

AVAILABLE FOR LEASE OR BUILD-TO-SUIT
62,200± SF RETAIL ANCHOR, SHOP SPACE, PADS & PROFESSIONAL OFFICE SPACES

SWC OF HWY 41 & AVENUE 14^{1/2}

MADERA, CA



For information, please contact:

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MADERA, CA

PROPERTY INFORMATION



Availability:	Anchor, Pads, Shops and Office
Tenancy:	Single tenant and Multi-tenant
Property Subtype:	Office, Retail
Zoning:	CRM/MHA (Commercial, Rural, Median District)
APN:	051-384-015, 14, 13, 007, 009 (Madera County)

PROPERTY DESCRIPTION

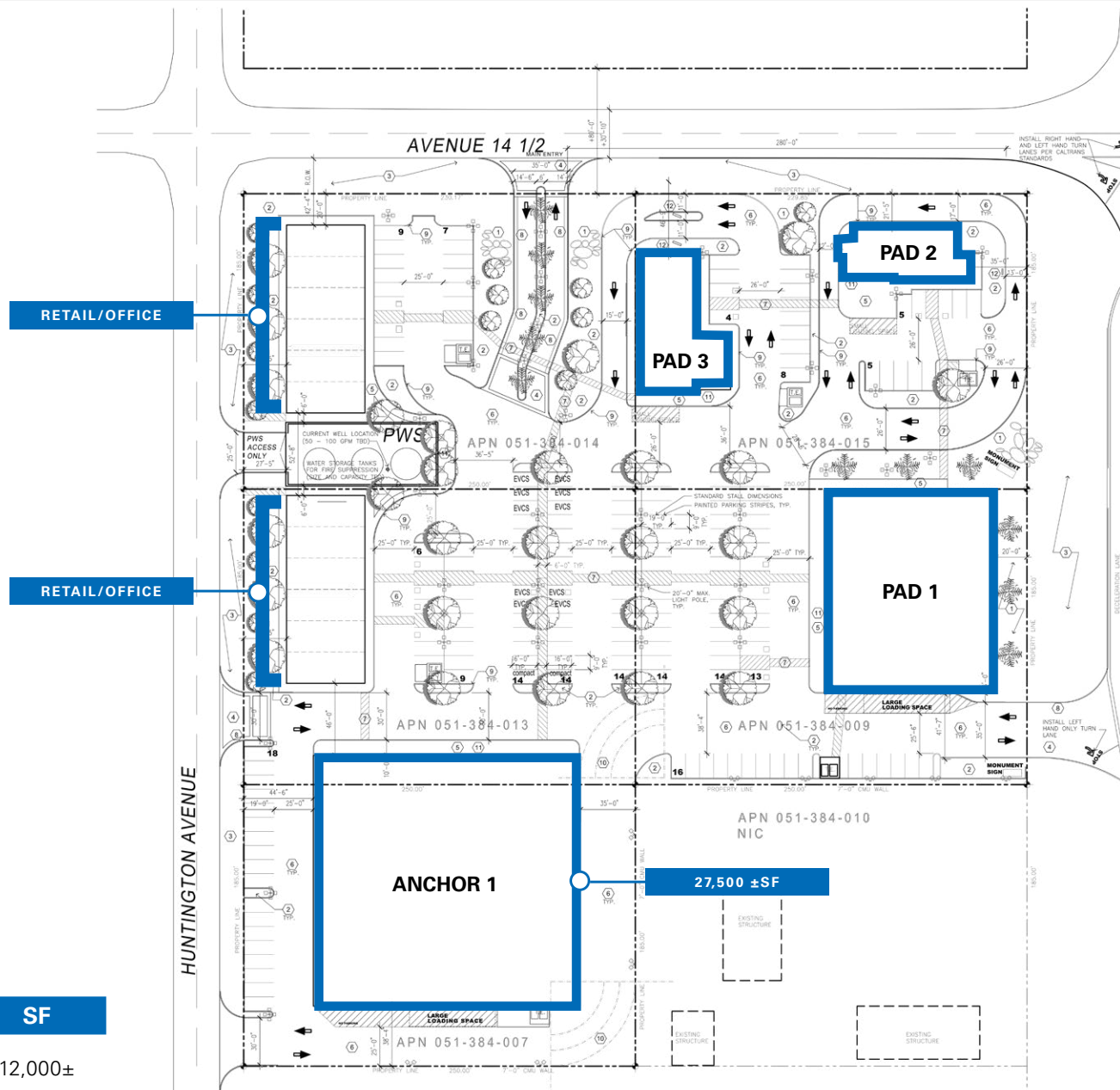
This is a new proposed mixed use development offering anchor retail positions, pads, shop space and office suites for lease. This subject property sits along Highway 41 on the way to Yosemite national Park and Bass Lake in Madera, CA. This is a new growth area with numerous residential subdivisions in the works, including Tesoro Viejo, consisting of 775 homes at completion, directly across Highway 41. There is a lack of retail, restaurants and entertainment options in place for the thousands of new residents moving into the immediate area.

HIGHLIGHTS

- Fast Growing New Development Area
- On Highway 41, en route to Yosemite and Bass Lake

Inquire with Broker Regarding Pad, Anchor or Build-to-Suit Rates

LEASE RATE



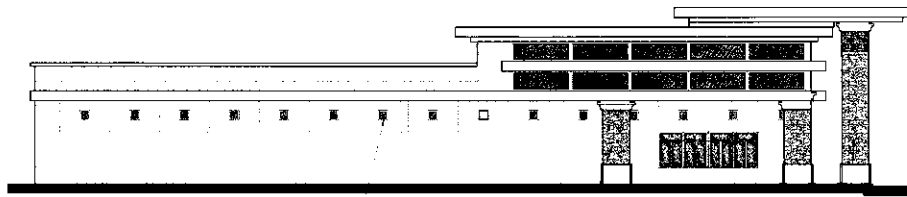
RETAIL / OFFICE

SF

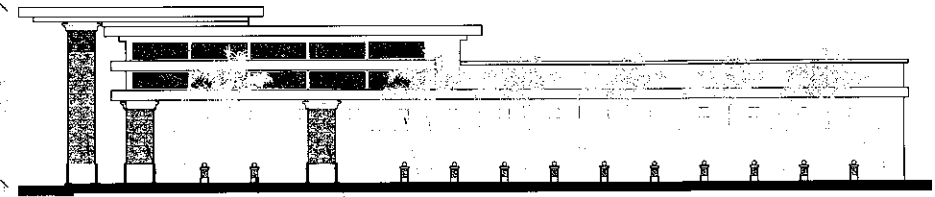
12 Spaces
(Divisible to 1,000± SF)

12,000±

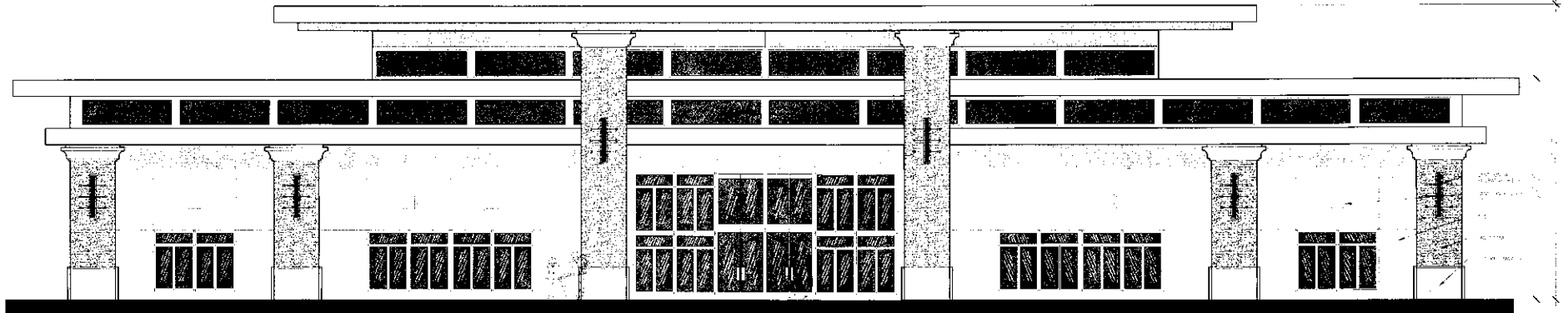




SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION FACING RESIDENTIAL NEIGHBORHOOD



FRONT (NORTH) ELEVATION

SCALE: 3/16" = 1'-0"



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NEARBY AREA



KEY RETAIL/ENTERTAINMENT

- | | |
|----|---------------------------------------|
| 1 | Valley Golf Center |
| 2 | Woodward Park |
| 3 | Fort Washington Golf & Country Club |
| 4 | Copper River Country Club |
| 5 | Dragonfly Country Club |
| 6 | Dry Creek Trailhead |
| 7 | Wild Water Adventure Park |
| 8 | Riverpark Shopping Center |
| 9 | The Villaggio Shopping Center |
| 10 | San Joaquin Country Club |
| 11 | Figarden Village Shopping Center |
| 12 | Fashion Fair Shopping Center |
| 13 | Fresno Yosemite International Airport |
| 14 | Blackbeard's Family Entertainment |
| 15 | Airways Golf Club |

KEY MEDICAL/EDUCATION

- | | |
|---|----------------------------|
| A | Clovis Community College |
| B | Kaiser Permanente |
| C | Clovis Community Hospital |
| D | Fresno State University |
| E | Fresno Community Hospital |
| F | Valley Children's Hospital |

KEY DEVELOPMENT

- | | |
|---|------------------------|
| G | Riverstone Development |
| H | Tesoro Viejo |

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MADERA, CA

AREA DEMOGRAPHICS

TRAFFIC COUNTS

ADT±

Avenue 15 @ Road 36 (North, South, East, Westbound)	34,391±
Avenue 15 @ CA-41 (North, South, Eastbound)	30,472±
Avenue 12 @ Road 36 (North, South, East, Westbound)	5,542±
Avenue 12 @ CA-41 (South, Eastbound)	38,660±
Avenue 9 @ Road 36 (Eastbound)	20,854±
Children's Boulevard @ CA-41 (North, Eastbound)	52,041±

Source: Kalibrate TrafficMetrix 2025



Subject Lines Are Approximate

DEMOGRAPHICS

Source: Claritas 2025

POPULATION	5 Miles	10 Miles
2030 Projection	17,376	201,655
2025 Estimate	15,718	198,709
HOUSEHOLDS	5 Mile	10 Miles
2030 Projection	6,543	76,254
2025 Estimate	5,810	74,856
Average Household Income	\$192,065	\$138,187

WORK FORCE	5 Mile
Employed	39,826
Employees	1K-5K (Valley Children's)
Work Drive-time	25 Minutes
EDUCATION	5 Mile
Degrees (BA or Higher)	20,974
Students (K-12)	12,000

MAP



The information here, while not guaranteed, has been secured from sources we believe to be reliable.

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