

NWC YOSEMITE AVE (STATE HWY 145) & Q STREET

# 1,596± SF FREESTANDING COMMERCIAL BUILDING FOR LEASE

1201 W. YOSEMITE AVE · MADERA, CA 93637



- 1,596± SF Freestanding Commercial Building
- Adjacent to Kuppa Joy's "The Joy-Thru" Coffee
- Across the street from Walgreen's & Valero Gas

- 47,700± Average Cars per Day Intersection
- \$78,600 Avg HH Income within 3 Miles
- 56,983 Daytime Population within 2 Miles

**FOR MORE INFORMATION, CONTACT:  
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#### Property Description:

The subject property for lease is a former dry cleaning and laundry service location at the signalized intersection of Yosemite Ave (State Highway 145) & Q Street in Madera, CA. The site is just down the street from Madera High School on Olive Ave.

#### Location Description:

The property shares a part of its 12-vehicle parking field with Kuppa Joy's Drive-thru coffee kiosk, drawing traffic from Yosemite Ave nearly to the subject property's front door. Pylon Signage. Walgreens Drug Store and Valero Gas are across the street.

#### Available Space: 1,596± SF Freestanding Commercial Building

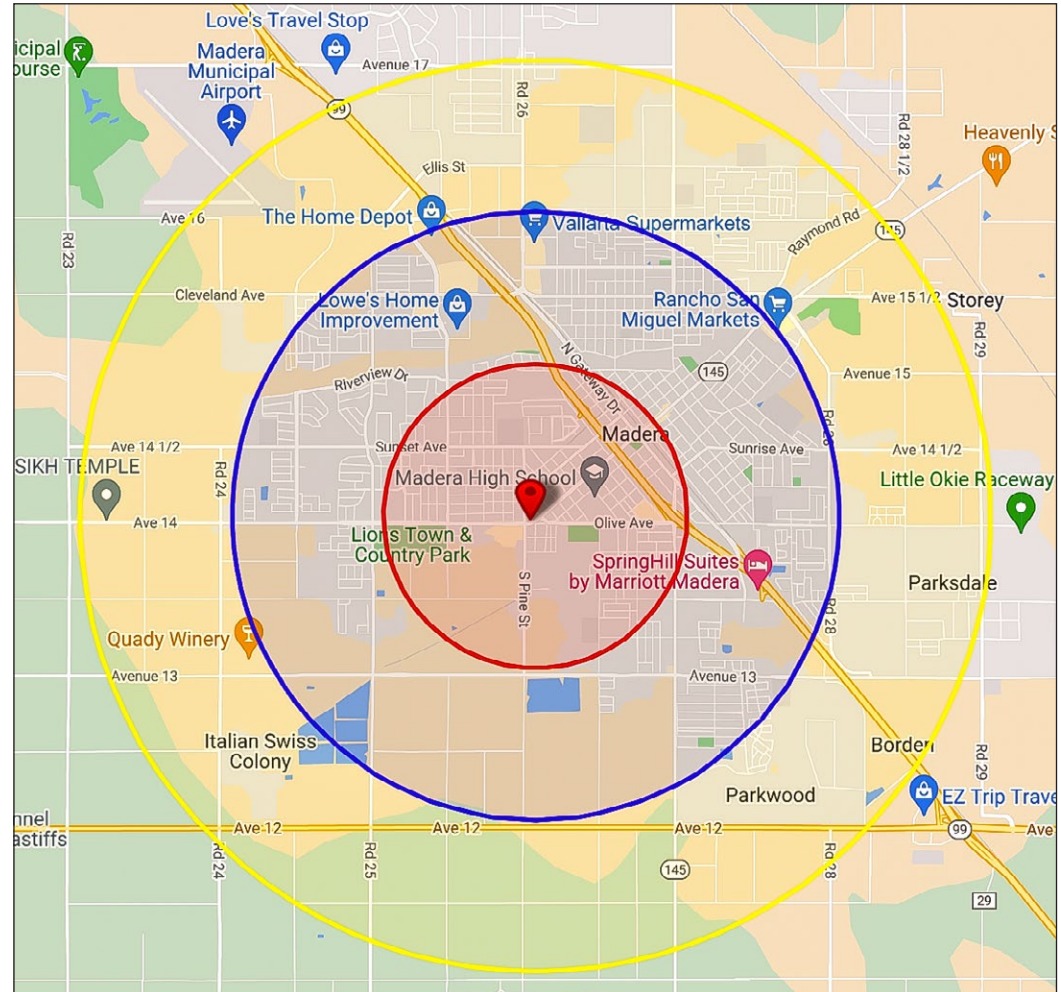
#### 2023 Demographics:

|                    | 1 Mile   | 2 Miles  | 3 Miles  |
|--------------------|----------|----------|----------|
| Total Population:  | 12,642   | 60,509   | 79,605   |
| Total Households:  | 3,834    | 16,055   | 20,408   |
| Avg. HH Income:    | \$75,595 | \$77,893 | \$78,603 |
| Total Daytime Pop: | 21,495   | 56,983   | 71,904   |

#### 2023 Traffic Counts:

|                          |                          |
|--------------------------|--------------------------|
| Yosemite Ave (Hwy 145):  | 27,545 ADT               |
| Q Street @ Yosemite Ave: | 20,184 ADT               |
| Pine St @ Howard Rd:     | 4,562 ADT                |
| Total Traffic Exposure:  | 52,291 Avg Daily Traffic |

Source: Claritas, LLC; Kalibrate TrafficMetrix



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**YOUR BUSINESS NAME**

1201

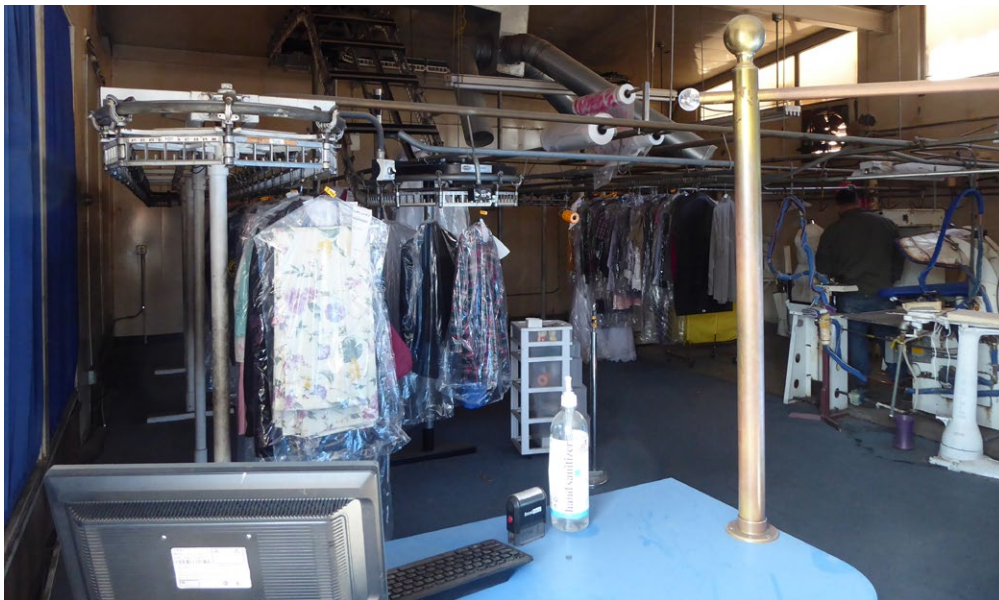


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