

AVAILABLE FOR LEASE

The Crossroads Shopping Center



Located at the SWC of Yosemite and Tozer Avenues in Madera, CA



HIGHLIGHTS

- ◆ Signalized Intersection
- ◆ High Traffic Counts
- ◆ Strong Demographics
- ◆ Abundant Parking



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1406-1470 East Yosemite Avenue - Madera, California

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Independently Owned and Operated

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1406 - 1470 E. Yosemite Avenue - Madera, CA



PROPERTY INFORMATION

Location Description: Constructed in 2009 and minutes from the 99 Freeway at the southwest corner of Yosemite & Tozer Avenues in Madera, CA. The Crossroads Shopping Center features tremendous visibility in a community setting. The center rests across from Millview Elementary and the Madera Sunrise Rotary Sports Complex.

Property Description: Anchored by Rancho San Miguel, and Family Dollar, the Crossroads Shopping Center boasts a strong mix of national, regional and local tenants, including: Taco Bell, Little Caesar's, H&R Block, McDonald's, and Ace Cash Express.

Total Gross Buildable SF:	140,641±
Total Land Size:	13.8± acres
Zoning:	Neighborhood Commercial
Lease Rate:	\$1.50, NNN

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2015 Est. Population:	22,039	46,513	69,948
2020 Est. Population:	22,599	48,220	72,646
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2015 Average:	\$46,271	\$47,872	\$52,661

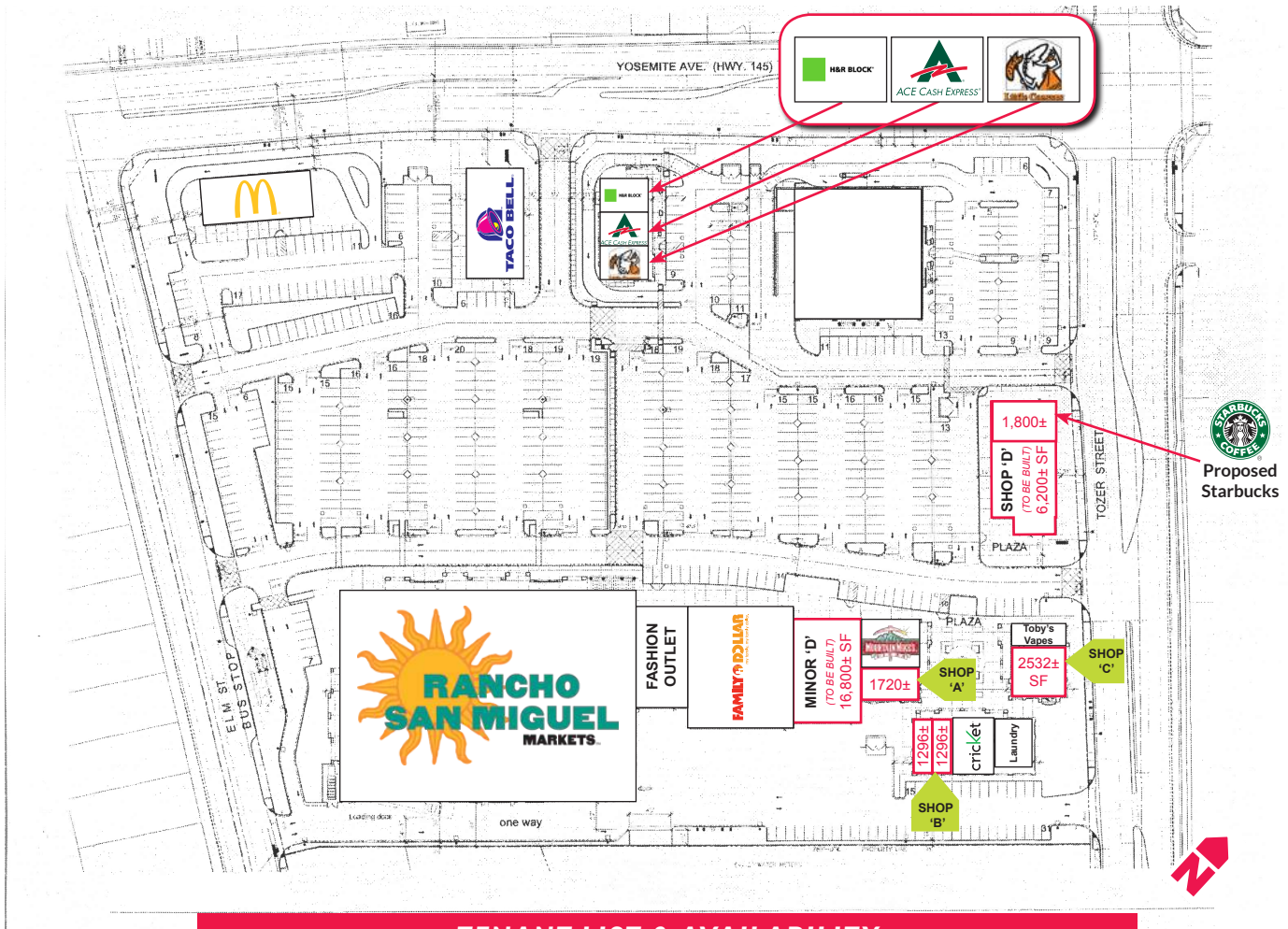
Source: AnySite

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SITE PLAN



TENANT LIST & AVAILABILITY

Rancho San Miguel Fashion Outlet Family Dollar Available McDonald's Taco Bell Little Caesars Pizza Ace Cash Express Fred Loyal Insurance H&R Block Mountain Mike's Available (Former Medical Office) Available Available Cricket Wireless Laundromat Available Available Available (Proposed Starbucks)	Major Anchor Jr. Anchor Minor B Pad B 1426 - Suite 100 Shop A Shop B Shop B Shop C Shop D (Build-to-Suit) Shop D	16,800± SF 1,720± SF 1,296± SF 1,296± SF 2,532± SF 6,200± SF (can be divided) 1,800± SF
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TRAFFIC VOLUME

TRAFFIC COUNTS

Yosemite Avenue: 12,500± ADT
Tozer Street: 22,326± ADT

Source: Sitewise (Estimated for 2017)



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