



2025 - 2026 ANNUAL REPORT



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

MESSAGE FROM THE CHAIRMAN

As we look back at the last fiscal year, I am proud to reflect on the impressive growth our county is experiencing. The recent groundbreaking of the SR 41 expansion of 4.5 miles marks a significant milestone in our infrastructure development, enhancing connectivity and supporting future economic activities. The project investment is \$130 million and represents the largest public works project in Madera County history.

Exciting developments in our county include the new Raley's at Riverstone, which will serve as a cornerstone for local shopping, and the remarkable housing growth at Tesoro Viejo and Riverstone, both of which are setting records in terms of new home construction. For example, we are the second fastest growing county in California. Even more impressive is that the housing growth in our unincorporated areas ranks # 1 in the State of California!

The cities of Madera and Chowchilla continue to thrive with the expansion of retail shops as national franchises and local businesses recognize opportunities for profitable growth. Agriculture remains our number one economic driver, generating approximately \$2.3 billion in revenues, showcasing the resilience and hard work of our farmers and agricultural businesses.

Our team at the EDC is unsurpassed in terms of commitment to the mission of business development, evidenced by an award received last spring from the California Association for Local Economic Development (CALED) for Excellence in Digital Media.

Together, we are building a brighter future for Madera County, and I am excited to see what we can achieve in this upcoming fiscal year.

—Rob Poythress

MESSAGE FROM THE EXECUTIVE DIRECTOR

I am honored to serve as the Executive Director of the Madera County Economic Development Commission during such an exciting and transformative time in our county's history.

While housing and population growth slowed across much of California, Madera County continued to outperform statewide trends. According to the California Department of Finance's May 2026 estimates, Madera County ranked second in the state for housing unit growth and third for population growth. These results reflect the confidence that families, businesses, and developers continue to place in our community as a desirable place to invest in.

This growth is supported by strategic local government investments that will strengthen our economy and quality of life for years to come. This year marked the groundbreaking of the SR 41 Expressway Project, the largest public works project in Madera County history. The City of Madera and Caltrans broke ground on the CA 145 Downtown Madera Improvement Project, a transformative investment designed to strengthen the city's core and encourage future economic development.

Madera County remains open for business. This year, Gimme Seaweed announced the expansion of its manufacturing operations to Madera and is expected to create more than 100 new jobs. We also celebrated several significant business milestones across the county, including the groundbreaking of Raley's O-N-E Market at Riverstone's Riverwalk, the opening of a new 7-Eleven location in the City of Madera, ribbon-cutting ceremonies for Madera Auto Center and Mark IV Metal Products, and the official grand opening of the AutoZone Distribution Center in the City of Chowchilla.

As Executive Director, my focus remains on creating the conditions necessary for sustainable economic success. Together, we are building a future where growth is balanced with quality of life and where opportunity continues to expand. I am proud to call Madera County my home and look forward to the continued success we will achieve together.

—Kristina Gallagher

MCEDC is available to help businesses become more profitable by locating them in the geographic center of California, where all modes of distribution transportation are covered through freeways, rails, trucking, and air.

Economic Development Services—Recruitment and site selection for new businesses

Public Policy Advocacy—An advocate for infrastructure, zoning, and development issues impacting businesses and local governments

Business Advocacy—Management of the Greater Madera County Industrial Association (GMCIA)

Infrastructure Development—Collaboration with local agencies and businesses to secure funding needed for crucial infrastructure projects

SERVICES

- Retention and Expansion of Existing Businesses
 - Business Consultations Regarding Tax Incentives
 - Economic Research
 - Administering the County Comprehensive Economic Development Strategy (CEDS)
 - Public Services
 - Project Assistance
 - Small Business Assistance
 - Business Incentive Information
 - Small Business Gap Financing
 - Industrial & Commercial Site Selection
 - Site Tours
 - Demographics
 - Information on Workforce Programs
- Recycling Market Development Zone (RMDZ)** program combines recycling with economic development to fuel new businesses, expand existing ones, create jobs, and divert waste from landfills. This program provides attractive loans, technical assistance, and free product marketing to businesses that use materials from the waste stream for their manufacturing. All of Madera County is located within an RMDZ, so businesses within the county automatically are given the opportunity to benefit from the RMDZ program.

Foreign Trade Zone (FTZ) presents a unique opportunity for businesses in Madera. Foreign or domestic merchandise may enter this enclave without a formal customs entry or the payment of customs duties or government excise taxes. If the final product is exported from the United States, no U.S. customs duty or tax is levied. If, however, the final product is imported into the U.S., customs duty and excise taxes are due only at the time of transfer from the FTZ and into the U.S. Thus, zones provide opportunities to realize customs-duty savings by zone users.

Opportunity Zones are federal economic development tools aiming to improve the outcomes of distressed communities. They offer tax incentives to groups who invest and hold their capital in zone assets or property for at least five years and a permanent exclusion from a tax on capital gains from the opportunity investment held for ten years.

Workforce Development Board of Madera County focuses on enhancing the economic well-being of residents, businesses, and communities by investing in skills development and job training.

Madera County Department of Social Services ESE Program reimburses employers for the wages of newly hired employees from the program at varying levels during the first six months of employment.

Locally Administered Revolving Loan Fund is a financial tool designed to stimulate economic growth and development within Madera County. The Madera County Small Business Loan Program, and the City of Madera Revolving Loan Fund Program provides businesses with access to capital that may not be available through traditional banking channels, offering a springboard for expansion, innovation, and job creation.

Pacific Gas and Electric Company (PG&E) is committed to strengthening the economic vitality of the communities it serves through the **PG&E Economic Development Rate (EDR)**. Whether a business is launching in a new location, expanding existing operations, or navigating financial challenges, PG&E offers support to help businesses succeed.

Madera County offers competitive **Tax Rates** that support business growth and consumer affordability. As of April 1, 2026, the countywide sales tax rate in Madera County is **7.750%**, which is lower than many neighboring jurisdictions. The City of Madera has a tax rate of 8.250% and the City of Chowchilla has a tax rate of 8.750% both rates are lower than California’s total average of 8.99%.

HOUSING

Madera County is poised to experience continued substantial economic growth in the coming years, driven by the development of multiple master-planned communities currently in various stages of planning, construction, and expansion. This trend is reflected in recent data showing that Madera County is still ranked as one of the top fastest-growing counties in California, in terms of housing unit growth. According to the May 2026 report from the Department of Finance, Madera County is ranked as the second-fastest-growing county with an increase of 2.1% underscoring the County's accelerating development pace. The unincorporated areas of Madera County experienced a substantial 3.5% increase in housing units. Notably, the unincorporated portion of Madera County led the state in housing unit growth among all unincorporated county areas.

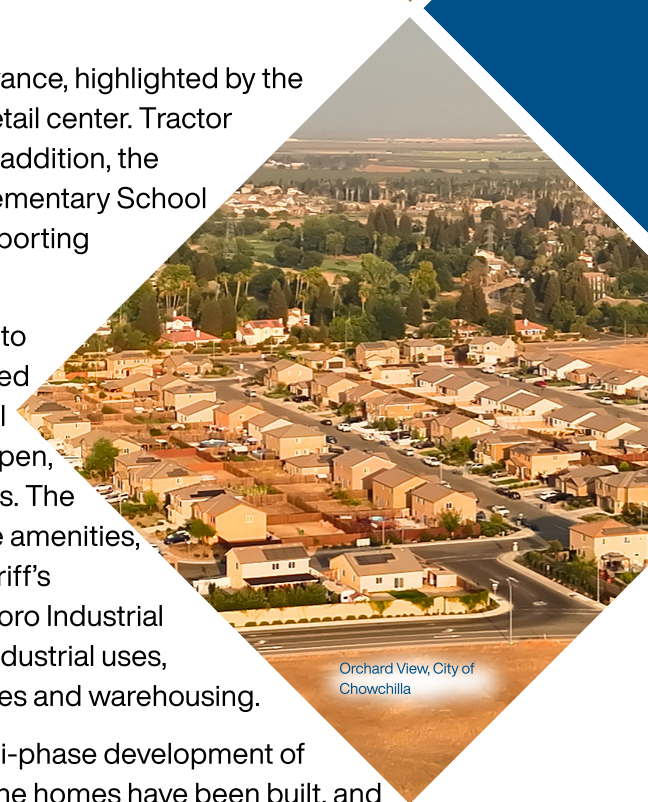


Riverstone, Madera County

For FY 25-26, Madera County has issued more than 5,430 housing permits including 3,796 SFDs Permits for [Riverstone](#), 1,527 SFDs for [Tesoro Viejo](#) and 113 SFDs issued for [The Preserve at Millerton Lake](#).

[Riverstone's](#) residential and commercial developments continue to advance, highlighted by the June 2026 groundbreaking of Raley's O-N-E Market at the Riverwalk retail center. Tractor Supply is also scheduled to break ground in the first quarter of 2027. In addition, the proposed Riverstone Fire Station and the opening of Canyon Creek Elementary School will further enhance the community's infrastructure and amenities, supporting continued residential growth and improving services for residents.

[Tesoro Viejo's](#) residential and commercial development also continues to expand, with more than 1,800 of its planned 5,190 homes now completed across the 1,600-acre master-planned community. The Yosemite Travel Center-Fuel Station and StoreLocal Storage Facility are now officially open, expanding commercial services and amenities for residents and visitors. The community also offers more than 400 acres of open space, resort-style amenities, and essential services, including Madera County Fire Station 7, the Sheriff's Substation, and Camarena Health. Tesoro Viejo is also home to the Tesoro Industrial Business Park, which offers business-ready sites for a variety of light-industrial uses, including contractor services, electrical, landscaping, service businesses and warehousing.



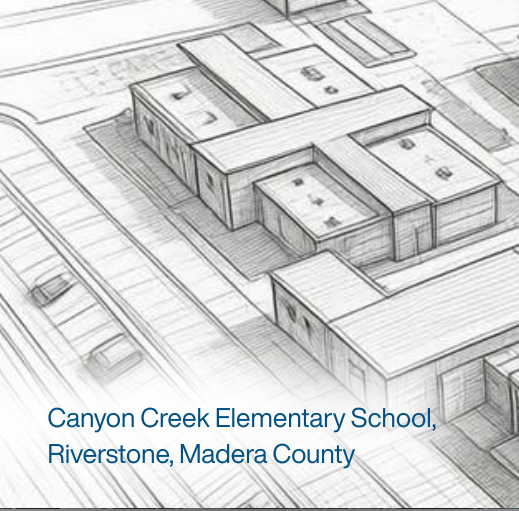
Orchard View, City of Chowchilla

[Orchard View](#) by Century Communities is in progress of building a multi-phase development of approximately 203 homes within the city limits of Chowchilla. Ninety-nine homes have been built, and building permits continue to be issued.

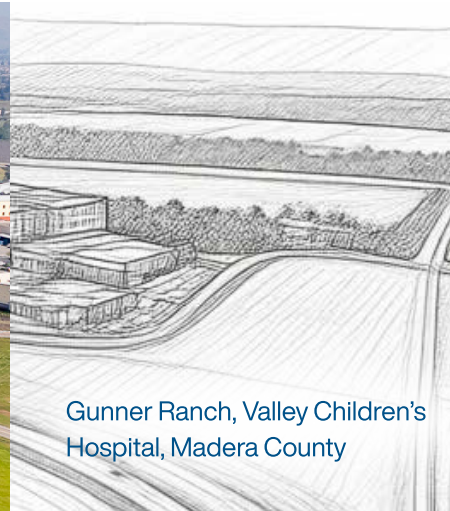
[Valley Children's Hospital](#) has acquired [Gunner Ranch West](#), adding 277 acres next to its campus with the aim of improving long-term financial stability and future growth. The land is fully approved for future mixed use development, although planning is in early stages.

[Rancho Calera](#) is a 561-acre mixed-use community east of Highway 99 in the City of Chowchilla, planned for up to 2,042 homes, parks, schools, commercial space, and trails. Phase one, is underway and development remains active.

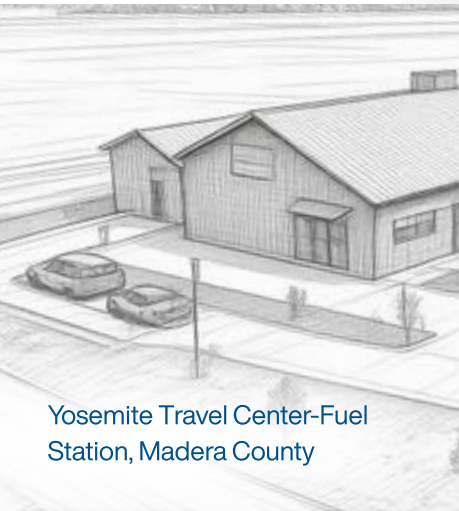
The [Tozer III Subdivision](#) in the City of Madera continues to move through the development process and is currently in final map review. The project will bring 168 new single-family homes on 29.08 acres located on the east side of Tozer Street.



Canyon Creek Elementary School,
Riverstone, Madera County



Gunner Ranch, Valley Children's
Hospital, Madera County



Yosemite Travel Center-Fuel
Station, Madera County



Raley's O-N-E Market, Riverwalk, Madera
County, digital rendering of the proposed
storefront exterior

Construction is underway on the [Colette-Martin Subdivision](#), a new single-family residential community in the City of Madera.

The [Pecan-Stadium Multifamily Residential Project](#) received approval for a new 108-unit multifamily residential development in the City of Madera, adding much-needed housing opportunities to the community.

GROUNDBREAKINGS

Riverwalk continues to gain momentum, attracting strong interest from prospective commercial tenants. Additional business announcements are expected in the coming months, supported by several executed leases and a robust pipeline of prospective tenants at various stages of letters of intent and lease negotiations.

[Raley's O-N-E Market](#) celebrated the groundbreaking of its new location at Riverwalk in Riverstone, marking an exciting milestone for the entire SR 41 corridor. O-N-E stands for Organic, Nutrition, and Education, reflecting Raley's commitment to providing quality foods, wellness resources, and nutrition education. With a focus on organic and minimally processed products, the market is designed to support healthier lifestyles and better living. The new store will serve as the anchor tenant of the Riverwalk retail center and is scheduled to open in March 2027.



Raley's O-N-E Market, Riverwalk, Madera County, groundbreaking

NEW BUSINESS

The [Yosemite Travel Center-Fuel Station](#) celebrated their ribbon cutting at the southeast corner of SR 41 and Tesoro Viejo Boulevard, the 76-branded fuel station features a neighborhood market, Jamba Juice and car wash.



Storelocal Storage, Tesoro Viejo, Madera County

[Storelocal Storage](#) is now open. The facility offers a range of storage units, covered and uncovered RV and boat storage, fully enclosed and climate-controlled units, a wash and dump station, propane and ice services, and 24/7 access.

[Madera Auto Center](#) opened a new location in the City of Chowchilla. The expansion strengthens the city's automotive service industry while creating new opportunities for local customers.



Madera Auto Center, City of Chowchilla, ribbon cutting

[Mark IV](#) opened a new distribution center in the City of Chowchilla. Specializing in custom steel fabrication, Mark IV serves a diverse range of industries, including automotive, military, fitness, furniture, and access systems, while also expanding its services to the construction industry.

[Daiso](#) celebrated its grand opening at the Madera Marketplace. The internationally recognized Japanese retailer offers a wide selection of affordable household goods, kitchenware, beauty products, stationery, snacks, and seasonal items, bringing a unique shopping experience to the Madera community.

The Dubai-based [Kahraman Agro](#) is expanding its U.S. footprint with a Madera facility, acquiring the former Gallo winery in Madera County. The company plans to reposition the site into a pistachio processing and packaging facility, bringing approximately 50 jobs to the area.

[1 Up Smog](#) celebrated its grand opening in the City of Chowchilla, adding another automotive service provider to the local business community.

[The Neighborhood Barbershop](#) celebrated its ribbon cutting in Madera Ranchos, adding another great local business to the growing community.



7-Eleven, City of Madera, ribbon cutting

Governor Gavin Newsom announced that the State of California will award [Gimme Health Foods Inc.](#), maker of the leading organic roasted seaweed snack brand, Gimme Seaweed, \$2.8 million in CalCompetes tax credits to support the expansion of its manufacturing operations in Madera. Gimme Health Foods Inc. acquired Quality Container Company's approximately 68,000 sq. ft. building in Madera to expand its manufacturing operations and is expected to create 102 jobs.

[7-Eleven](#) officially returned to the City of Madera with a new location along the Highway 99 corridor. The opening brings added convenience, fuel services, and new employment opportunities while representing another investment in one of the city's key commercial corridors.

[Lunitas Boutique](#) celebrated its grand opening in the City of Madera. A family-owned shop in Madera offering stylish, affordable fashion with unique pieces and a personal touch.

[Raven and Pines Bookstore](#) has officially celebrated its grand opening in Oakhurst. The new shop features a dedicated local interest section highlighting hiking trails and the history of Yosemite, with plans to host a variety of community events in the future.

[A & M Mercantile](#) opened a new home décor and collectibles store, bringing additional retail options to the City of Chowchilla. The new store contributes to the continued growth and diversification of the local business community.

[Crunch Fitness](#) celebrated its grand opening with a new 40,000 sq. ft. facility in the City of Madera. The facility features the "Crunch 3.0" layout, extensive weights, a HIITZone with indoor turf, and recovery amenities including HydroMassage beds and saunas.

[Car Vault](#) celebrated its grand opening in the City of Madera. As a new addition to the local business community, Car Vault offers quality used vehicles and a commitment to customer service.

[California Tire Solutions](#) opened a new wholesale used-tire and tire-casing facility in the City of Chowchilla, expanding its operations and adding another business to the city's growing automotive and distribution sectors.

[Tyler Badger Chowchilla Feed](#) opened a new feed store in the City of Chowchilla. The business provides agricultural feed and ranch supplies to local farmers, ranchers, and livestock operations.

[Sizzlin Smash Burgers](#) celebrated its grand opening in the City of Madera, bringing fresh, made-to-order smash burgers and a new local dining option to the community.

[Arbor Works](#) opened a new warehouse in Oakhurst. The company specializes in mechanized vegetation management, promoting safer and more efficient operations while supporting wildfire mitigation and infrastructure maintenance efforts.

[Derm Maven MD](#) held its ribbon cutting in the City of Madera. The practice offers a wide range of dermatology and aesthetic services, including general skincare, anti-aging treatments, injectables, and hair loss solutions.

[Junior's Auto & Tire](#) celebrated its grand opening, expanding the City of Chowchilla's automotive service offerings with new tires, vehicle repairs, and professional automotive expertise.

[MINISO](#) opened at the Madera Marketplace, expanding the city's retail offerings with a globally recognized lifestyle brand featuring home goods, toys, beauty products, electronics, collectibles, and everyday essentials.

[Eagle Tires and Wheels](#) opened its new location in the City of Madera, offering new and used tires, wheels, and minor auto repair services to the local community.

[Menchie's Frozen Yogurt](#) celebrated its grand opening in Riverwalk at Riverstone. The new addition enhances the Riverwalk experience for residents and visitors while supporting the continued growth of Riverstone.

[76 Big Bear Market](#) held its official grand opening, bringing added convenience, services, and another retail option to the Madera community.

[Cali Rays Sandwich Shop](#) opened its doors in the City of Madera, offering the community a new dining option.

COMING SOON

The [North Fork Mono Casino](#) continues to move forward with plans to open in Fall 2026. The new casino and entertainment destination is expected to create more than 1,500 jobs, providing significant employment opportunities and contributing to the region's growing tourism and hospitality economy.

[Valley Children's Healthcare](#) pioneering [Microgrid Power Project](#) remains on schedule with Phase 1, which includes solar panels, fuel cells and short-duration battery storage under construction. Valley Children's is hoping for the solar field to go live by Spring of 2027.

[Valley Children's Healthcare](#) is transforming 220 acres of its Madera campus into [The Hill](#), a mixed-use community featuring healthcare, housing, retail, office space, recreation, and hospitality. The project is expected to generate revenue to support the hospital's mission of providing the highest quality care for children while creating jobs, increasing tax revenue, and attracting new investment to Madera County. Valley Children's supports 1,130 local jobs in Madera County, and invests \$143 million each year through wages, operations, and capital improvements, generating approximately \$230 million in local economic activity, creating a stronger, healthier community with improved access to healthcare and greater opportunities for families to grow and thrive.

[Vivint Security Company](#) received permits for 22,344 sq. ft. of tenant improvements within an existing 50,274 sq. ft. industrial shell building at 1945 Independence Drive in Freedom Industrial Park, bringing new business activity to the industrial park.

[Happy Tree Nuts](#) completed 11,173 sq. ft. of tenant improvements and installed related almond processing equipment within an existing 50,274 sq. ft. industrial shell building also at 1945 Independence Drive in Freedom Industrial Park, supporting continued growth in Madera County's agricultural processing sector.

[Outbound Yosemite](#) is anticipated to open in Spring 2027, bringing a new hospitality destination to Madera County. Located just 25 minutes from the Yosemite South Gate entrance, the 17-acre property will feature thoughtfully designed cabins and gathering spaces, including a pool, terrace, restaurant, and event space designed for memorable stays and special events.

The [Madera County Department of Public Health](#) is developing a commercial kitchen within its [Community Resilience Center](#), located adjacent to the Public Health and Social Services Campus on Tozer Street. The center is expected to be completed by Spring 2028. The kitchen will support events held in the center's multipurpose space and provide future membership-based access for local businesses, creating additional opportunities for community and economic activity.

[Bath & Body Works](#) is now open at the Madera Marketplace shopping center, expanding the center's retail offerings in the City of Madera.

[The Almond Company](#) completed tenant improvements for a new almond pasteurization facility within a 22,500 sq. ft. industrial shell building at 425 S. Pine Street, adding to Madera's food and agricultural processing capacity.

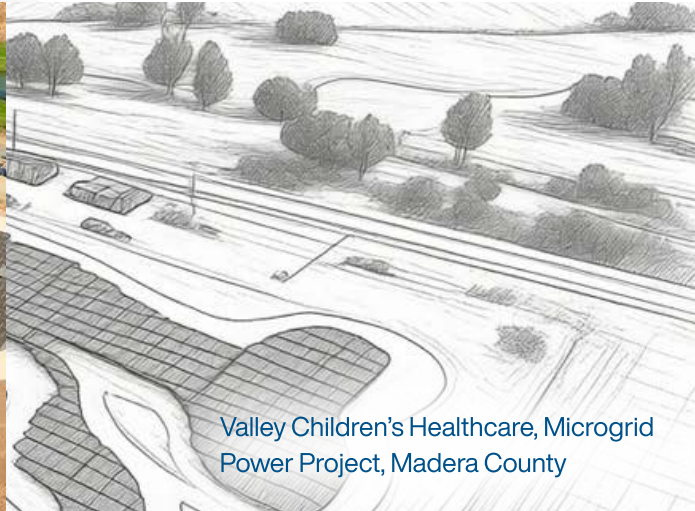


Menchie's Frozen Yogurt,
Riverwalk, Madera County,
ribbon cutting

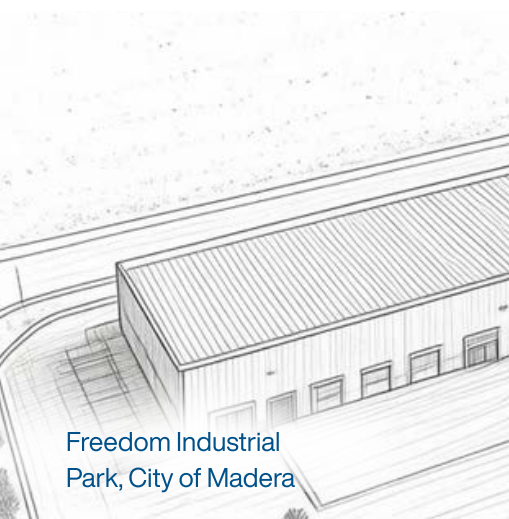
76 Big Bear Market, City of Madera,
ribbon cutting



North Fork Mono Casino



Valley Children's Healthcare, Microgrid Power Project, Madera County



Freedom Industrial Park, City of Madera



Yosemite Outbound, Eastern Madera County

EDUCATION

Golden Valley Unified School District, hosted their ribbon cutting of [Canyon Creek Elementary](#) in Riverstone. It will provide a modern learning environment designed to support students and families, and the continued growth of the community for years to come.

Madera Unified School District assisted with the ribbon cutting ceremony for [King Husein School](#) in the City of Madera. The new K–8 school, named in honor of King Husein, founder of Madera-based Span Construction and Engineering, is expected to eventually serve more than 1,000 students. Husein generously donated the 50 acres on which the new campus was built. The new campus will expand educational opportunities for Madera's growing community while providing modern learning spaces designed to support student success.

[Madera Community College Agave Innovation Center](#) marked a significant milestone in its Agave Innovation Center initiative with the planting of its first on-campus Agave field. The project is designed to evaluate agave as a viable crop for California's changing climate and water conditions, while providing students with hands-on training and applied research experience.

HEALTHCARE

[Valley Children's Healthcare](#) unveiled their plans to build a 73,000 sq. ft. [Ambulatory Pavilion](#) at its Madera campus, a project designed to centralize specialty services for children with complex medical needs. The pavilion is expected to break ground in Spring 2027 and will bring multiple specialists and support services together, reducing the need for families to travel between appointments.

Madera County broke ground on its [Mental Health and Addiction Crisis Center](#). The 17,000 sq. ft. facility will provide care for adults and youth who do not require hospitalization or involvement with the justice system, offering a more appropriate and compassionate alternative for care.

[Camarena Health](#) celebrated the grand opening of its new facility in Madera Ranchos, expanding access to essential healthcare and dental services for the community.

[Alpha Care Pharmacy](#) officially opened, expanding access to healthcare services and strengthening the City of Chowchilla's growing medical sector. The pharmacy provides prescription services, immunizations, medication delivery, and durable medical equipment to meet the needs of the local community.

[Madera County's Public Health Department](#) celebrated the grand opening of its expanded laboratory and upgraded public health clinic providing more advanced services to residents and expanding capacity to detect and treat illnesses.

The [Rural Health Network](#) has opened a new clinic in the City of Chowchilla. The clinic offers family medicine, general pediatrics, chronic care management, and wellness exams, providing comprehensive care for patients of all ages.

[Camarena Occupational Health](#) opened a new office in the City of Madera, specializing in workers' compensation care. The new location is committed to supporting a safe and healthy workforce through injury treatment, DOT physicals, pre-employment screenings, and drug and alcohol testing.

[MindDivers](#), a veteran-owned business focused on mental health and wellness, celebrated its grand opening. The practice provides therapy services for individuals, couples, families, and children, with services also available in Spanish.

[J&P Spine & Joint Center](#) celebrated its grand opening in the City of Madera. The center is dedicated to helping community members feel better, move better, and live better through its services.



Camarena Health Clinic, Madera Ranchos, Madera County



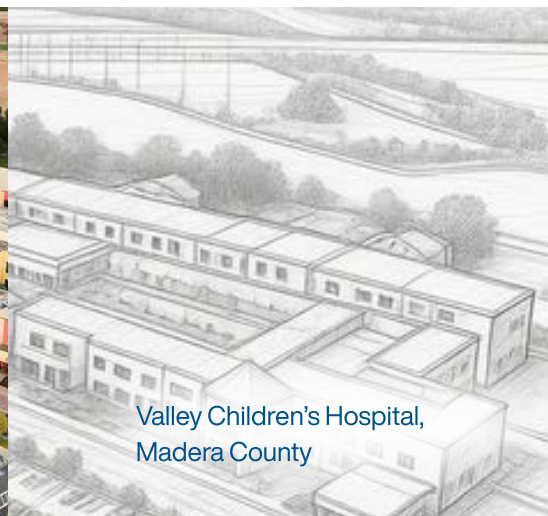
King Husein School, City
of Madera



Madera Community College Agave
Innovation Center, Madera County



Valley Children's Healthcare
Ambulatory Pavilion, Madera County,
digital rendering of the proposed
pavilion



Valley Children's Hospital,
Madera County

HAPPENINGS

[Minarets Crossing](#), a 34-acre commercial development at Highway 41 and Road 200 in Eastern Madera County includes 10 initial parcels, with four more underway, and features full utility infrastructure including public water, sewer, propane, and fiber optic service.

[Joey's Glass & Tint](#) opened its second location in Chowchilla, demonstrating continued growth by a local business. The company provides glass and window tinting services, as well as custom vehicle wraps, further expanding the city's automotive service offerings.

The City of Chowchilla celebrated the grand opening of [The Chow Stand](#) at Edward Ray Park. The new concession stand provides an enhanced gathering space for families, youth sports participants, and visitors enjoying the park.

[Cali Kutz](#) opened its new location after 18 years in business. The longtime local business continues to serve the community with the same dedication and commitment that have made it a trusted name in Madera.

The [AutoZone Distribution Center](#) held its official ribbon cutting, marking an important milestone for the new facility and its investment in the City of Chowchilla. The project created lasting economic benefits for both Chowchilla and Madera County, strengthening the region's industrial and logistics sector.

[Gonzalez Boxing](#) held its grand opening at their new location on Road 26, in Madera County. The new location was necessary for the growth of their program and expanding the opportunities for young athletes.

The State of California announced its largest State Parks expansion in decades, adding three new parks, including the [San Joaquin River Parkway](#) along the Madera-Fresno County line. State Parks will engage local communities and stakeholders to help shape the parks' future, with a visioning report and recommendations expected in Fall 2026.



AutoZone Distribution Center,
City of Chowchilla, ribbon
cutting

PUBLIC IMPROVEMENTS

Madera County held the groundbreaking ceremony for the [SR 41 Expressway Project](#), officially marking the largest public works project in Madera County history. The project will expand SR 41 from two to four lanes between Avenue 10 and Avenue 15. Improvements will also include a new southbound bridge over Avenue 11, a new traffic signal at Avenue 12, and modifications to the existing signal at Avenue 15. Construction will maintain traffic flow along the existing lanes and is anticipated to be completed by May 2028.

The [Rio Mesa Boulevard Project](#) officially broke ground in July 2025 and is slated for completion by late 2026. The project will establish a critical connection between the growing Tesoro Viejo community and SR 41 via Avenue 12.

The City of Madera, in partnership with the Caltrans and Cal Valley Construction, broke ground on the [SR 145 Improvement Project](#). The project will enhance the downtown core, improve transportation infrastructure, and support long-term economic development throughout the community.

The City of Madera hosted a ribbon-cutting run and walk to celebrate trail improvements at [Town and Country Park](#). The upgrades are part of a broader effort to revitalize the city's parks and green spaces, providing residents with improved opportunities for recreation, walking, and outdoor activities.



SR 41 Expressway
Project, Madera County,
groundbreaking

MCEDC 2025-2026 YEAR-END HIGHLIGHTS

2026 ECONOMIC SUMMIT

MCEDC's 2026 Economic Summit brought together business, development, policy and real estate leaders from across California to explore the opportunities and challenges shaping Madera County's economic future. The discussion highlighted the county's rapid growth, strong demand for housing, and potential for expanded commercial, retail and industrial development. Panelists discussed the importance of transforming growing residential communities into places where people can also work, shop and build businesses, while emphasizing the need for long-term planning, streamlined regulations, infrastructure and reliable energy access to support continued investment. Madera County's strategic location and available land position the region for continued growth, with the potential to become a major logistics and economic hub in the Central Valley.



MCEDC Economic Summit, San Joaquin Winery, Madera County

CALED AWARD

MCEDC was recognized by the Madera County Board of Supervisors for receiving the California Association for Local Economic Development (CALED) "Innovation in Digital Media" Award for its Local Business Highlights Initiative.

Led by the MCEDC Board, the initiative has played a vital role in promoting small businesses throughout Madera County, including the Cities of Madera and Chowchilla. By highlighting the stories, accomplishments, and contributions of local entrepreneurs, the program has helped amplify their voices and strengthen connections within the local business community.



CALED Award recognition

2025 STATE OF THE COUNTY

The 2025 State of the County featured presentations from key community leaders, including the Chair of the Madera County Board of Supervisors, the City Manager of the City of Madera, the Mayor of the City of Chowchilla, and the CEO of the Eastern Madera County Foundation. Each speaker provided an annual update highlighting recent accomplishments, ongoing initiatives, and future plans shaping the economic landscape of Madera County.



State of the County, Madera Municipal Golf Course, City of Madera

LEGISLATIVE DAY

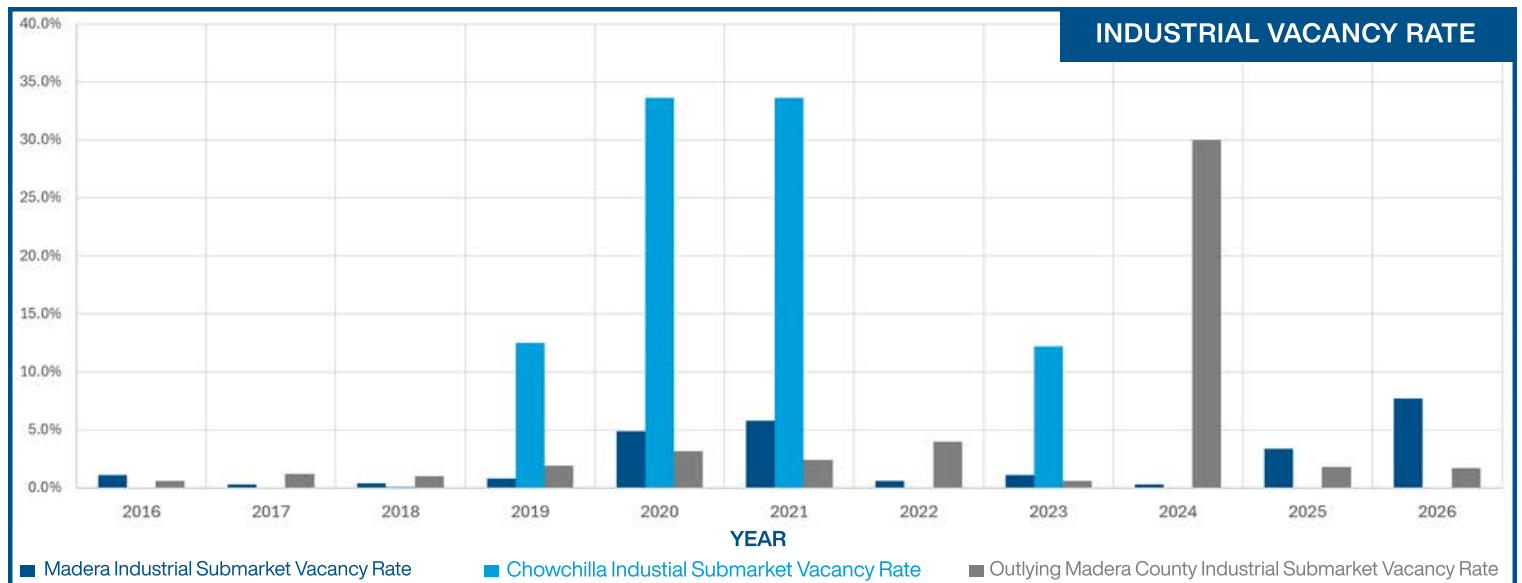
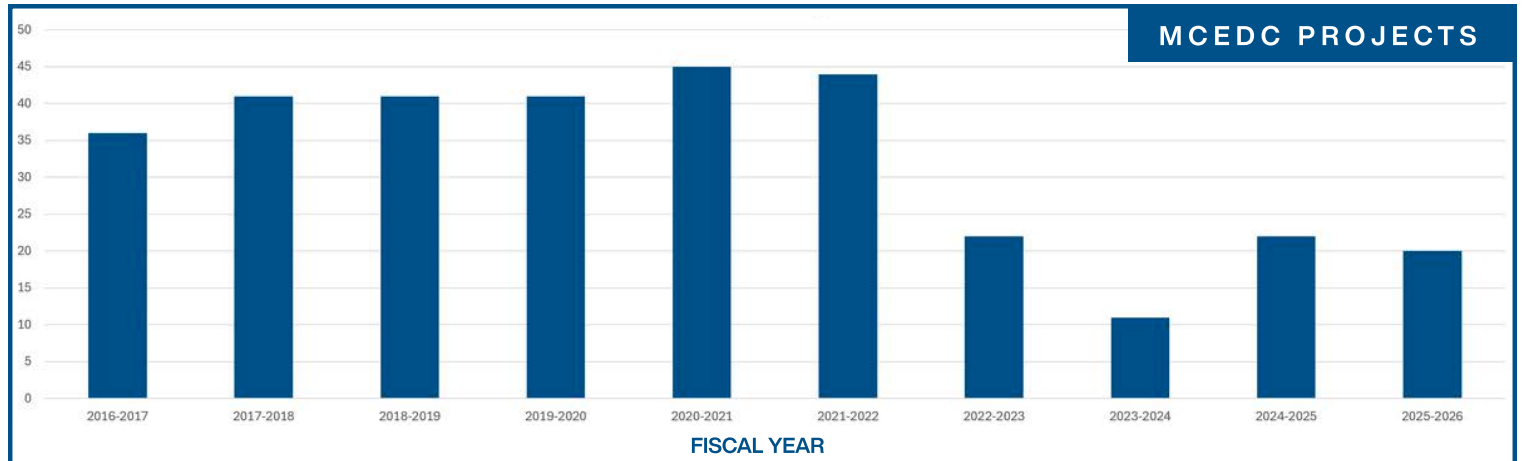
MCEDC Commissioners traveled to Sacramento for a Legislative Mission Trip to build relationships with state leaders, introduce them to MCEDC's mission, and share firsthand perspectives on economic development challenges and opportunities across Madera County and the Cities of Madera and Chowchilla. The visit strengthened the region's connection with state policymakers and helped elevate local economic development priorities.



Legislative Day, Sacramento

MARKET OVERVIEW

As of Q3 2026, the industrial vacancy rate in the Madera submarket stood at 7.7%, 0% in the Chowchilla submarket, and 1.7% in the outlying Madera County submarket, based on CoStar Reports. The Madera submarket industrial vacancy rate is currently above its five-year average of 2.9%, while the Chowchilla submarket remains below its five-year average of 8.2% and the outlying Madera County submarket is slightly above its five-year average of 1.5%. The Suburban Madera retail submarket had a vacancy rate of 4.7% in Q3 2026, 6.2% in the Chowchilla retail submarket, and 3.6% in the outlying Madera County submarket. The Chowchilla submarket was below its five-year average of 8.0%, while the Suburban Madera and the outlying Madera County submarkets were slightly above their five-year averages of 4.0% and 3.0%.



Source: CoStar



Source: CoStar

LOCAL BUSINESS HIGHLIGHTS

At MCEDC, we are committed to supporting and promoting local businesses as part of our ongoing efforts to strengthen the regional economy and showcase the entrepreneurial spirit in our communities. Throughout the year, we have highlighted several local businesses across Madera County and the Cities of Madera and Chowchilla to raise public awareness and promote their services within the community. Listed below are the businesses we have highlighted this fiscal year:

MADERA COUNTY BUSINESSES

- The Butcher Boss
- Yosemite Mountain Sugar Pine Railroad
- Reverent Coffee Company
- Bee's Bakery
- Quady Winery
- Beach Bum Farm & Bakery
- Raven & Pines Bookstore
- Country Chic Floral
- Oakhurst Spirits Distillery

CITY OF MADERA BUSINESSES

- H.O. Tires
- U-Tec Madera
- Cake Shop by Jill & Jill
- Sugar Pine Smokehouse
- Replenished
- JC Signs
- Sapore D'Italia Ristorante
- El Epazote

CITY OF CHOWCHILLA BUSINESSES

- The Coffee Saloon
- Enhanced Esthetics Studio
- The Paw Spa
- Go Time Pack & Ship
- Sitting Pretty

If you or someone you know has a suggestion for a small business highlight on our social media platforms and monthly newsletter, feel free to contact us. Please note that the final selection of the featured businesses is at the discretion of MCEDC.

OVERVIEW

The Madera County Economic Development Commission (MCEDC) is a [Joint Powers Authority](#) comprised of the [County of Madera](#), the [City of Madera](#), and the [City of Chowchilla](#). Commission members represent the [Chambers of Commerce](#) within [Madera County](#), [Board of Supervisors](#), [City Councils](#), [Workforce Development Board](#), [Industrial and Public Utility](#) sectors.

MARKETING

- Small Business Assistance
- Marketing Missions
- Trade Shows/Conferences
- Comprehensive Economic Development Strategy (CEDS)
- Website property database
- Annual Report
- Ribbon Cutting & Ground Breakings
- E-Biz Monthly Newsletter
- Social Media:
 - Facebook
 - Instagram
 - LinkedIn

AFFILIATIONS

- Governor's Office of Business and Economic Development (Go-Biz)
- Greater Madera County Industrial Association (GMCIA)
- Workforce Development Board of Madera County
- Eastern Madera County Foundation

MEMBERSHIPS

- California Central Valley Economic Development Corporation (CCVEDC)
- Society of Industrial and Office Realtors (SIOR)
- Team CA
- Building Industry Association of Fresno and Madera Counties (BIA)
- Commercial Real Estate Development Association (CREDA)
- California Association of Local Economic Development (CALED)
- International Council of Shopping Centers (ICSC)
- Madera Chamber of Commerce
- Bass Lake Chamber of Commerce
- Chowchilla Chamber of Commerce
- Golden Valley Chamber of Commerce
- Oakhurst Chamber of Commerce

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& MARKETING MANAGER

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