

MARKET UPDATE

POPULATION GROWTH

	1990	2000	2010	2020
California	29,950,111	33,871,648	37,223,900	39,782,870
Madera County	89,014	123,109	150,749	158,147
Fresno County*	671,660	799,407	929,758	1,023,358
Merced County**	179,812	210,554	255,399	283,521

*15 MINUTES SOUTH MADERA **15 MINUTES NORTH OF MADERA

COMMERCIAL REAL ESTATE

	LEASE (sq. ft.)	SALES (sq. ft.)
Industrial	\$0.40–0.66	\$25–75*
Retail • Shopping Center	1.00–3.00	
Retail • Downtown	0.30–1.25	
Office	1.00–2.25	

*BUILD TO SUIT, DEPENDING UPON AMENITIES

LAND SALES PRICE

	(sq. ft.)
Industrial*	\$1.00–3.50
Retail/Commercial*	2.50–5.50

*IMPROVED

AVERAGE HOME PRICE

\$292,737

AVERAGE RENTAL RATES

Apartments*	\$ 1,032
Single Family Homes**	1,075

*2 BD, 2 BA **3 BD, 2 BA

INDUSTRIAL BASE AND VACANCY

TOTAL BASE (sq. ft.)	VACANCY (sq. ft.)	RATE (%)
7,230,554	146,216	2.022

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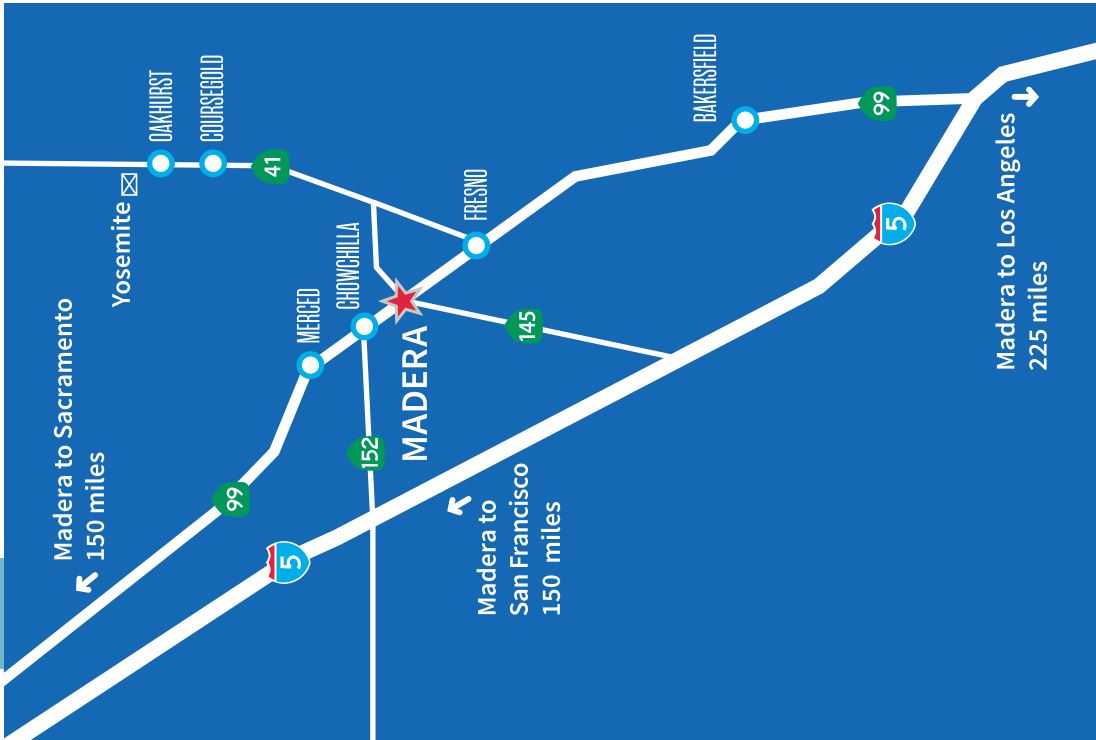
THE PERFECT LOCATION

REAL ESTATE UPDATE

MADERA COUNTY
CALIFORNIA



2425 W. CLEVELAND AVENUE, SUITE 101
MADERA, CA 93637



MADERA COUNTY

NEW & EXPANDING INDUSTRY 2017-2020

NEW BUSINESS			
Company	Business Type	(sq.ft.)	Employees
Vallarta Supermarket	Retail	60,650	200
Love Travel Stop	Retail	12,000	94
TranPak	Manufacturing	65,000	65
Full Throttle	Manufacturing	100,000	50
Sugar Pine Smokehouse	Restaurant	5,000	49
Holiday Inn Express	Hotel	30,000	20
Panda Express	Restaurant	1,500	20
Premium Bottle Water	Manufacturing	12,500	10
La Quinta	Hotel	35,000	10
Flightcraft Boat	Manufacturing	10,000	5

MAJOR EXPANSIONS			
Valley Children Healthcare	Healthcare	81,600	2,500
Camarena Health	Healthcare	30,000	418
California Custom Processing	Food Processing	83,000	80
Nemat Inc. – Lean Solar	Manufacturing	40,000	70
Cal Prime Supply	Manufacturing	100,000	50
Salter Distributing	Distribution	30,000	46
Sealed Air	Manufacturing	Internal	35
Riverwalk	Commercial	500,000	—

TOP NON-MANUFACTURING EMPLOYERS

Company	Product/Service	Employees
Valley Children's Healthcare	Medical	2,500
State of California	Government	2,600
Madera Unified School District	Education	3,500
Chukchansi Gold Resort & Casino	Tribal Gaming	1,400
County of Madera	Government	1,700
Madera Community Hospital	Medical	936
City of Madera	Government	400
U.S. Government	Government	300
Walmart Inc.	Retail	350
Community Action Partnership of Madera Co.	Services	234

TOP MANUFACTURING EMPLOYERS

Company	Product/Service	Employees
Constellation Brands	Beverages	350
Ardagh Group	Glass Bottles	350
Baltimore Aircoil Company	Cooling Systems	242
Certainteed Corporation	Fiberglass Insulation	185
JBT FoodTech	Food Processing Machinery	165
Evapco West	Cooling Units	140
Warnock Food Products	Snack Food	130
Georgia-Pacific Corp.	Corrugated Boxes	125
Oldcastle Enclosure Solutions	Concrete Vaults	100
Azteca Milling	Corn Milling	100

THE PERFECT LOCATION

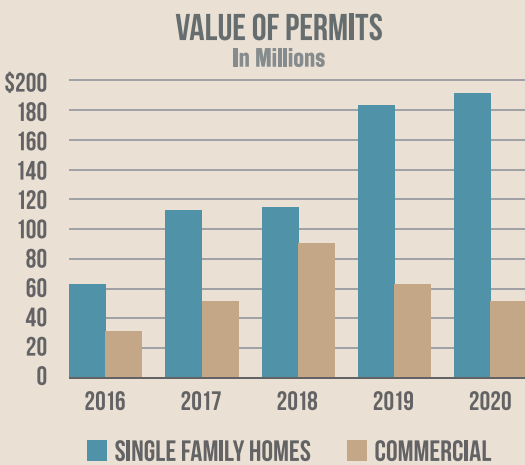
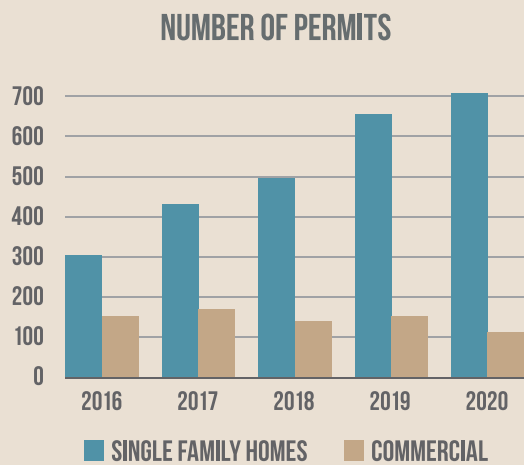
TOP TEN REASONS:

1. Logistical accessibility, located in the center of California with easy access to state Hwy 99 and a short distance from Interstate 5.
2. A skilled workforce with a strong work ethic.
3. Affordable housing.
4. Streamlined government that moves projects quickly through a fast-track process.
5. Available land ranging from 1 to 300 acre sites.
6. Madera County's "Market Area" is an estimated 200,000 people.
7. A solid educational system, from kindergarten through university levels.
8. The county is on the verge of a housing boom. 18,000 homes have county approval in the Rio Mesa area.
9. A play-where-you-work atmosphere with some of the best outdoor recreational areas in the world.
10. Manufacturing CTE Programs: at the High School and Community College levels.

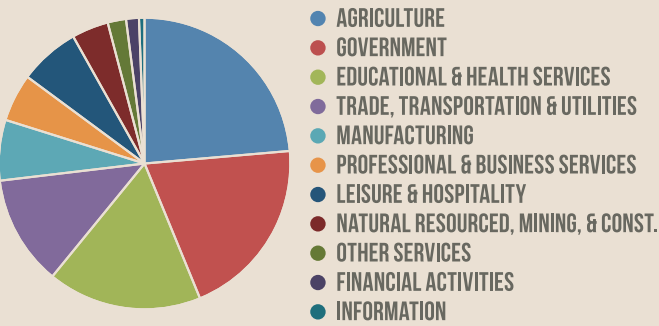
INDUSTRY FACTS:

- Agriculture is Madera County's #1 industry. The gross value of Madera County agricultural commodities is over \$2 billion. The top three crops are almonds, grapes, and milk.
- Madera County's location in the world's most productive agricultural region makes it a natural choice for food processing and ag-related manufacturers.
- Madera County is home to nearly 100 manufacturing companies.
- Madera County's industrial base is over seven million square feet.
- The two largest manufacturers in Madera County are:
 - Constellation Brands, bottling 10 million cases of wine annually.
 - Ardagh Group, a one-million-square-foot glass plant that uses 800 tons of melted glass per day to produce wine bottles.

BUILDING PERMIT ACTIVITY

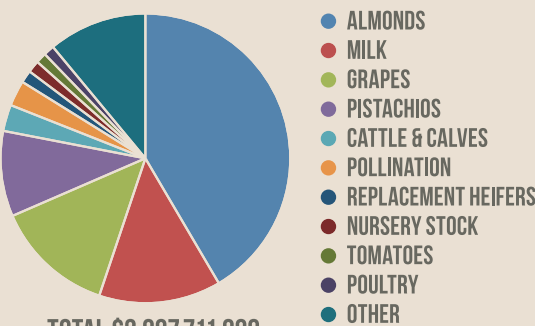


EMPLOYMENT BY INDUSTRY



Source: State of California Employment Development Division. Government employment statistics include the estimated 2,300 employees at two state prisons and, due to its sovereign nation status, Chukchansi Gold Resort and Casino's estimated 1,500 employees.

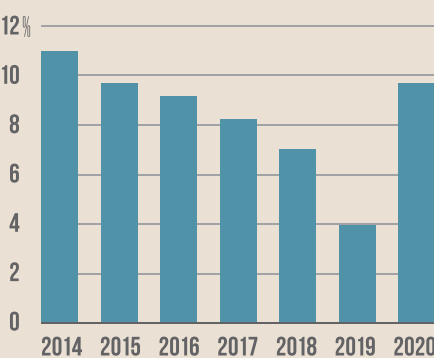
CROP PRODUCTION



TOTAL \$2,007,711,000

Source: Madera County Department of Agriculture

UNEMPLOYMENT RATE



*Madera County ...
Where Nature's Treasures,
Friendly People and
Commerce Connect*

Contact Us

(559) 675-7768 • FAX (559) 675-3252
INFO@MADERACOUNTYEDC.COM
WWW.MADERACOUNTYEDC.COM