

SAITO COMPANY

OFFERING MEMORANDUM

Rolling Hills Sky Park Development

3 Flex Spaces
1,200-2,700± SF Available



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DRE 02007579

West of HI-41 and North of Avenue 11
Madera, CA 93636

For Lease | For Sale

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All Inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

Rolling Hills Sky Park Development

New state of the art Business Park located West of CA-41 and North of Avenue 11 consists of three (3) prime buildings with approx. 15± flex spaces. This brand new complex is move-in ready with retail and office uses already in place, creating an established and vibrant business synergy. Positioned between Fresno and Madera, this location offers an opportunity to tap into two markets — drawing both clients, and exposure with ease. Spaces offer a variety of flexible layouts that can include mezzanines, stairs, and roll up doors — ideal for businesses seeking versatile configurations to suit their operational needs. Convenient access to CA-41 and just minutes from Riverpark Shopping Center and national anchor tenants alike.

Each suite features an open layout with individual meters, large 10' x 10' roll-up doors, ADA-compliant restrooms, and its own dedicated storefront. The electrical system includes 1200 AMP, 120/208V, 3P, and 4W. The site offers two access points, shared gated parking, and a spacious common area between the buildings for easy foot traffic. Flexible signage options are available both on the premises and on the monument sign.

Building Details

Building **A** : Suite 101: 2,700 sq. ft. space available

Building **A** : Suite 103: 1,440 sq. ft. space available

Building **B** : Suite 106: 1,200 sq. ft. space available

Interior Details

- Exterior Height: 30'
- Clear height: +\ -23'
- Fire Sprinklers: Yes
- Electrical: 3 Phase
- Zoning: CRM | MHA

Lease Offering

LEASE TYPE:	For Lease
SIZE :	Suite 101: 2,700 sq. ft. Suite 106: 1,200 sq. ft. Suite 103: 1,440 sq. ft.
PARKING:	Gated Parking Lot
TYPE:	Retail Office Flex
ZONING:	CRM MHA
COUNTY:	Madera



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VICINITY MAP

Rolling Hills Sky Park Development

Vicinity Map

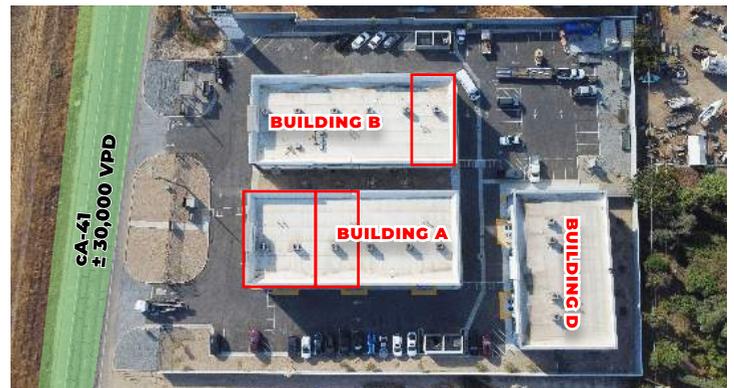


TRAFFIC COUNTS:

CA-41	30,000± VPD
Avenue 10	3,363± VPD
Total	33,363± VPD

SURROUNDING MAJOR RETAILERS:

Valley Children's Healthcare	2.5MI
River Park Shopping Center	5.5MI
Kaiser Permanente Medical	7.0MI
Fashion Fair Mall	8.7MI
Fig Garden Village	9.2MI
California State University, Fresno	10MI



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LOCATION OVERVIEW

Madera, CA.

SAITO
COMPANY

Property Overview

Map

Madera, CA.

Madera County, the 24th largest city in California serves as the Passageway to neighboring major cities the Sierras; directing visitors from around the world to Yosemite, Kings Canyon and Sequoia National Parks along with access to the Pacific Coast, Bay Area and Southern California. International visitors can also make their way to Millerton Lake, Table Mountain Casino, and Eagle Springs Golf and Country Club. Madera County encompasses 2,147 square miles, with the City of Madera covering approximately 14 square miles.

Just minutes from Fresno's growing population and economic activity that drive a thriving market. The attraction to notable intersections like Blackstone and Shaw Avenues, coupled with the sheer pull of shopping centers such as River Park and Villaggio, highlights the city's retail appeal. These hotspots draw significant foot traffic, underscoring Madera's reputation as an additional retail hub.

The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained growth.



Additional Photos



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