



## SWQ Highway 99 & Cleveland Avenue Madera, California

*The Commons at Madera Fair* is located at the epicenter of Madera on W. Cleveland Avenue at Highway 99 wrapping around the Madera County Fairgrounds. This regional drawing center is anchored by *Lowe's Home Improvement Warehouse, Marshalls, Big 5 Sporting Goods, Petco, Dollar Tree and Walgreens*. All of the anchors are open, operating and doing very well! The site is complimented by additional pad tenants along W. Cleveland Avenue including Panda Express and In-N-Out under construction. We have experienced strong retail interest in this central California site and encourage you to make this opportunity your next location.

**Availability:** 1,425 SF (Former Salon)  
 3,500 SF (Available 1/2024)  
 13,500 SF (Available 12/2023)

**Traffic Counts:**

Schnoor Ave:	10,200	ADT
Cleveland Avenue:	17,700	ADT
Highway 99:	73,667	ADT
<b>Total:</b>	<b>101,567</b>	<b>ADT</b>

**Demographics:**

	1 Mile	2 Mile	3 Mile
Population	12,900	48,663	73,080
Avg HH Income	\$66,844	\$71,697	\$68,158

# Shop Space Available For Lease at The Commons at Madera Fair

For further information, please contact:

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Tenents Include:



Coming Soon:



All projections, opinions, assumptions or estimates are supplied for example only and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



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**Aerial**



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## Site Plan



### The Site

In addition to the excellent co-tenancy, tenants also benefit greatly from the 75 foot high pylon sign located along Highway 99, as well as the two large monument signs located on W. Cleveland Avenue. The City of Madera provided traffic counts along Cleveland Avenue in front of the site which reflect 17,700 ADT, and counts along Schnoor at Cleveland Avenue of 10,200 ADT. Cal Trans reports traffic counts along Highway 99 at Cleveland Avenue to be 69,400 ADT. The pylon and monument signs offer excellent exposure to the high volume of traffic in the area!

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