



FOR LEASE



COUNTRY CLUB RETAIL CENTER

1130 COUNTRY CLUB DR, MADERA CA 93638

THE SPACE

Location	1130 Country Club Dr Madera, CA 93638
County	Madera
APN	003-194-003
Cross Street	Sharon Blvd
Traffic Count	37,300
Square Feet	731
Rent Per SF (Annual)	\$33.60
Lease Type	NNN
Floor	1

Notes Rate is estimated amount including NNN. Unit is in fair condition, requiring paint and minor repairs.



HIGHLIGHTS

- ±731 SF available (Suite C)
- Asking Rent: \$2.80 /SF (\$2,046.80 /mo including NNN)
- Well-maintained 1988 construction
- Ample shared parking (±32 spaces)
- High traffic corridor – Country Club Dr 37,300 ADT / Gateway Dr 31,096 ADT / Hwy 99 86,202 ADT
- Established tenant mix including Shell and Camarena Health
- Surrounded by national retailers – Vallarta, Harbor Freight, Tractor Supply, CVS, Starbucks

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	13,784	76,545	86,656

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$73,122	\$82,999	\$83,819

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,816	20,492	23,165

PROPERTY FEATURES

CURRENT OCCUPANCY	91.40%
TOTAL TENANTS	5
BUILDING SF	8,531
GLA (SF)	731
LAND SF	32,670
LAND ACRES	0.75
YEAR BUILT	1988
ZONING TYPE	General Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	32
PARKING RATIO	3.75
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

MECHANICAL

HVAC	CH&A
------	------

CONSTRUCTION

FOUNDATION	Slab
------------	------

TENANT INFORMATION

MAJOR TENANT/S	Shell Gas Station
LEASE TYPE	NNN



Regional Overview

- Madera, California — a growing Central Valley city located approximately 21 miles northwest of Fresno.
- Serves as a regional hub for agriculture, light industrial, and service-based commerce.
- Increasing retail demand driven by steady population growth and expanding freeway access along Highway 99.
- Positioned within California’s San Joaquin Valley trade corridor, offering proximity to major markets such as Fresno, Merced, and Clovis.

Immediate Trade Area

- Located along Country Club Drive, one of Madera’s highest-traffic commercial corridors.
- Average Daily Traffic (ADT):
 - Country Club Dr – 37,300 ADT
 - Gateway Dr – 31,096 ADT
 - Highway 99 – 86,202 ADT
- Dense retail corridor anchored by national and regional brands.
- Convenient access and visibility from major arterials serving Madera’s north-south and east-west routes.

Surrounding Tenants / Retail Synergy

- Immediate co-tenants: Shell and Camarena Health.
- Neighboring national brands include:
 - Vallarta Supermarket
 - Harbor Freight Tools
 - Tractor Supply Co.
 - CVS Pharmacy
 - Starbucks Coffee
 - Big Lots
 - Wells Fargo Bank

- Strong mix of daily-needs retail, medical, and food service draws consistent customer traffic.

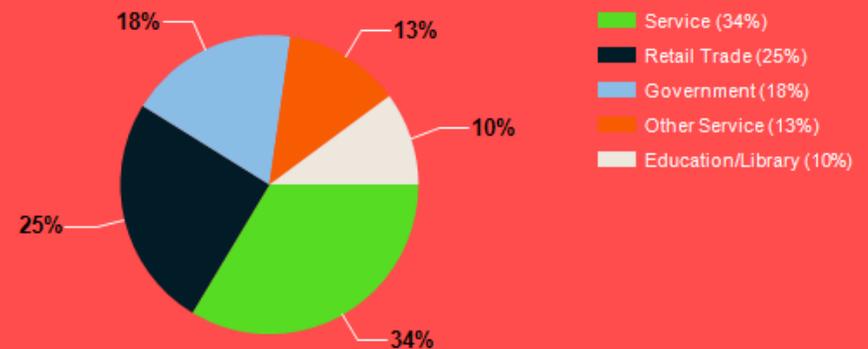
Access & Transportation

- Strategically positioned near Highway 99 on/off ramps.
- Accessible from Sharon Boulevard and Gateway Drive.
- Ample surface parking (±32 spaces) shared among tenants.
- Ideal for small retail or service tenants seeking visibility and convenient ingress/egress.

Demographics Snapshot

- Population (2021 est.): 67,944 within city limits
- Median Household Income: \$49,335
- Average Household Size: 3.68 persons
- Retail Sales: \$644 million annually

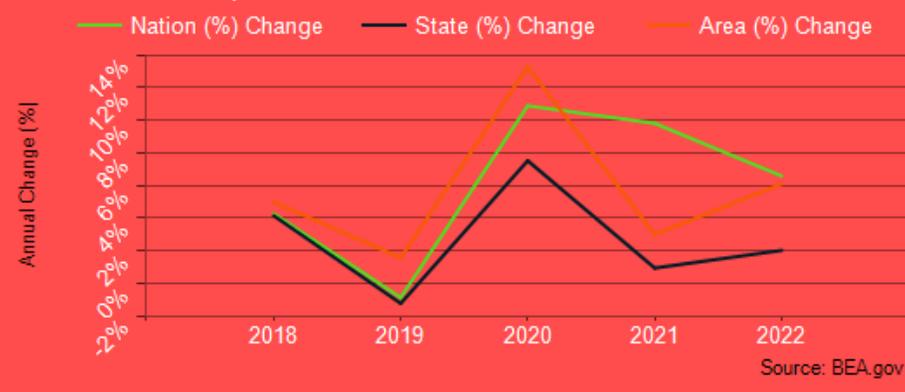
Major Industries by Employee Count

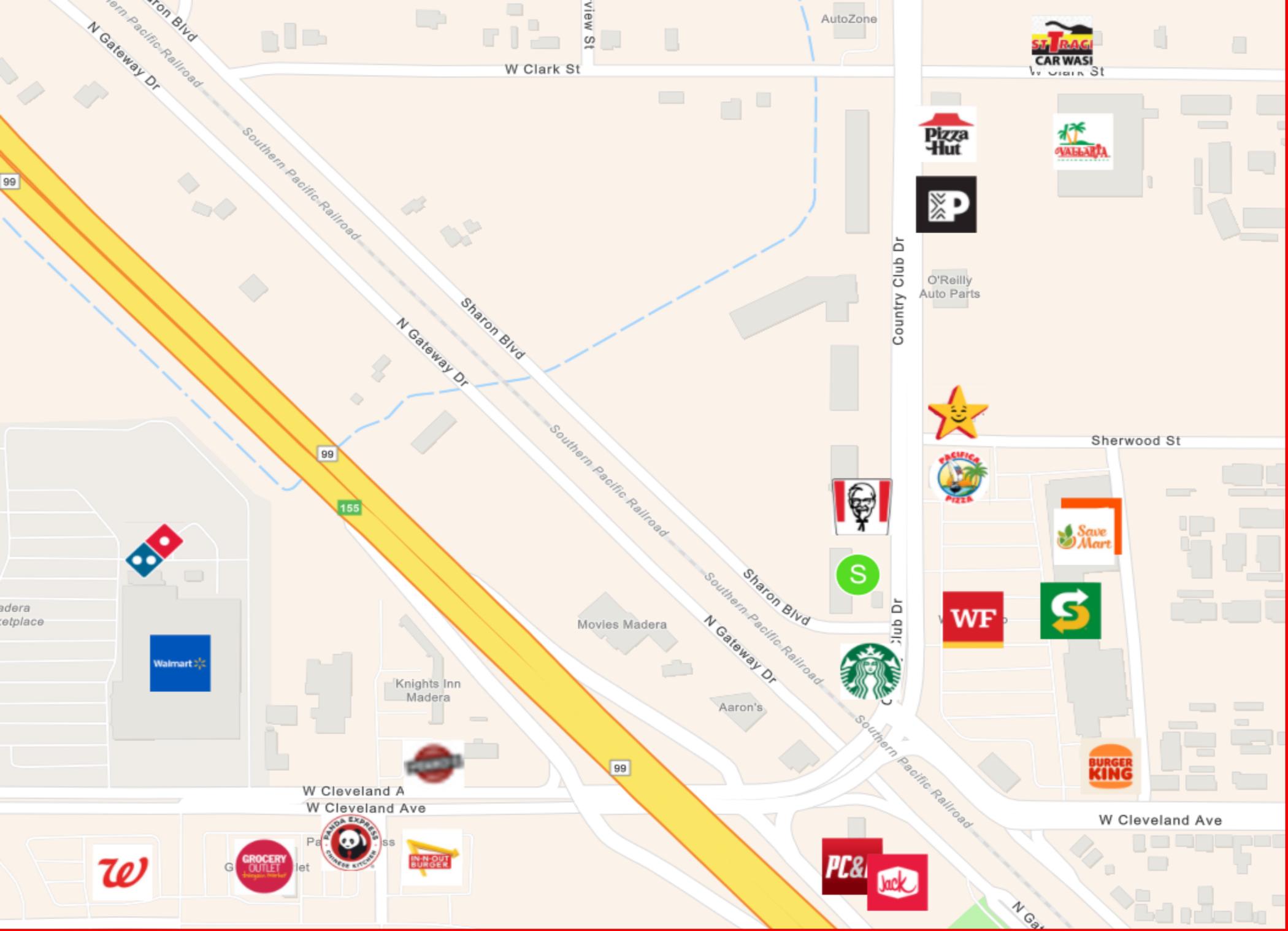


Largest Employers

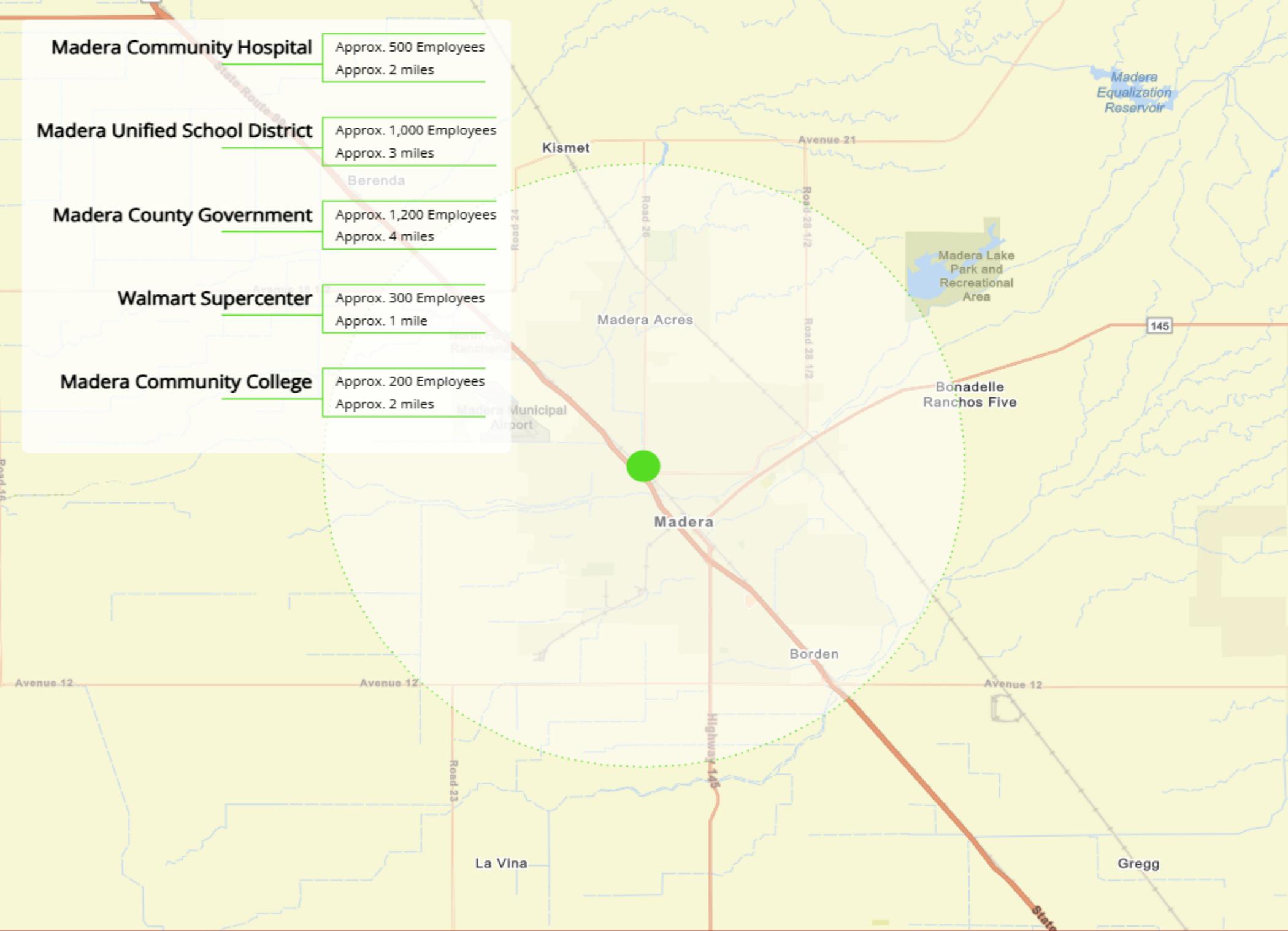
Madera Unified School District	1,500
City of Madera	800
Madera Community Hospital	600
Camarena Health	500
Walmart Supercenter	400
Target	350
Home Depot	300
Lowe's Home Improvement	250

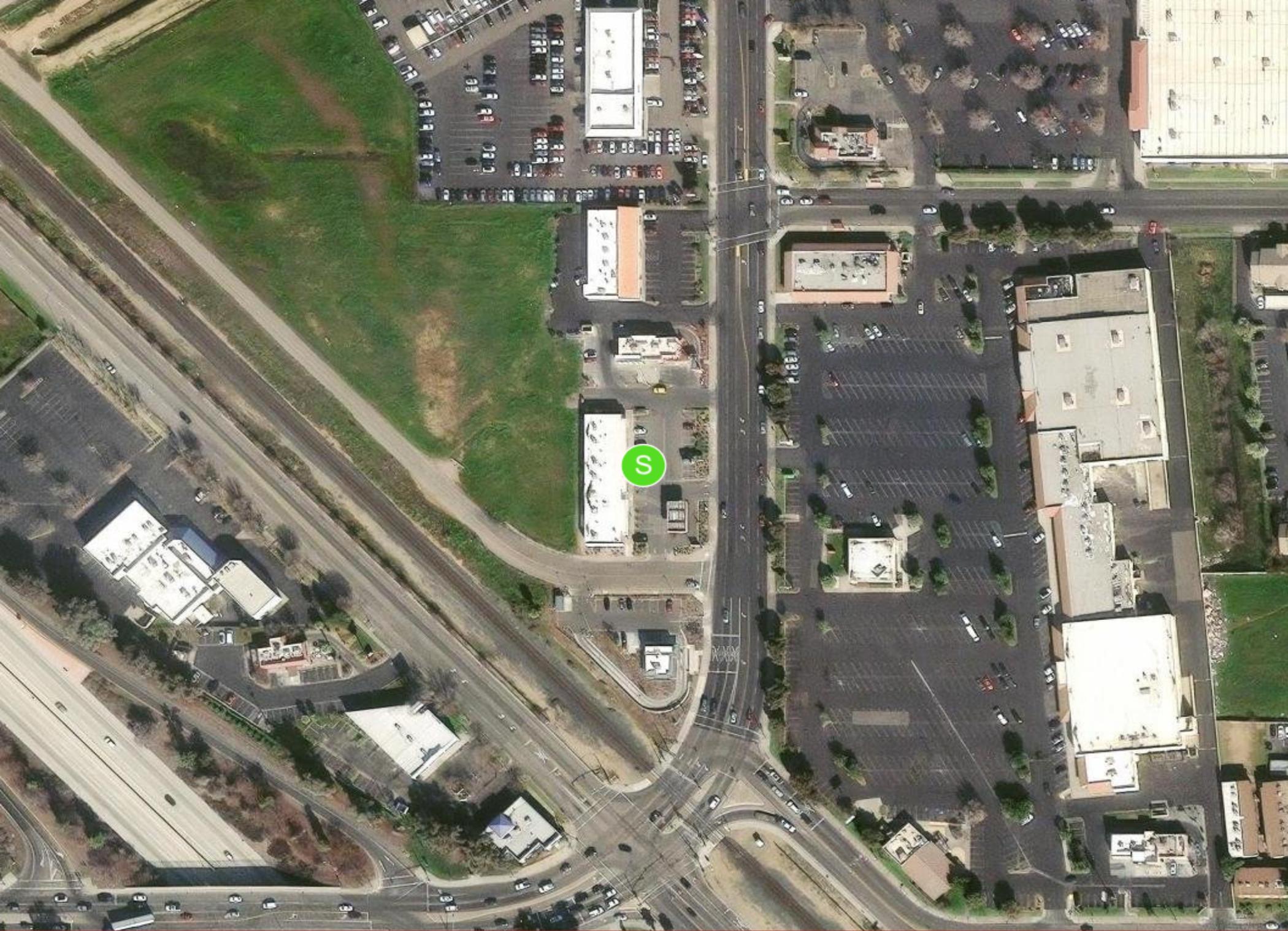
Madera County GDP Trend

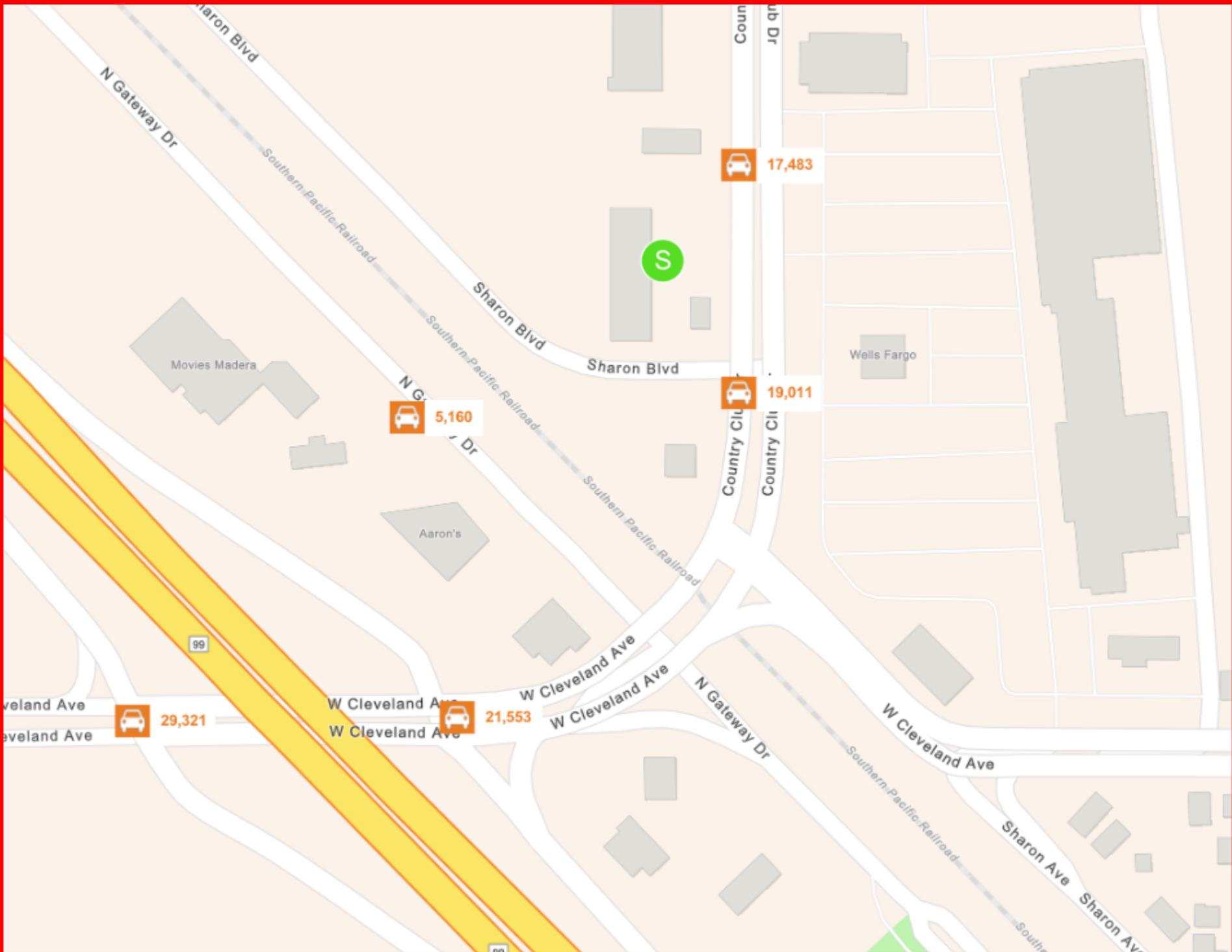




Madera Community Hospital	Approx. 500 Employees Approx. 2 miles
Madera Unified School District	Approx. 1,000 Employees Approx. 3 miles
Madera County Government	Approx. 1,200 Employees Approx. 4 miles
Walmart Supercenter	Approx. 300 Employees Approx. 1 mile
Madera Community College	Approx. 200 Employees Approx. 2 miles







1

San Francisco

162.36 miles | 164.2 minutes

2

Sacramento

145.36 miles | 138.0 minutes

3

Modesto

71.42 miles | 67.8 minutes

4

Fresno

24.54 miles | 26.5 minutes

5

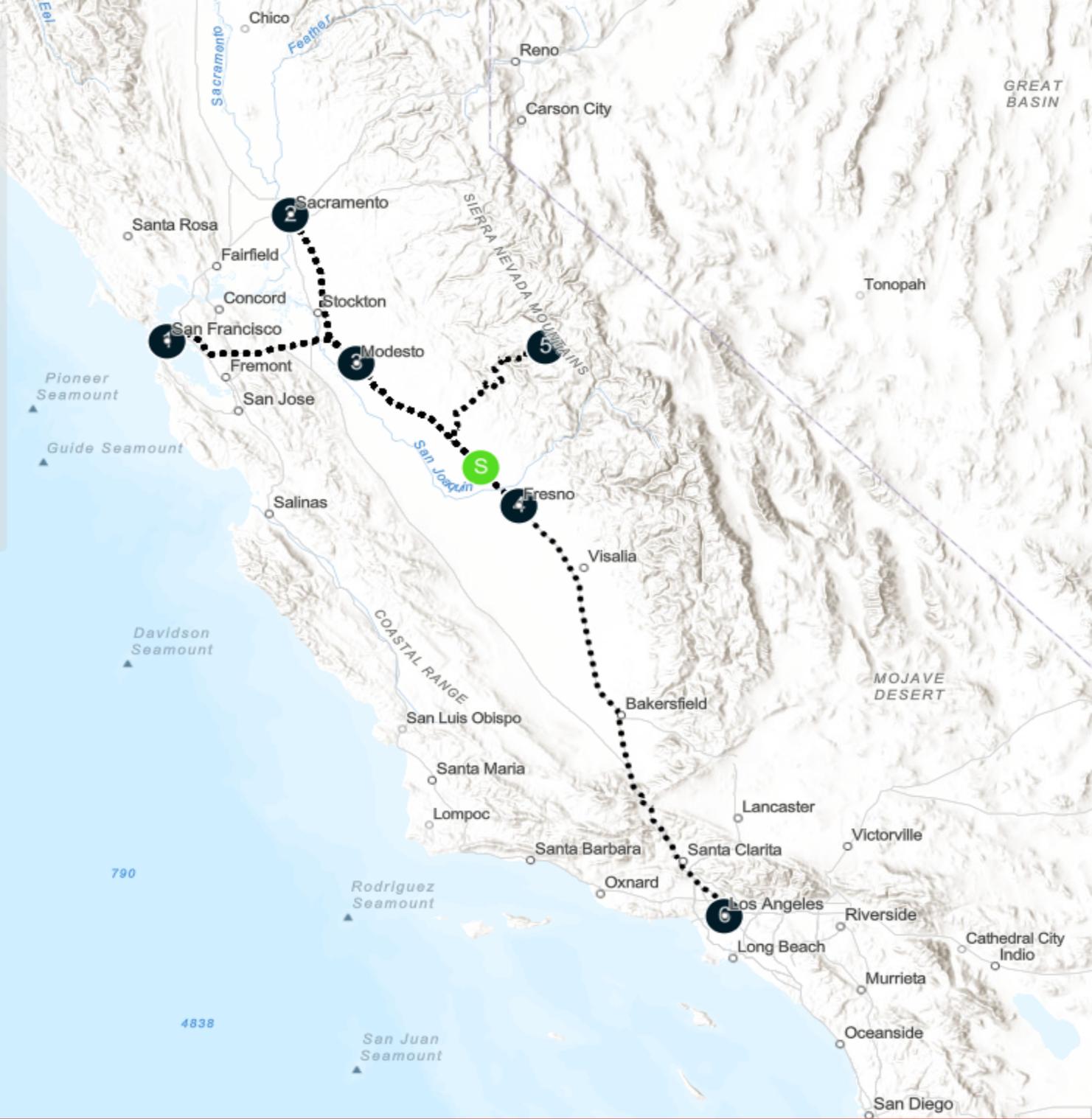
Yosemite National Park

97.63 miles | 135.8 minutes

6

Los Angeles

242.35 miles | 227.9 minutes



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,906	53,100	61,020
2010 Population	14,169	70,933	80,498
2025 Population	13,784	76,545	86,656
2030 Population	14,267	78,643	88,857
2025 African American	341	1,929	2,202
2025 American Indian	972	4,925	5,533
2025 Asian	327	2,221	2,426
2025 Hispanic	11,627	63,233	71,561
2025 Other Race	6,368	34,630	39,074
2025 White	2,971	18,413	21,043
2025 Multiracial	2,791	14,362	16,307
2025-2030: Population: Growth Rate	3.45%	2.70%	2.50%

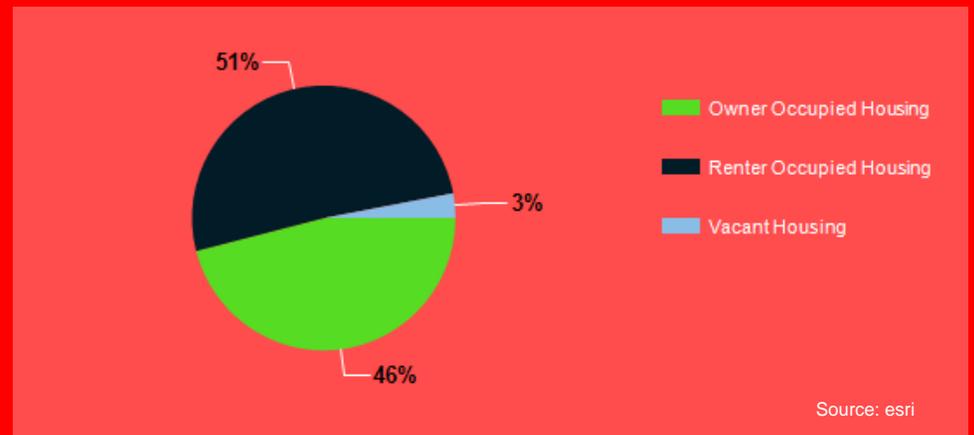
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	517	2,737	3,015
\$15,000-\$24,999	496	1,812	2,079
\$25,000-\$34,999	426	1,963	2,193
\$35,000-\$49,999	371	1,911	2,142
\$50,000-\$74,999	685	3,436	3,926
\$75,000-\$99,999	398	2,740	3,041
\$100,000-\$149,999	463	2,735	3,101
\$150,000-\$199,999	281	1,808	2,107
\$200,000 or greater	179	1,350	1,560
Median HH Income	\$52,242	\$62,066	\$62,361
Average HH Income	\$73,122	\$82,999	\$83,819



2025 Household Income



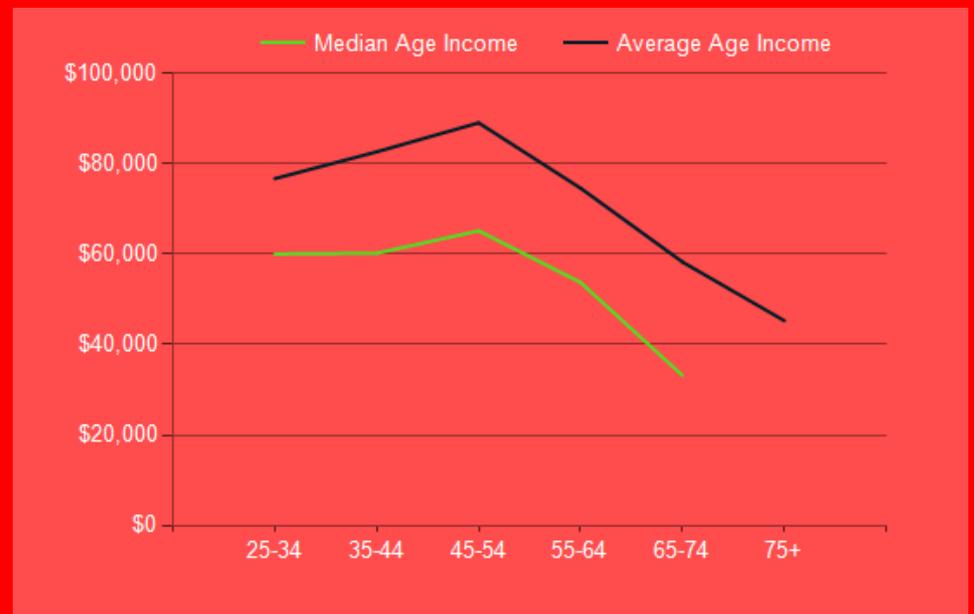
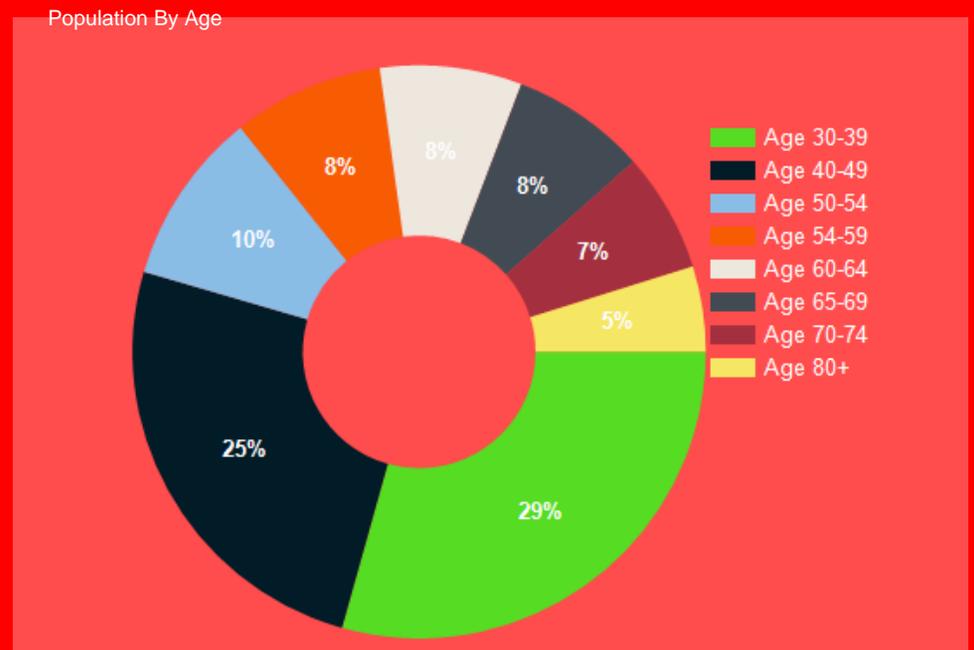
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,077	5,880	6,591
2025 Population Age 35-39	884	5,191	5,824
2025 Population Age 40-44	888	4,990	5,608
2025 Population Age 45-49	794	4,350	4,943
2025 Population Age 50-54	655	3,864	4,364
2025 Population Age 55-59	568	3,345	3,833
2025 Population Age 60-64	535	3,148	3,561
2025 Population Age 65-69	511	2,817	3,256
2025 Population Age 70-74	450	2,214	2,555
2025 Population Age 75-79	322	1,577	1,785
2025 Population Age 80-84	183	956	1,079
2025 Population Age 85+	157	847	943
2025 Population Age 18+	9,694	53,685	60,771
2025 Median Age	31	31	31
2030 Median Age	31	32	32

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,039	\$67,429	\$67,780
Average Household Income 25-34	\$76,755	\$83,293	\$83,840
Median Household Income 35-44	\$60,235	\$75,552	\$76,393
Average Household Income 35-44	\$82,684	\$97,118	\$98,817
Median Household Income 45-54	\$65,199	\$77,886	\$77,956
Average Household Income 45-54	\$89,096	\$99,667	\$99,962
Median Household Income 55-64	\$53,770	\$62,172	\$62,933
Average Household Income 55-64	\$74,646	\$83,702	\$85,078
Median Household Income 65-74	\$33,189	\$41,731	\$42,136
Average Household Income 65-74	\$58,303	\$66,445	\$67,154
Average Household Income 75+	\$45,295	\$49,220	\$49,550



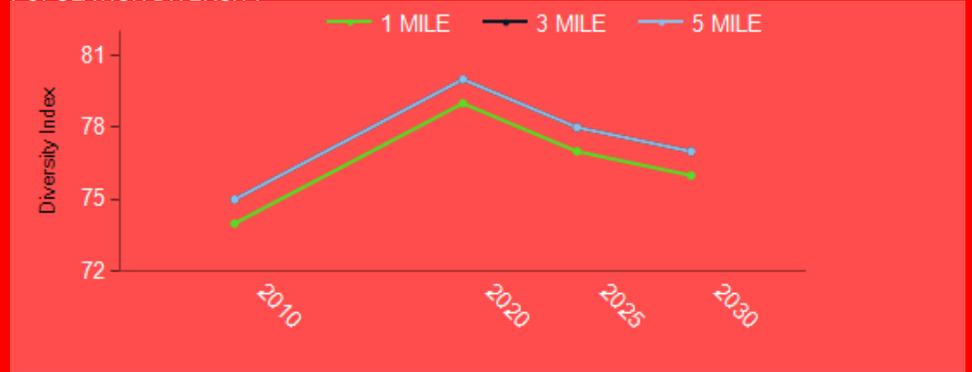
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	77	77
Diversity Index (current year)	77	78	78
Diversity Index (2020)	79	80	80
Diversity Index (2010)	75	75	75

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	4%	4%	3%
Asian	1%	2%	2%
Hispanic	46%	45%	45%
Multiracial	11%	10%	10%
Other Race	25%	25%	25%
White	12%	13%	13%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	27	28	28
Median Asian Age	40	38	38
Median Black Age	47	40	40
Median Hispanic Age	28	28	28
Median Multiple Races Age	29	30	30
Median Other Race Age	29	29	29
Median Pacific Islander Age	22	33	43
Median White Age	38	36	36

2025 MEDIAN AGE BY RACE

