

FOR LEASE

RETAIL/WAREHOUSE PROPERTY

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# 311 S PINE ST

MADERA, CA 93637



## PROPERTY DESCRIPTION

Prime Warehouse & Showroom Opportunity on High-Traffic Pine Street | Madera, CA

Unlock the potential of this versatile 4,350 SF commercial property, strategically positioned on bustling Pine Street in Madera, California. Offering exceptional street visibility and heavy daily traffic thanks to its close proximity to the DMV, this property is a standout for businesses seeking maximum exposure.

The space is intelligently divided into a 1,618 SF showroom—perfect for retail, customer-facing operations, or product displays—and a 2,732 SF warehouse equipped with a convenient roll-up door, facilitating smooth logistics and inventory management.

Additional highlights include:

Two separate bathrooms to accommodate staff and customers

A dedicated office space for administrative needs



RE/MAX SUCCESS - KIRK ATAMIAN

Each office independently owned and operated

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,350 SF
Building Size:	4,350 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	230	729	3,333
Total Population	798	2,372	11,025
Average HH Income	\$88,235	\$76,289	\$85,575

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H  
Madera, CA 93638

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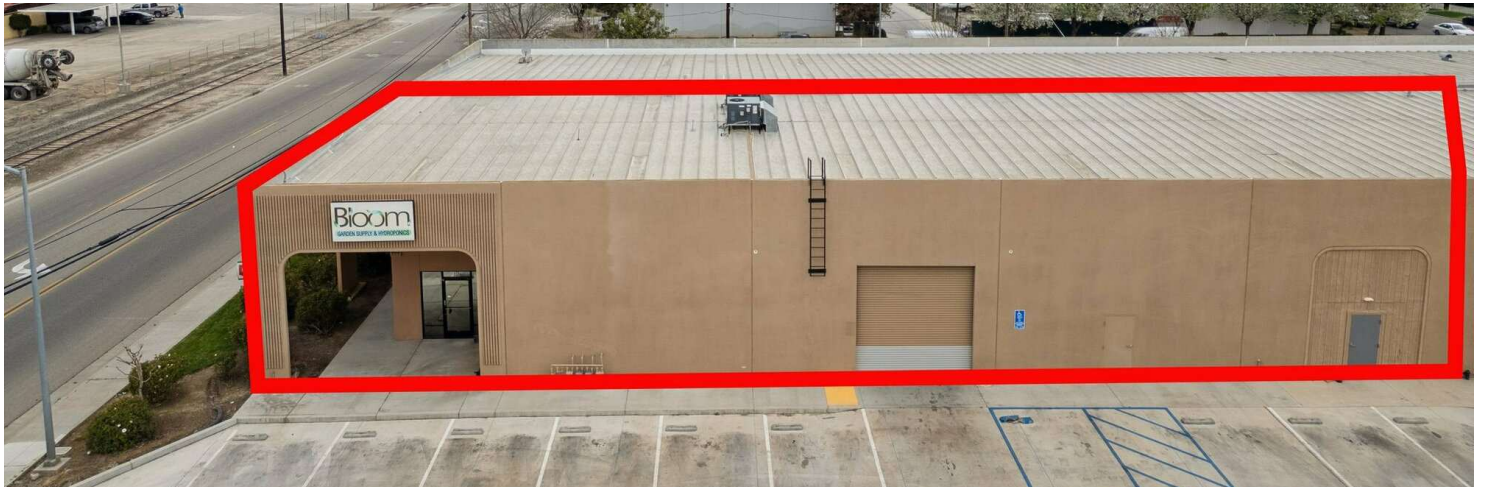
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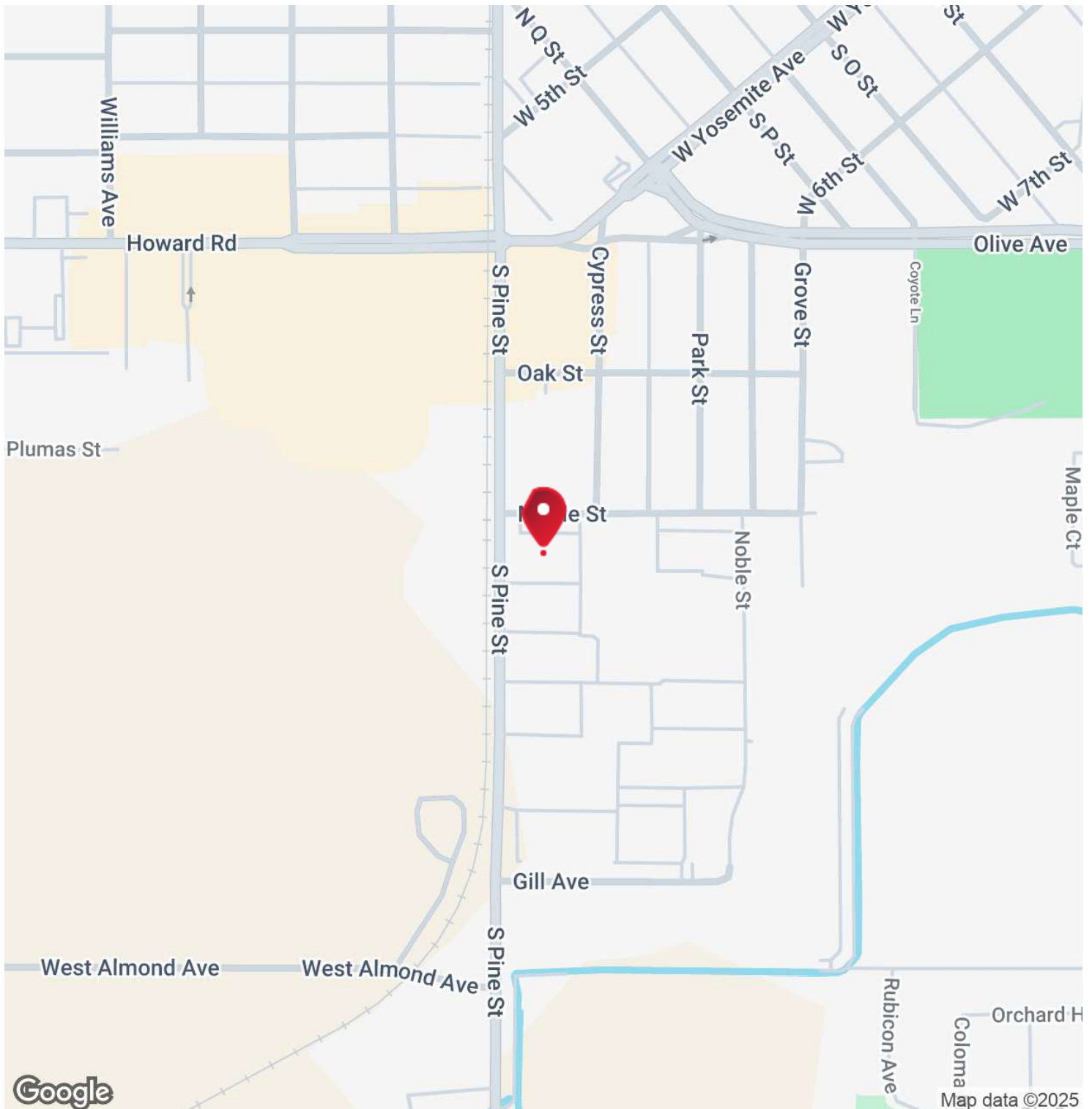
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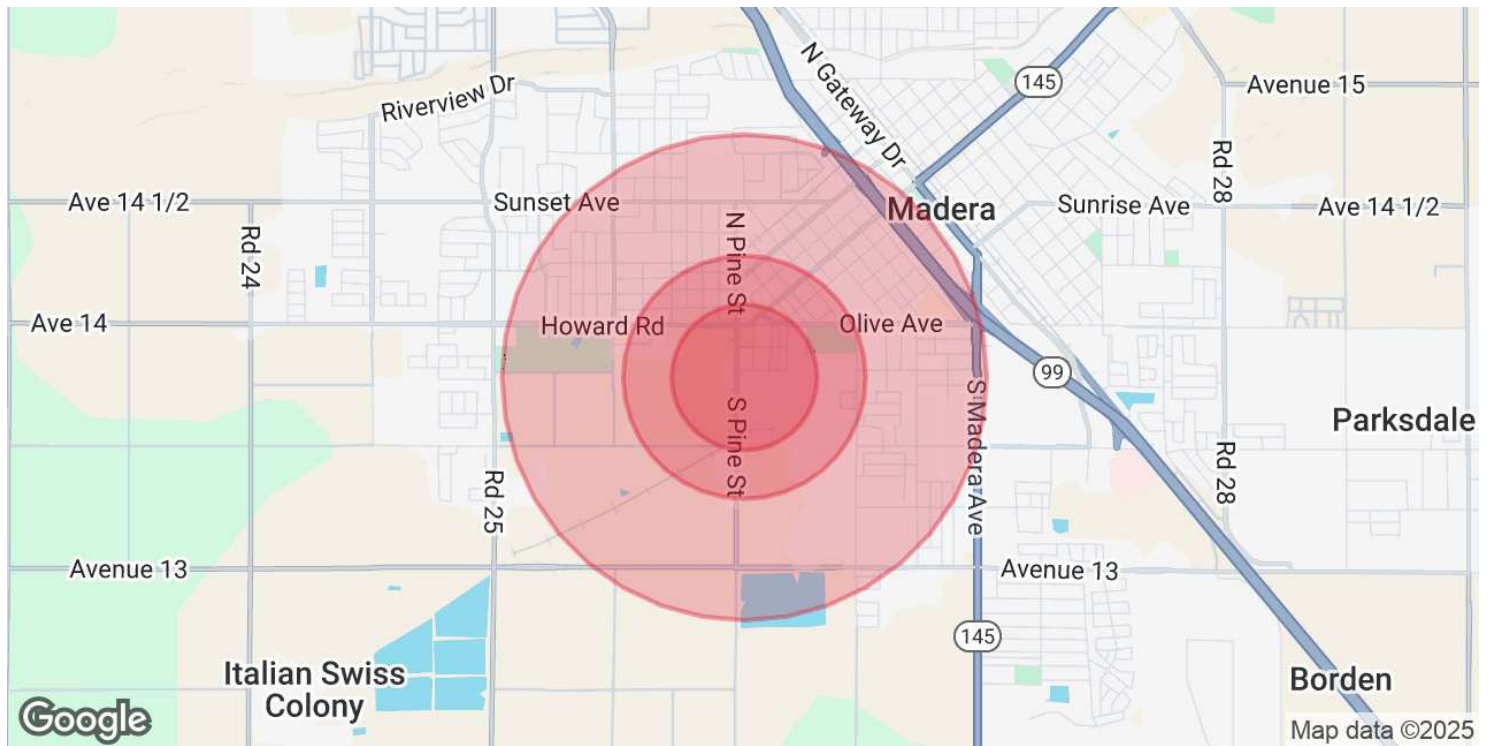
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	798	2,372	11,025
Average Age	34	34	34
Average Age (Male)	32	32	33
Average Age (Female)	35	35	36

**HOUSEHOLDS & INCOME****0.3 MILES****0.5 MILES****1 MILE**

Total Households	230	729	3,333
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$88,235	\$76,289	\$85,575
Average House Value	\$422,600	\$457,523	\$492,653

Demographics data derived from AlphaMap



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