

MADERA MARKETPLACE · ANCHORED BY WALMART & ROSS DRESS FOR LESS  
**RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE**

2001-2295 W. Cleveland Avenue · Madera, CA 93637 · NEC Cleveland & State Hwy 99



**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

[www.retailcalifornia.com](http://www.retailcalifornia.com)

FOR MORE INFO, PLEASE CONTACT:

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CA RE Lic.#01214178

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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## RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

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### Property Description:

Madera Marketplace is located next to busy Freeway 99 at the Cleveland Ave off-ramp in Madera, CA.

### Location Description:

The center benefits from a steady flow of daily-needs traffic drawn to major national retailers in the area including Walmart, Lowe's, Home Depot, Smart & Final, Grocery Outlet, Food4Less, Walgreens, Petco, Dollar Tree, and many quick-service restaurants.

**Available Space:** 8,000± SF; 1,200± SF

**Lease Rate:** Please contact agent for more information.

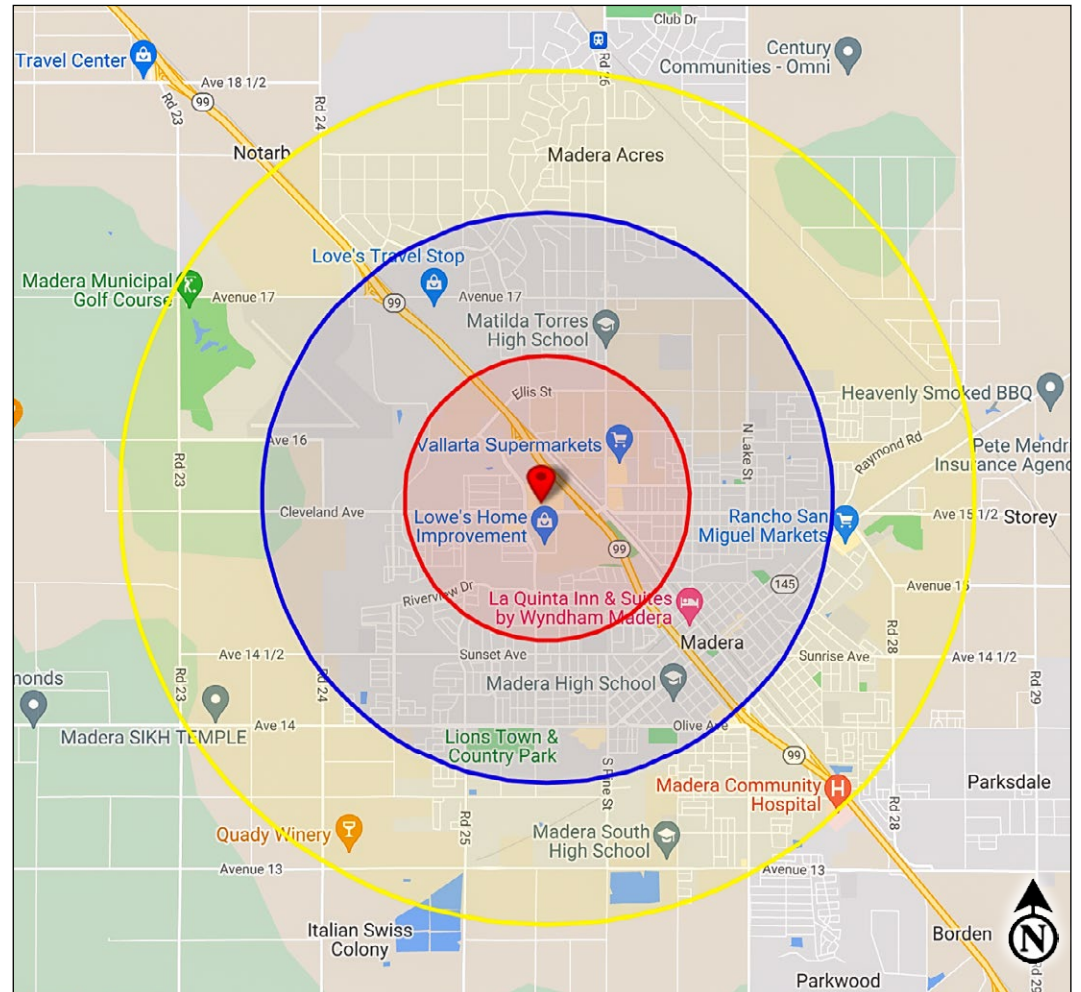
### 2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	12,214	44,631	73,151
Total Households:	3507	12,145	18,678
Avg. HH Income:	\$87,952	\$80,170	\$79,725
Total Daytime Pop:	7,992	43,371	70,387

### 2024 Traffic Counts:

Cleveland Ave:	45,500 ADT
Schnoor Ave:	10,591 ADT
Intersection Total:	56,091 ADT
State Highway 99:	148,708 ADT
Total Exposure:	204,799 Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate



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# MADERA MARKETPLACE SHOPPING CENTER · AVAILABILITY SITE PLAN



LOD  
**SITE PLAN**  
 SCALE: 1" = 60'-0"  
 0 30 60 120



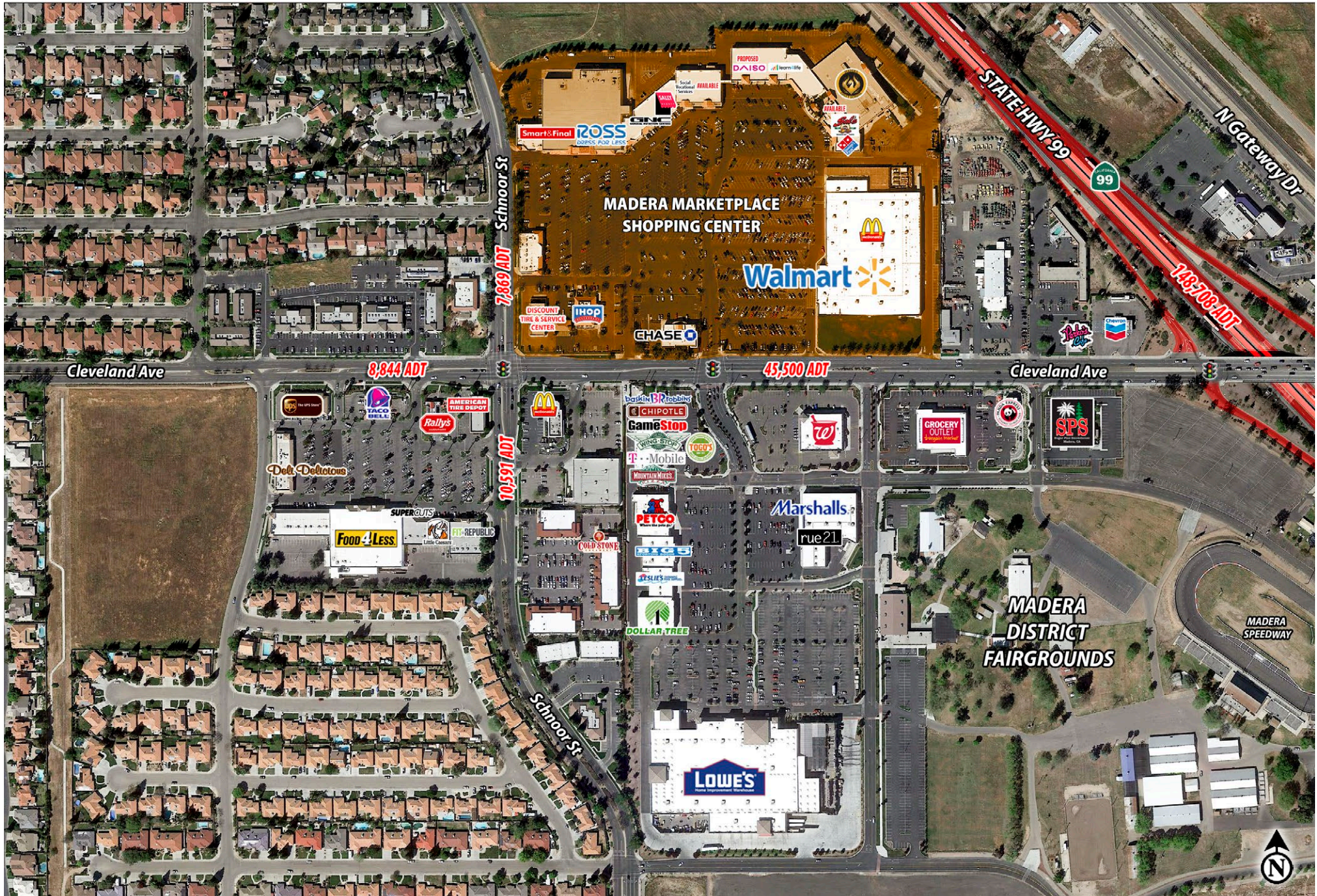
# MADERA MARKETPLACE



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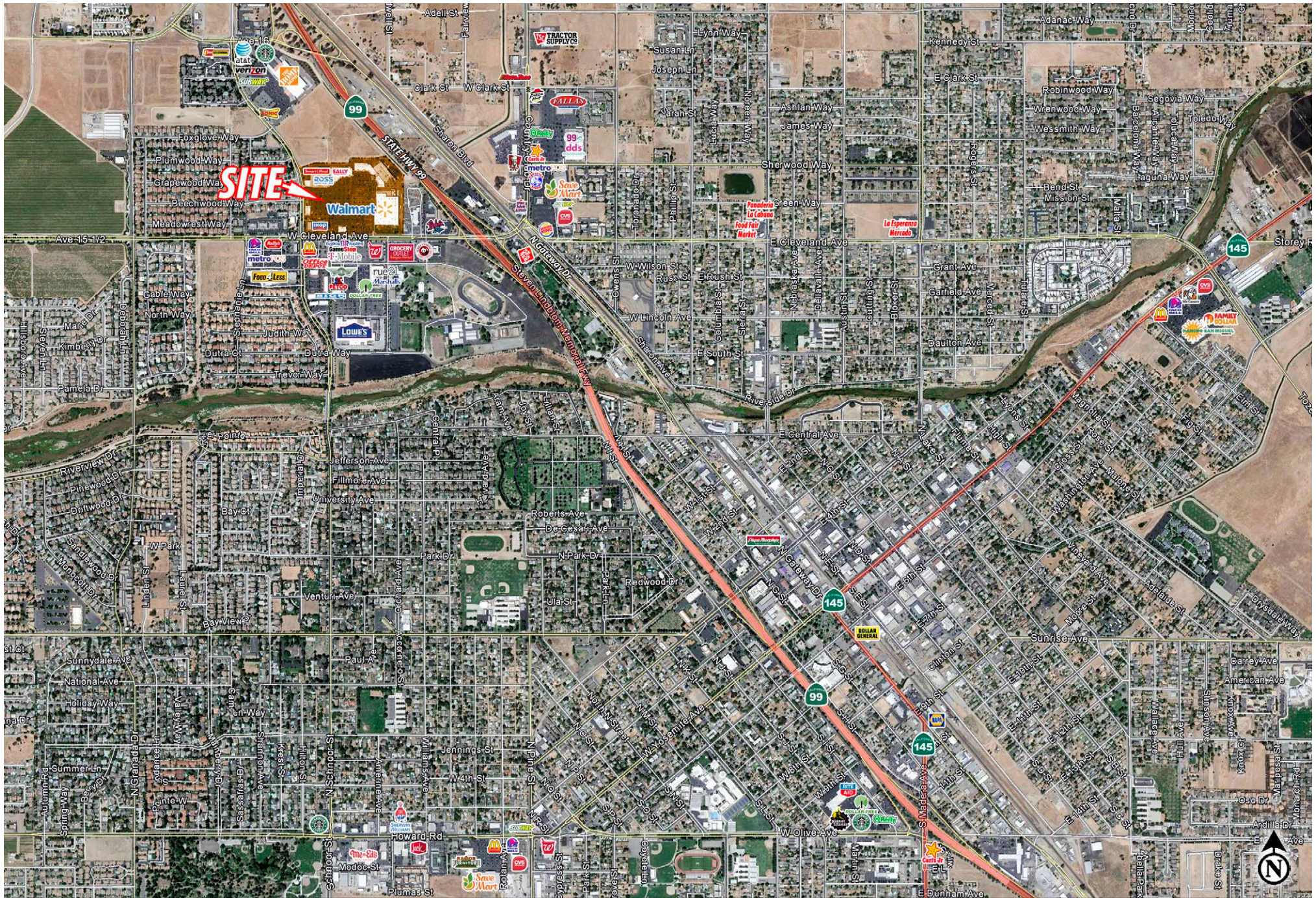
# CLEVELAND AVENUE RETAIL COMPETITION · MADERA, CA



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# MAJOR RETAIL COMPETITION · MADERA, CA



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