

AVAILABLE FOR SALE
1.14± ACRES OF LAND APPROVED FOR GAS STATION/CONVENIENCE STORE

AVENUE 17 & AIRPORT DRIVE

MADERA, CA

FUTURE NORTH FORK
MONO CASINO AND RESORT

99

AVENUE 17

PROPOSED



ARCO



SITE

7,576±
ADT

131,229±
ADT

For information, please contact:

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NEWMARK
PEARSON COMMERCIAL



Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com | retailcalifornia.com

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AVENUE 17 & AIRPORT DRIVE

MADERA, CA

PROPERTY INFORMATION

Lot Size:	1.14± Acres
Property Subtype:	Retail-Pad
Zoning:	[C2] (<i>Heavy Commercial</i>)
APN:	013-012-022 (<i>Madera County</i>)

SALE DESCRIPTION

Condition Use Permit has been issued for Gas Station, Convenience Store and Fast Food. Site plan has also been approved.

HIGHLIGHTS

- CUP Approved for a Gas Station
- C-Store Approved
- Site-Plan Approved
- Sale of Tobacco & Alcohol
- Rare Corner Pad



\$1,700,000.00
ASKING PRICE

AVENUE 17 & AIRPORT DRIVE

MADERA, CA

AREA DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2029 Projection	1,372	34,661	83,301
	2024 Estimate	1,341	33,135	79,473
	Growth 2024-2029	2.32%	4.61%	4.82%
	Growth 2020-2024	-36.02%	6.33%	6.58%
	Growth 2010-2020	43.95%	4.27%	0.99%
HOUSEHOLD	2029 Projection	397	10,032	22,522
	2024 Estimate	384	9,556	21,429
	Growth 2024-2029	3.49%	4.98%	5.10%
	Growth 2020-2024	-36.09%	6.86%	7.31%
	Growth 2010-2020	35.06%	7.35%	3.74%
	<i>2024 Est. Average HH Income</i>	\$118,425	\$100,704	\$86,575

Source: Claritas 2021



TRAFFIC COUNTS

(Within a One Mile Radius)

7,576± ADT

Avenue 17 at Airport Drive
(North & West bound)

131,229± ADT

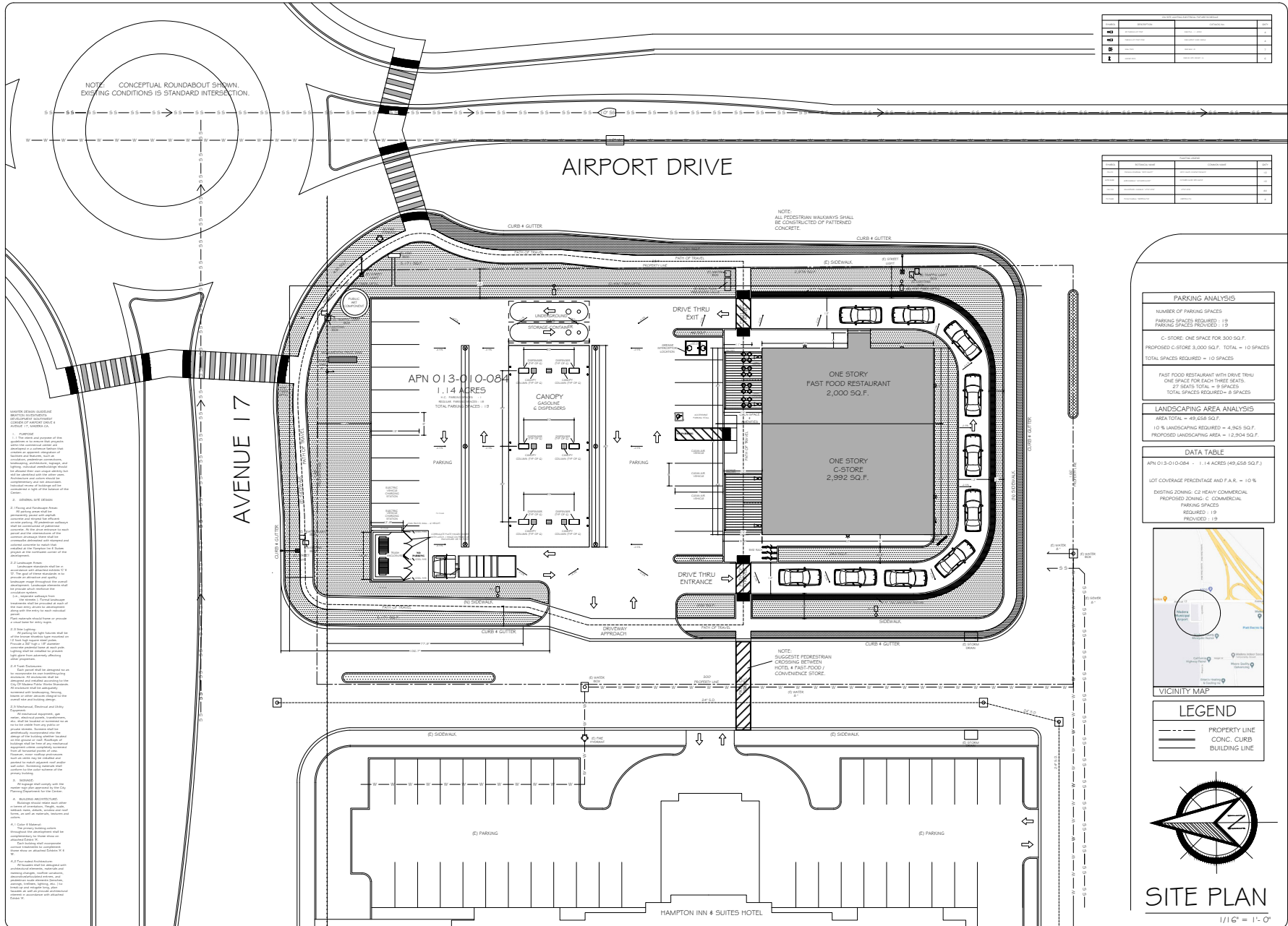
Highway 99

Source: Kalibrate TrafficMetrix 2021

AVENUE 17 & AIRPORT DRIVE

MADERA, CA

SITE PLAN



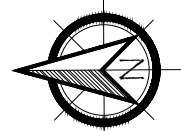
NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/15/2023
2	REVISED PER COMMENTS	11/15/2023
3	REVISED PER COMMENTS	11/15/2023
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PARKING ANALYSIS	
NUMBER OF PARKING SPACES	19
PARKING SPACES REQUIRED	19
PARKING SPACES PROVIDED	19
C-STORE: ONE SPACE FOR 300 SQ.F.	
PROPOSED C-STORE 3,000 SQ.F.	TOTAL = 10 SPACES
TOTAL SPACES REQUIRED = 10 SPACES	TOTAL SPACES PROVIDED = 19 SPACES
FAST FOOD RESTAURANT WITH DRIVE THRU	
ONE SPACE FOR EACH THREE SEATS	27 SEATS TOTAL = 9 SPACES
TOTAL SPACES REQUIRED = 9 SPACES	TOTAL SPACES PROVIDED = 19 SPACES
LANDSCAPING AREA ANALYSIS	
AREA TOTAL = 49,658 SQ.F.	
10% LANDSCAPING REQUIRED = 4,965 SQ.F.	
PROPOSED LANDSCAPING AREA = 12,804 SQ.F.	
DATA TABLE	
APN 013-010-084	1.14 ACRES (49,658 SQ.F.)
LOT COVERAGE PERCENTAGE AND F.A.R. = 10%	
EXISTING ZONING: C2 HEAVY COMMERCIAL	
PROPOSED ZONING: C COMMERCIAL	
PARKING SPACES REQUIRED: 19	
PROVIDED: 19	



LEGEND	
---	PROPERTY LINE
---	CONC. CURB
---	BUILDING LINE



SITE PLAN
1/16" = 1'-0"

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MADERA, CA

AERIAL

MAP

NORTH FORK MONO CASINO AND RESORT
- OPENING 2026
- 200 ROOMS
- 305± ACRES

FUTURE NORTH FORK MONO CASINO AND RESORT

MADERA MUNICIPAL GOLF COURSE

MADERA MUNICIPAL AIRPORT

PROPOSED



SITE



ROAD 23

ROAD 24

AVENUE 17

AIRPORT DRIVE

99

99

LOCATION DESCRIPTION

Located right off Freeway 99 on Avenue 17 this site offers great access. This site is in close proximity to the Future North Fork Mono Casino and Resort.



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