

AVAILABLE FOR LEASE

The Crossroads Shopping Center - Former CVS



Newmark Grubb
Pearson Commercial



Kidder
Mathews

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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For Additional Information Please Contact:

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1406-1470 East Yosemite Avenue

Madera, California

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Independently Owned and Operated

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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PROPERTY DETAILS

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: Little Caesar's, H&R Block, McDonald's, and Ace Cash Express.

Shopping Center GLA:	140,641±
Total Land Size:	13.8± acres
Zoning:	Neighborhood Commercial
Lease Rate:	Negotiable

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population Estimated 2013	21,887	45,592	68,674
Population Projection 2018	22,942	47,423	72,091
Average HH Income 2013	\$39,873	\$43,891	\$51,877

Source: Claritas 2013

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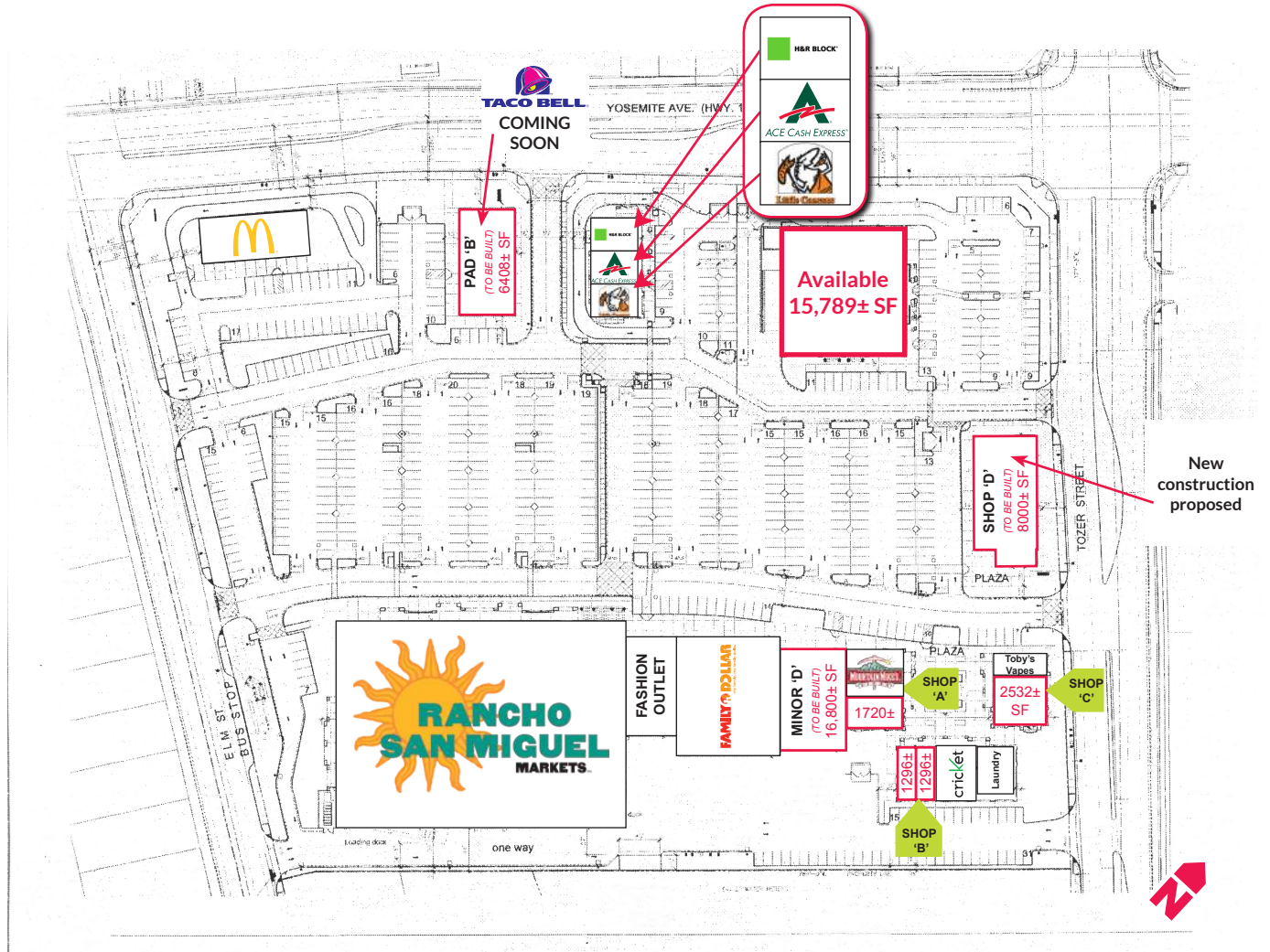
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The Crossroads Shopping Center



SITE MAP



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TRAFFIC & MAPS



TRAFFIC VOLUME

Yosemite Avenue at Elm Street

Northbound traffic:	±646 cars per day
Eastbound traffic:	±13,854 cars per day
Westbound traffic:	±6,727 cars per day
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Total traffic:	±21,228 cars per day

Tozer Street: NW of Clinton Street

Northbound traffic:	±6,544 cars per day
Southbound traffic:	±6,725 cars per day
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Total traffic:	±13,269 cars per day

Source: City of Fresno Department of Traffic Engineering 2013; adjusted 3% per year for growth.



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