



# MADERA CROSSING

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## MADERA | CA

FOR SALE, BUILD-TO-SUIT OR GROUND LEASE

**HIGHWAY 99 & AVENUE 17 | MADERA, CA 93637**



# EXECUTIVE SUMMARY

**MADERA  
CROSSING**  
MADERA | CA

## PROPERTY OVERVIEW

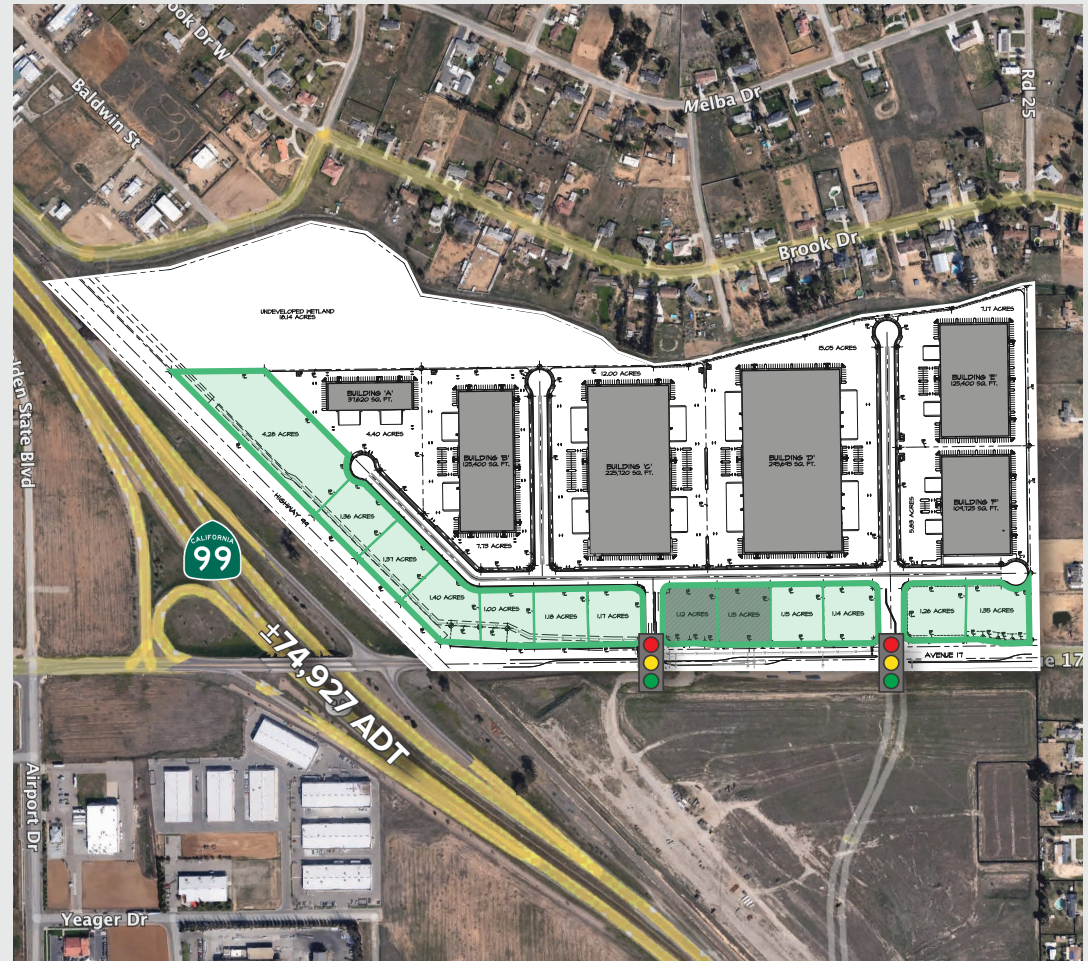
Located in Madera, California, just off of Highway 99 at Avenue 17 exit is  $\pm 18$  acres of commercial frontage surrounding a proposed  $\pm 900,000$  square feet of new industrial buildings. The commercial pads are available for sale, build-to-suit or ground lease and can be combined as needed. Potential uses include QSR's, Gas, Hotels, Restaurants, Equipment Rentals, and dealerships. All commercial users will benefit from the large new industrial park, growing daytime population, and the many business professionals traveling to the area.

## LOCATION OVERVIEW

Madera, California is 21 miles NW of Fresno, California and has an estimated population of 70,877. Across Avenue 17 is a high performing Love's Travel Stop and the soon to be built nearby North Fork Rancheria Casino will be sure to bring a lot of attention and traffic to the area.

## TRAFFIC COUNTS

- $\pm 74,927$  ADT on Highway 99
- $\pm 11,074$  ADT on Avenue 17



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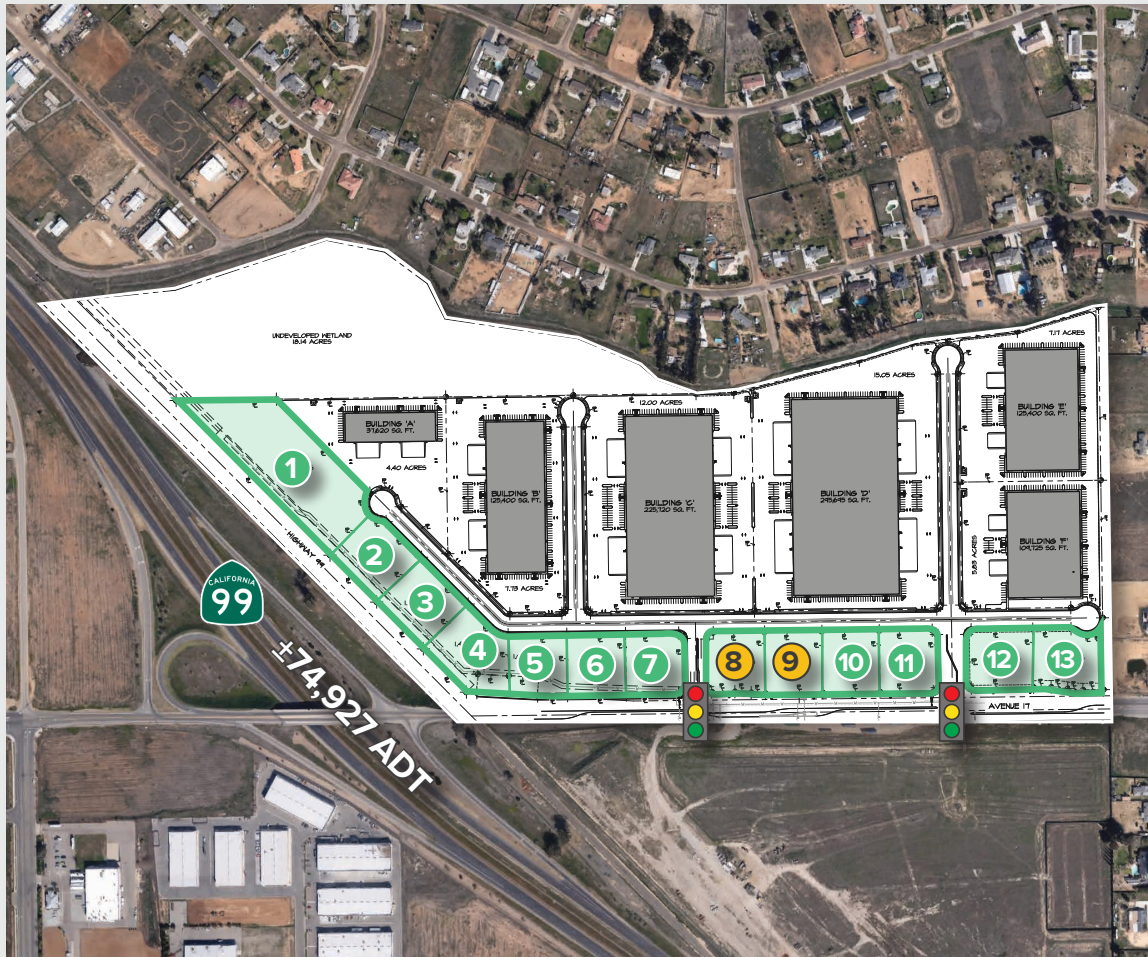
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RESOURCES**  
MEMBER



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# AVAILABILITY



LOT SIZE	NOTES
1 ±4.28 Acres	Available
2 ±1.36 Acres	Available
3 ±1.37 Acres	Available
4 ±1.40 Acres	Available
5 ±1.00 Acres	Available
6 ±1.18 Acres	Available
7 ±1.17 Acres	Available
8 ±1.12 Acres	Under Contract - Gas Operator
9 ±1.15 Acres	Under Contract - Gas Operator
10 ±1.15 Acres	Available
11 ±1.14 Acres	Available
12 ±1.26 Acres	Available
13 ±1.35 Acres	Available
Parcels can be combined	

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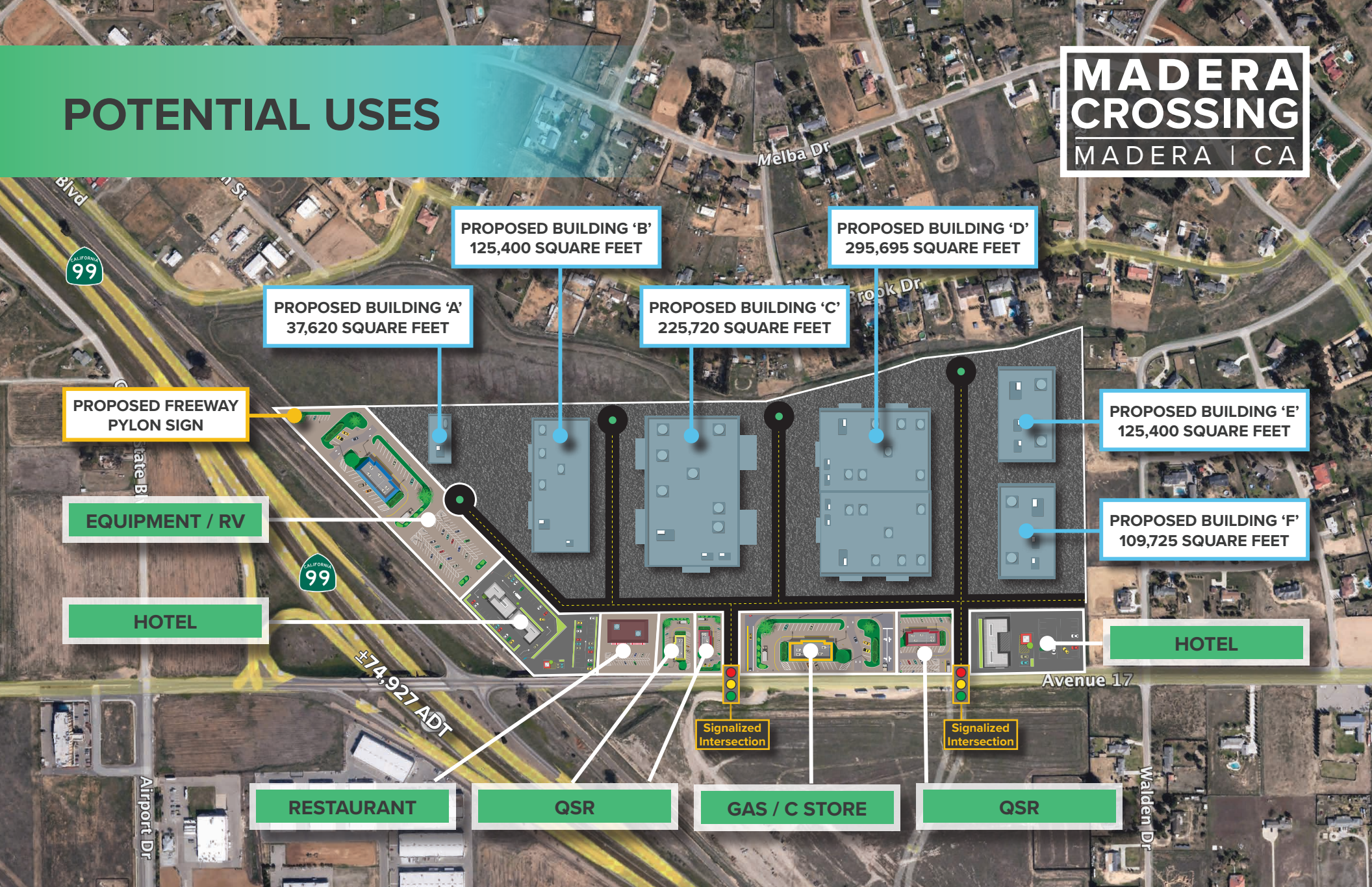


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# POTENTIAL USES

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# RETAIL AREA

**MADERA  
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**North Fork  
Rancheria Casino  
(305 Acres Planned)**

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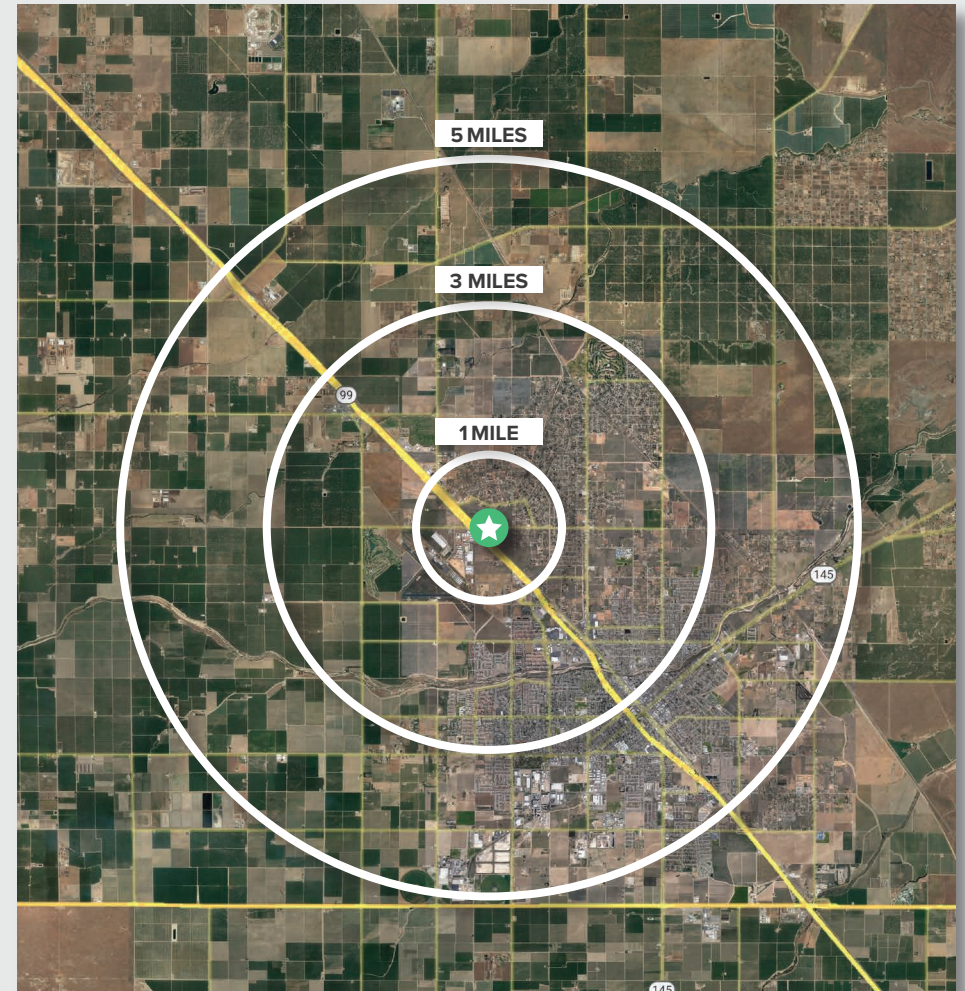


# REGIONAL DEMOGRAPHICS

**MADERA  
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MADERA | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	3,020	46,350	83,471
2028 Projected Population	3,251	47,539	85,367
2020 Census Population	3,035	45,538	81,010
2010 Census Population	3,036	45,099	76,782
2022 Median Age	33.8	31.7	30.2
<b>HOUSEHOLDS</b>			
2023 Estimated Households	807	13,150	22,635
2028 Projected Households	894	13,743	23,602
2020 Census Households	810	12,753	21,660
2010 Census Households	782	12,225	19,939
<b>INCOME</b>			
2023 Estimated Average Household Income	\$132,236	\$95,980	\$90,948
2023 Estimated Median Household Income	\$83,866	\$68,187	\$66,877
2023 Estimated Per Capita Income	\$35,423	\$27,343	\$24,842
<b>BUSINESS</b>			
2023 Estimated Total Businesses	81	878	1,771
2023 Estimated Total Employees	657	6,868	17,482

Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1



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