







Shop Space Available For Lease at

The Commons at Madera Fair

For further information, please contact:

Jon Cox

Direct Line: 559/650.1202 jcox@retailassociates.com

DRE License #01233044

Dylan Bourque

Direct Line: 559/650.1304 Dbourque@retailassociates.com

Nic Negri

Direct Line: 559/650.1302 nicnegri@retailassociates.com

PHONE: 559/650.1300 FAX: 559/650.1311

7502 N. Colonial Ave., Suite 101 Fresno, California 93711 www.RetailAssociates.com



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 Al

 Cleveland Avenue:
 17,700
 ADT

 Highway 99:
 73,667
 ADT

 Total:
 101,567 ADT

 Demographics:
 1 Mile
 2 Mile
 3 Mile

 Population
 12,900
 48,663
 73,080

 Avg HH Income
 \$66,844
 \$71,697
 \$68,158

Tenents Include:























Coming Soon:

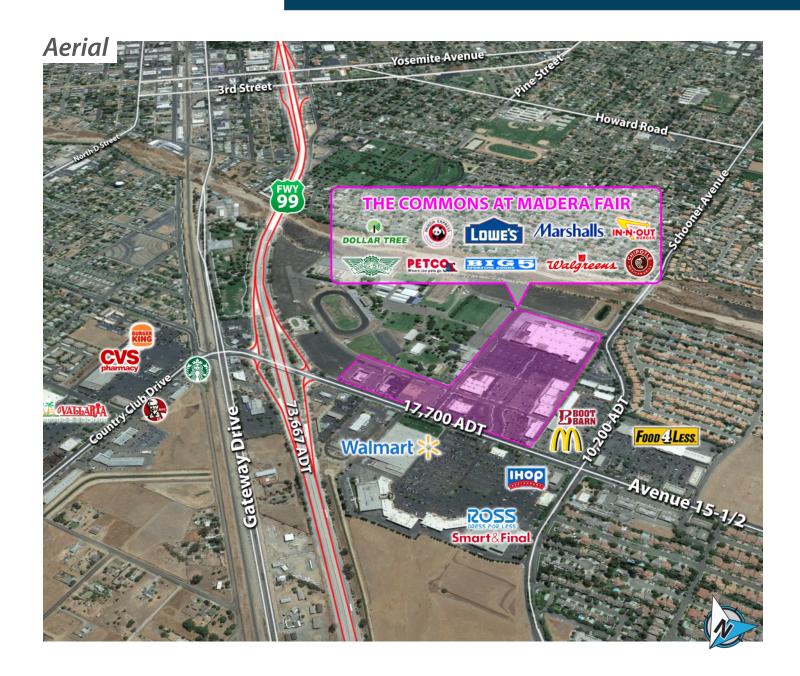






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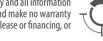
Direct Line: 559/650.1202 jcox@retailassociates.com DRE License #01233044

Nathan Simpson

Direct Line: 559/**650.1306** nsimpson@retailassociates.com DRE License #02083153

Nathan Negri

Direct Line: 559/650.1317 nnegri@retailassociates.com DRE License #01905421





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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!

IN-N-OUT

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