

FOR SALE
OR LEASE



233 E. YOSEMITE AVENUE

MADERA, CA

- › Retail or Office Use
- › Prominent Signalized Intersection
- › Large Pylon Sign
- › Abundant On-Site and Street Parking
- › Open Floor Plan
- › Existing Drive Thru Component

Contact us:

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PROPERTY SUMMARY | East Yosemite Ave. & C Street, Madera, CA

Property Highlights

Property Address: 233 E. Yosemite Avenue
Madera, CA 93638

Building Size: ±7,048 square feet

Land Size:
APN: 007-111-003
 ±0.17 Acres | ±7,500 SF
APN: 007-111-04
 ±0.25 Acres | ±11,385 SF
APN: 007-111-005
 ±0.06 Acres | ±2,500 SF
Total:
±0.49 Acres | ±21,385 SF

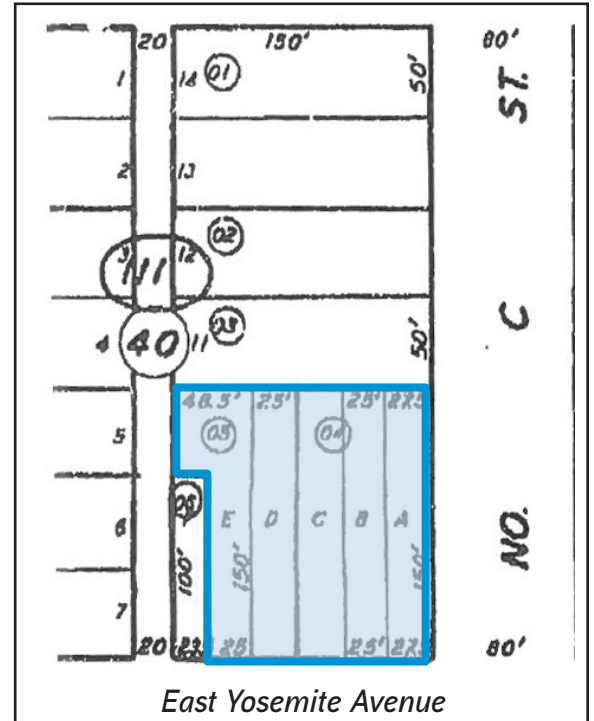
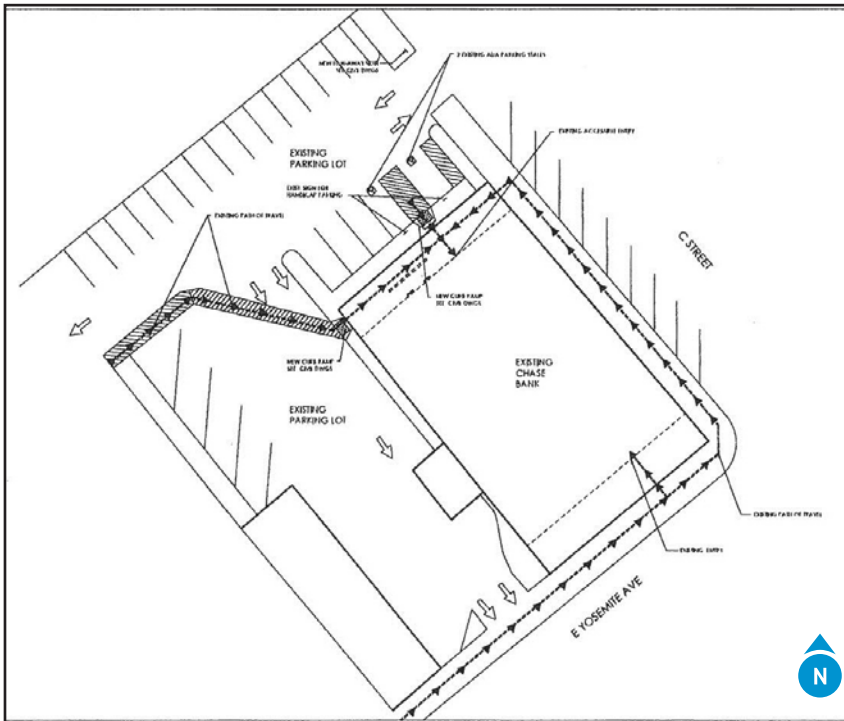
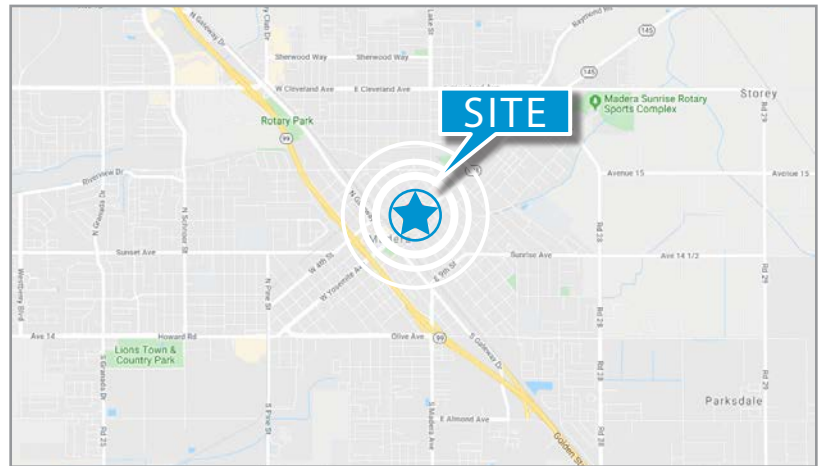
Zoning: C-1 (Light Commercial),
City of Madera

Lease Rate: \$1.25 PSF, per month, triple-net

Purchase Price: \$1,375,000

Demographics Source: Alteryx.com

	1 Mile	2 Miles	3 Miles	5 Miles
Population	25,171	58,554	76,570	84,253
# of Household	5,738	14,647	19,619	21,791
Avg.HH Inome	\$45,525	\$53,995	\$59,628	\$62,871



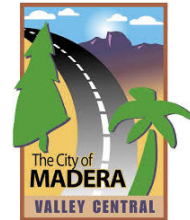
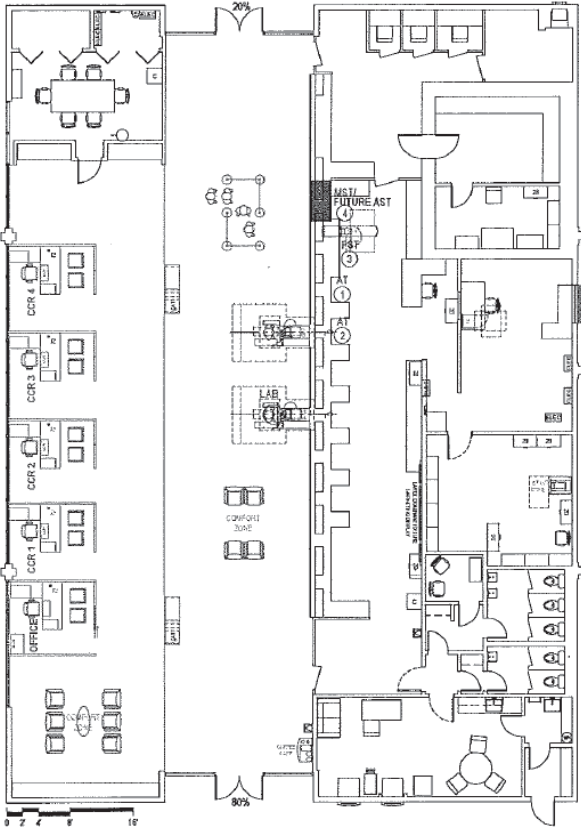
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Madera, California is a city in the Central Valley of California. The city holds seat in Madera County which encompasses 2,153 square miles. According to the 2010 census, the city of Madera reported a population of 61,416 with 15,938 households. As the Largest full-service city in Madera County, the city is recognized for its excellent community based service departments, including Police, Fire, Public Works and Community Services. Ideally situated off the HWY 99 Madera offers a path to Yosemite National Park and Bass Lake. Madera is also the location of the Madera AVA wine region commonly known as the Madera Wine Trail, featuring a dozen wineries. The city is known for its pro business environment bringing in big corporations such as Constellation Wines, Georgia Pacific Corporation, Evapco West, Certain-teed Corporation, JBT FoodTech and many others.



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