with Zero Landlord Responsibilities
- Long-Term Stability: 20-Year Lease Commencing September 30, 2013, with Three (5-Year) Renewal Options
- Built-In Rental Growth: Tenant Responsible for a 2% Rent Increase Every Year
- Strong National & Regional Co-Tenancy: Surrounded by Major Retailers, Including Super 8 Theaters, Taco Bell, Food 4 Less, Office Depot, McDonald's
- Prime Retail Location: Well-Maintained Property Situated in the Heart of Madera's Retail Corridor



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TRIPLE NET LEASE WITH HIGH-TRAFFIC LOCATION

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# Property Details

- Property Address: 2310 W Cleveland, Madera, CA 93637
- Building Area: 963 SF
- Lot Area: 16,553 SF
- Year Built: 1992
- Sale Price: \$1,470,000
- Lease Term: From 9/30/2014 to 9/29/2033 (20 years)
- Options: Three (3) x Five (5) Year Options
- Rent Increases: 2% Annually Beginning 10/01/2026



PERIOD	MONTHLY RENT	ANNUAL RENT	PRICE	CAP RATE
Through 9/30/2026	\$5,700	\$68,400	\$1,470,000	4.65%
10/01/2026 – 9/30/2027	\$5,814	\$69,768	\$1,470,000	4.75%

# Location Amenities

# FOR SALE 2310 WEST CLEVELAND AVE

MADERA | CA



Google

TRIPLE NET LEASE WITH HIGH-TRAFFIC LOCATION

# Property Photos



TRIPLE NET LEASE WITH HIGH-TRAFFIC LOCATION

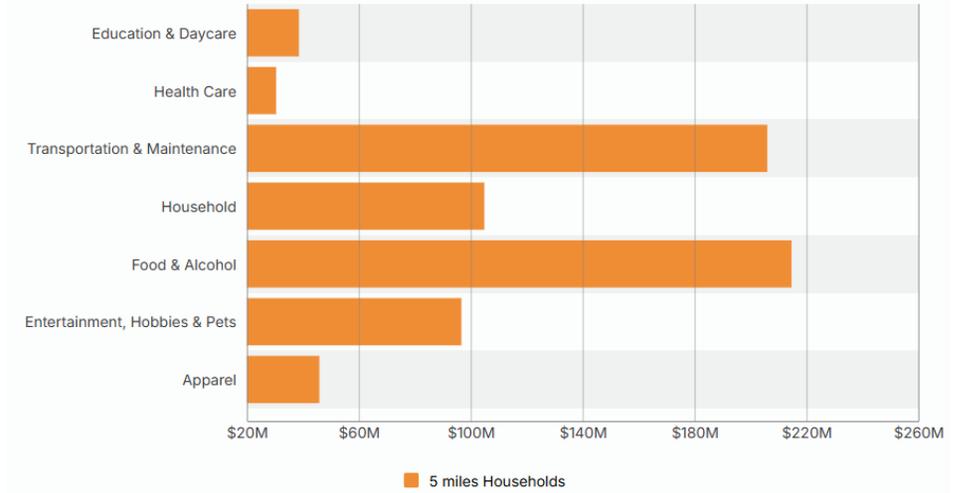
# DEMOGRAPHICS

# MADERA

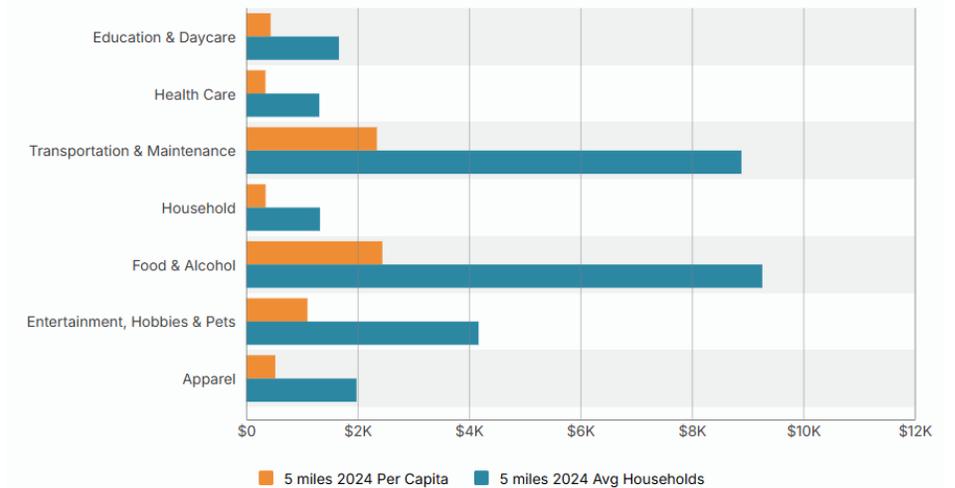
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2020 POPULATION	41,996	85,473	99,178
2024 POPULATION	43,162	87,811	101,767
2029 POPULATION PROJECTION	44,904	91,349	105,841
2020 HOUSEHOLDS	11,946	22,771	25,284
2024 HOUSEHOLDS	12,126	23,174	25,821
2029 HOUSEHOLD PROJECTION	12,591	24,075	26,844
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$374.2M	\$737.2M	\$842.8M

CONSUMER SPENDING	2 MILES	5 MILES	10 MILES
Apparel	\$22,974,806	\$45,900,799	\$52,219,766
Entertainment	\$49,673,711	\$96,670,904	\$112,147,307
Food & Alcohol	\$108,658,336	\$214,666,774	\$243,060,564
Household	\$52,943,688	\$104,865,552	\$120,384,447
Transportation & Maintenance	\$105,010,322	\$205,998,986	\$235,145,810
Health Care	\$15,703,096	\$30,448,464	\$35,378,735
Education & Daycare	\$19,191,269	\$38,603,797	\$44,490,053
Total Specified Consumer Spending	\$374,155,228	\$737,155,276	\$842,826,682

## Consumer Spending

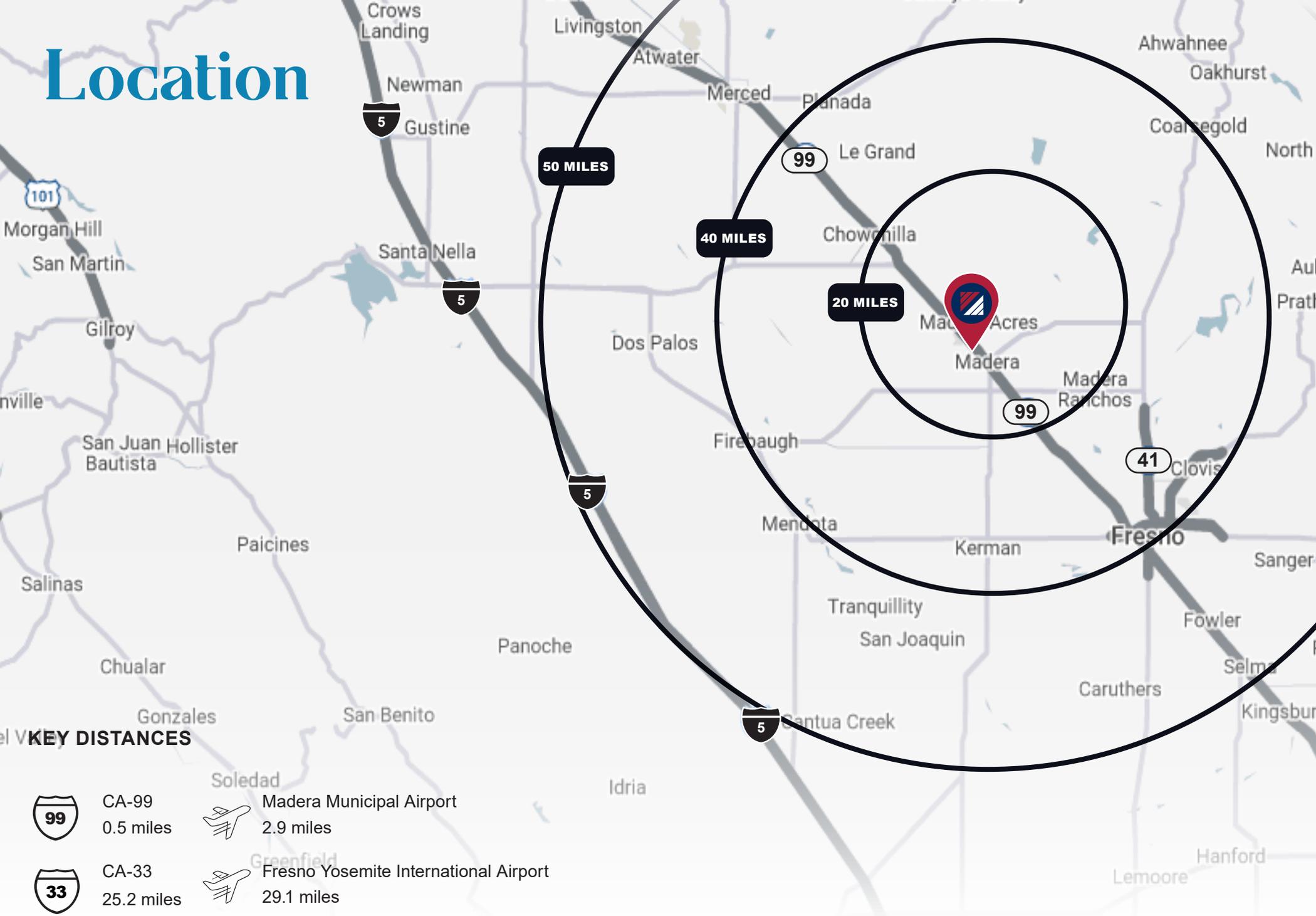


## Per Capita & Avg Household Spending



TRIPLE NET LEASE WITH HIGH-TRAFFIC LOCATION

# Location



## KEY DISTANCES



CA-99  
0.5 miles



Madera Municipal Airport  
2.9 miles



CA-33  
25.2 miles



Fresno Yosemite International Airport  
29.1 miles

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