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RE/MAX GOLD

501 North E #H Street | #204
Madera, CA 93637

FOR LEASE | RETAIL PROPERTY

10,000 SQ BUILD TO SUIT

S G ST AND WEST 8 TH ST, MADERA, CA 93637



PRESENTED BY:

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Commercial Specialist

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CalDRE #02127378

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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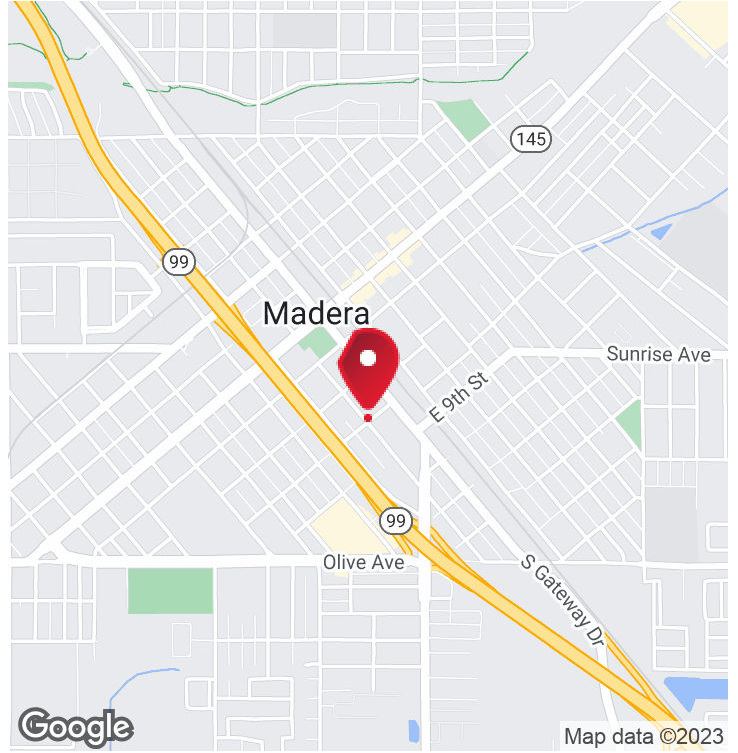
PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	35,441 SF
Year Built:	2024
Renovated:	2024
Zoning:	Neighborhood Commercial

PROPERTY OVERVIEW

Seize the unique opportunity to customize your business space with this build-to-suit property, ideal for retail or a combination of retail and warehouse operations. Located just off the Freeway 99 exit, this property offers high visibility and accessibility, making it a prime spot for your business venture.

Situated adjacent to a bustling strip center, ensuring constant foot traffic and visibility. Easy access to and from Freeway 99, perfect for customers and logistics. Proximity to a range of local businesses and amenities.

This is a rare chance to design and develop a space that perfectly aligns with your business vision and requirements. With its strategic location and flexible design options, this property is ideal for businesses looking to establish or expand their presence in a dynamic retail environment.

Retail stores seeking high visibility and foot traffic.
 Businesses requiring a combination of retail and warehouse space.
 Enterprises looking to customize their space for maximum efficiency and brand expression.

Long-term stability: Property owner seeking a 10-year lease commitment.
 Build time: Expect a 12-18 month construction period from design approval to completion.

RETAIL PROPERTY
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//ADDITIONAL PHOTOS



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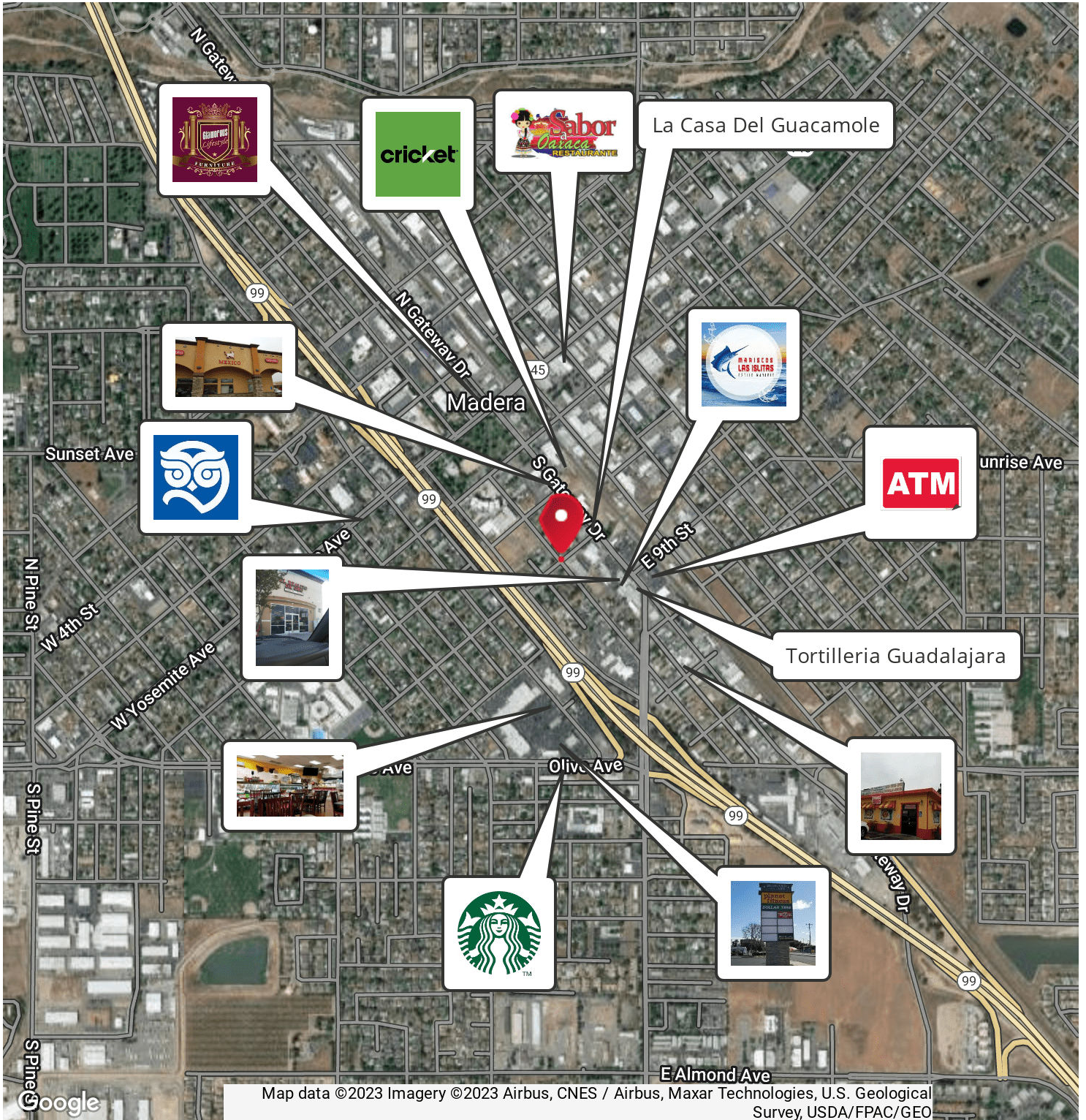
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LOCATION INFORMATION

IN THIS SECTION

AERIAL MAP

AERIAL MAP



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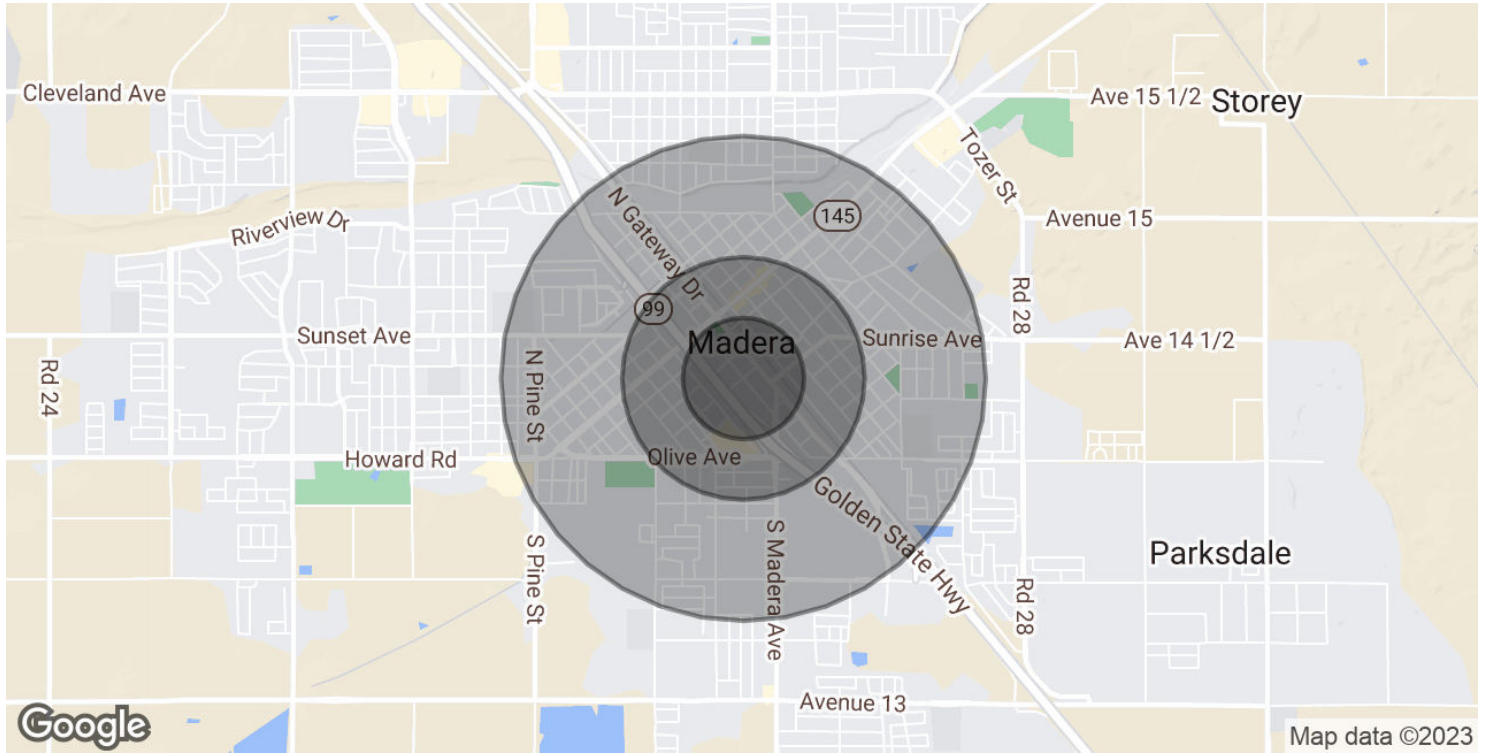
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	827	4,172	19,545
Average Age	32.5	28.4	27.3
Average Age (Male)	31.3	26.4	25.8
Average Age (Female)	32.9	30.2	29.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	270	1,287	5,598
# of Persons per HH	3.1	3.2	3.5
Average HH Income	\$47,663	\$39,828	\$44,305
Average House Value	\$141,462	\$128,868	\$171,675

* Demographic data derived from 2020 ACS - US Census

RETAIL PROPERTY
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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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