

Planet Fitness, Dollar Tree & Rite Aid Anchored Center Anchor, Pad & Shop Space Available **NWC Hwy 99 & Hwy 145 in Madera CA**



- 15,800± SF Anchor Space
- Pad Opportunity Next to Starbucks
- Pylon Freeway Sign
- High Visibility and Easy Access from All Sides of the Center
- Adjacent to crossing of Hwy 145 at Fwy 99 in Central Madera
- Freeway 99 Off-ramp to Olive Ave.
- 81,000± Traffic Fwy 99 at 145
- 32,365± Traffic at Olive & SR 145

Bethard Square Shopping Center

313 W. Olive Avenue
Madera, CA 93637

For more information, please contact:

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DRE # 01181635

PROPERTY SUMMARY

Bethard Square Shopping Center 313 W. Olive Ave. Madera, CA 93637 NWC Highway 99 & 145 Interchange

Location

Bethard Square Shopping Center is located at the northwest corner of W. Olive Avenue and S. I Street in central Madera, CA. This is a high traffic intersection with excellent visibility and access. The location is also adjacent to the overcrossing of CA-145 at CA-99.

Property Description

Anchor, pad, restaurant and shop space is available for lease.
Starbucks coming soon to new pad in front of the shopping center!
Up to 3,550± SF pad available next to new Starbucks location.

Anchors: Planet Fitness, Dollar Tree, Rite Aid

Available Pad & Shop Space:

Proposed Pad - Up to 3,550± SF
 329 W. Olive: 5,800± SF } Can be combined for 15,800± SF
 327 W. Olive: 10,000± SF }
 325 W. Olive: 6,090± SF - Can demise down to 1,367± SF
 315 W. Olive: 3,600± SF



Lease Rate: Please contact agent for more information.

2018 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population	17,876	54,726	73,260
Total Households	4,432	13,909	18,876
Avg HH Income	\$45,175	\$52,073	\$56,189
Total Daytime Pop	20,190	54,738	71,937

Source: AnySite

2018 Traffic Counts:

W Olive Ave @ SR 145: 15,165 ADT
 SR 145 @ Olive Ave: 17,200 ADT
 Total Surface Streets: 32,365 Avg Daily Traffic

CA-99 @ CA-145 (2017): 81,000 Annual ADT
 Total Exposure: 113,365 ADT

Source: Kalibrate TrafficMetrix, CA DOT

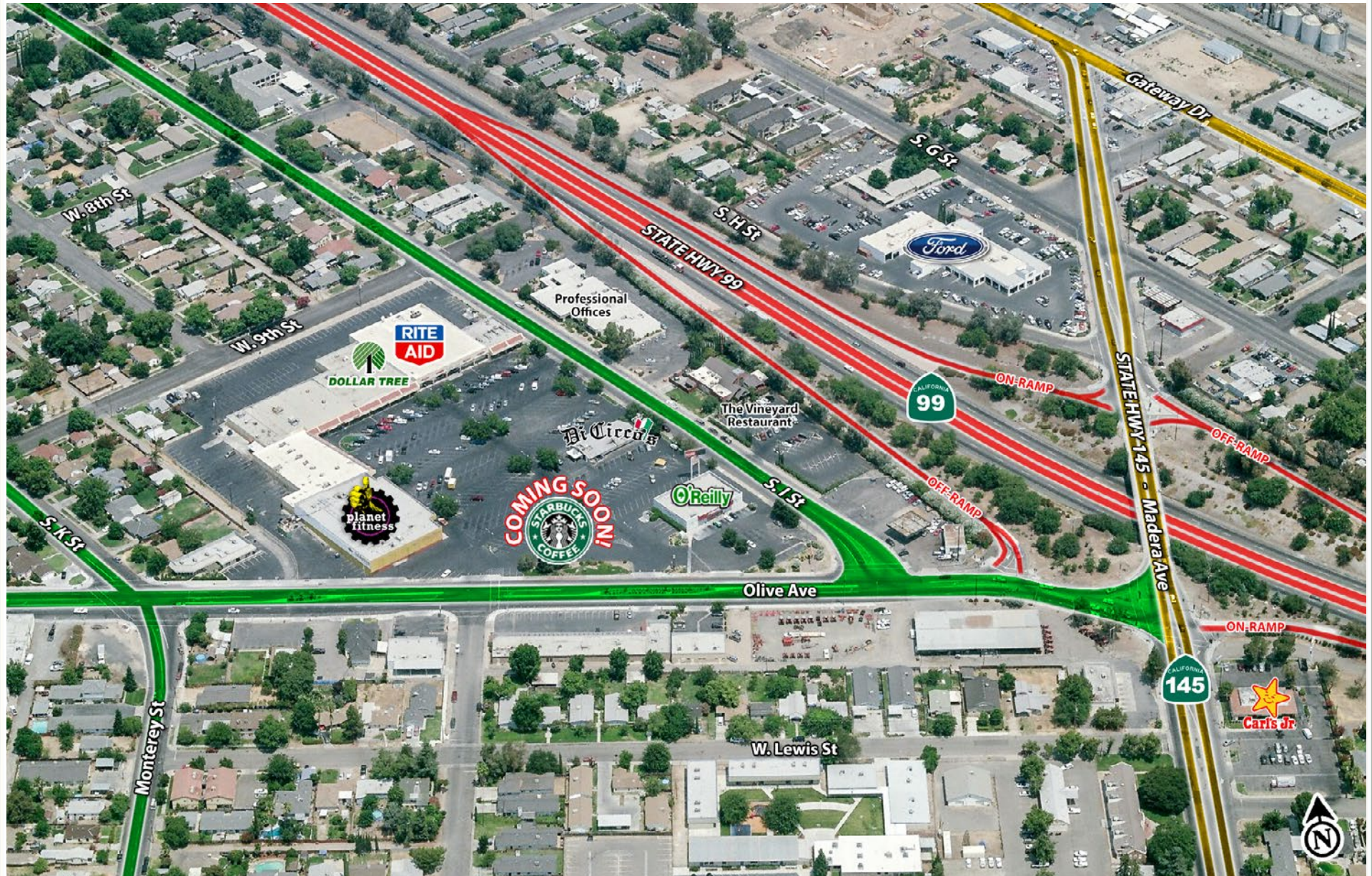


Bethard Square Availability Site Plan





Bethard Square Shopping Center Circulation

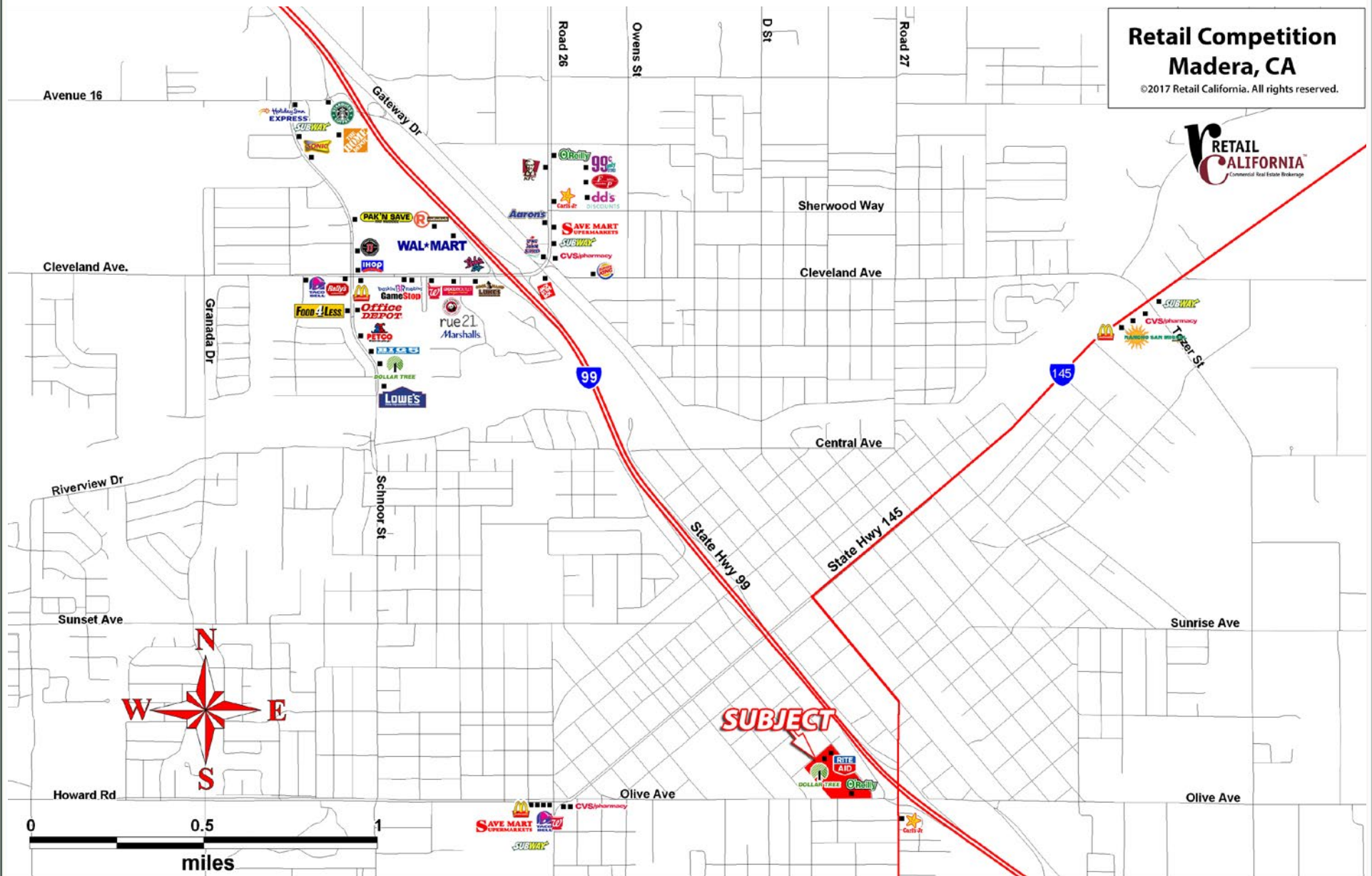


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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2019 Retail California. All rights reserved.

Retail Competition Madera, CA

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Retail California CRE Updated Summary Report



313 W Olive Ave
313 W Olive Ave Madera, CA 93637

22 April 2019

Coordinates Longitude: -120.060033
Latitude: 36.953032

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	14,340	41,339	52,747
2010 Total Population	16,513	52,907	70,599
2018 Total Population	17,876	54,726	73,260
2023 Total Population	19,248	56,991	76,093
Households Trend			
2000 Total Households	3,809	11,123	14,339
2010 Total Households	4,110	13,280	18,029
2018 Total Households	4,432	13,909	18,876
2023 Total Households	4,694	14,356	19,440
Population Change Trend			
2000 to 2010 Population Change	15.2%	28.0%	33.8%
2000 to 2018 Population Change	24.7%	32.4%	38.9%
2010 to 2023 Population Change	16.6%	7.7%	7.8%
2018 to 2023 Population Change	7.7%	4.1%	3.9%
Household Change Trend			
2000 to 2010 Household Change	7.9%	19.4%	25.7%
2000 to 2018 Household Change	16.4%	25.0%	31.6%
2010 to 2023 Household Change	14.2%	8.1%	7.8%
2018 to 2023 Household Change	5.9%	3.2%	3.0%
2018 Race			
White alone	60.0%	60.9%	61.0%
Black or African American alone	2.7%	2.8%	3.1%
American Indian and Alaska Native alone	4.3%	3.7%	3.5%
Asian alone	1.5%	1.8%	2.3%
Native Hawaiian and OPI alone	0.2%	0.2%	0.2%
Some Other Race alone	29.5%	28.5%	27.9%
Two or More Races	1.9%	2.0%	2.1%
2018 Income			
Per Capita Income	\$11,667	\$13,482	\$14,712
Household Income: Median	\$34,869	\$39,715	\$41,946
Household Income: Average	\$45,175	\$52,073	\$56,189
Less than \$10,000	11.9%	8.8%	8.2%

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
\$10,000 to \$14,999	7.1%	6.7%	6.1%
\$15,000 to \$19,999	7.6%	6.6%	6.4%
\$20,000 to \$24,999	5.2%	5.7%	6.0%
\$25,000 to \$29,999	11.0%	8.7%	7.2%
\$30,000 to \$34,999	7.4%	6.5%	6.8%
\$35,000 to \$39,999	6.5%	7.3%	6.8%
\$40,000 to \$44,999	7.7%	6.6%	6.4%
\$45,000 to \$49,999	2.8%	4.4%	5.0%
\$50,000 to \$59,999	7.5%	8.1%	7.8%
\$60,000 to \$74,999	10.0%	9.7%	9.0%
\$75,000 to \$99,999	7.3%	8.5%	10.2%
\$100,000 to \$124,999	5.2%	7.0%	7.1%
\$125,000 to \$149,999	0.9%	2.7%	3.3%
\$150,000 to \$199,999	1.2%	1.8%	2.3%
\$200,000 or more	0.6%	0.9%	1.4%
Average household size	3.9	3.9	3.8
Total Daytime Population	20,190	54,738	71,937
Total Employee Population	7,325	15,614	20,019
Total Daytime at Home Population	12,865	39,124	51,918
Total Employee Population (% of Daytime Population)	36.3%	28.5%	27.8%
Total Daytime at Home Population (% of Daytime Population)	63.7%	71.5%	72.2%