

HIGH TRAFFIC · DOWNTOWN MADERA LOCATION  
**FREESTANDING BUILDING FOR LEASE**

528 E. YOSEMITE AVE (HWY 145) · MADERA, CA 93638



★ Hard Corner Location

★ Existing Drive-Thru

★ 25,100± Daily Traffic

★ Signalized Intersection

★ Ample Parking 20 Stalls

★ Monument Signage



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## Location Description:

The subject property is a freestanding bank building with existing drive-thru located at the southwest corner of Yosemite Avenue (Hwy 145) and Lake St. in downtown Madera, CA. The building was formerly occupied by Citibank.

## Property Highlights:

Signalized intersection; Existing drive-thru; 20 parking stalls; Monument signage available. Nearby tenants within a half-mile include Bank of America, Wells Fargo, Chase Bank, Rancho San Miguel Market, McDonalds, Little Caesar's, Mountain Mike's Pizza, Dollar General, AutoZone, American Tire Depot, Dept. of Social Services, and Social Security Administration.

**Building Size:** 4,561± SF

**Lease Rate:** Please contact agent for more information.

## 2019 Demographics:

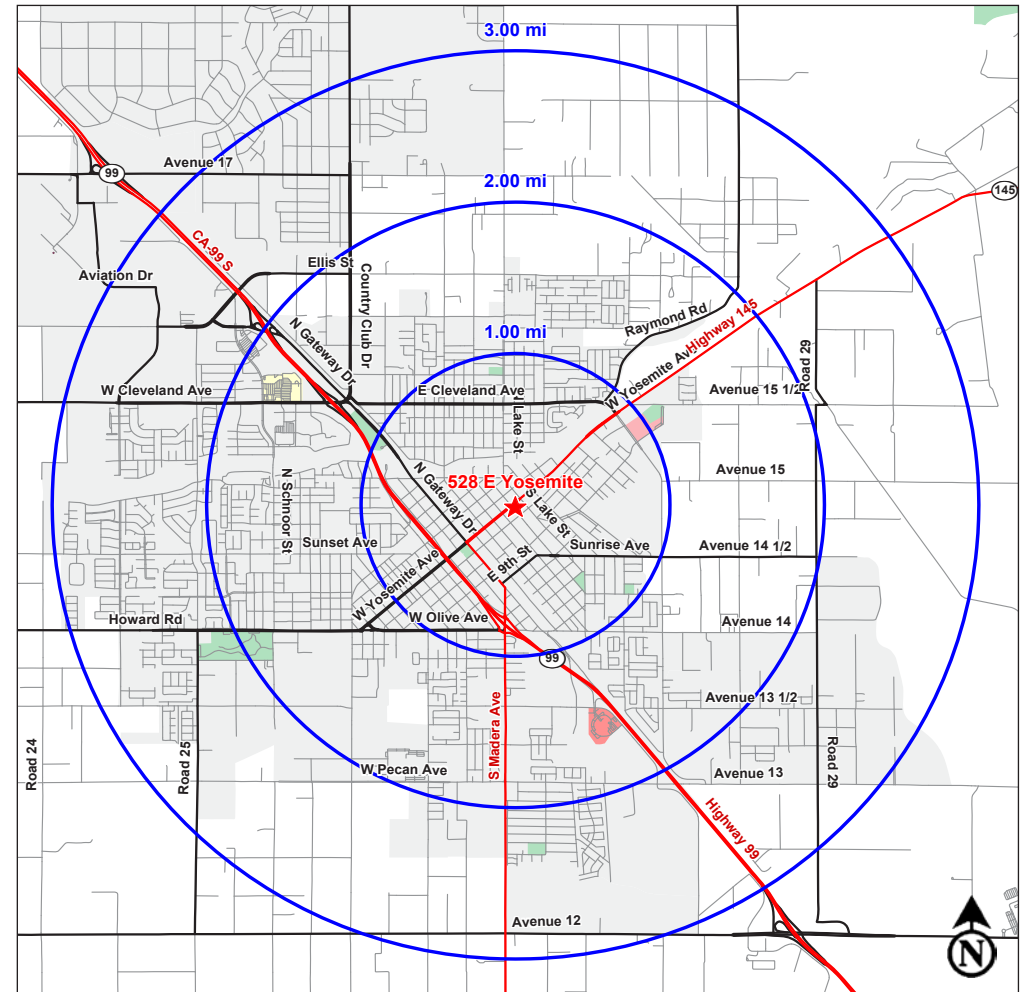
	1 Mile	2 Miles	3 Miles
Total Population:	23,677	57,486	78,859
Total Households:	5,411	13,913	19,885
Avg. HH Income:	\$49,632	\$59,063	\$65,872
Total Daytime Pop:	27,160	57,661	70,236

Data Source: AnySite

## 2018 Traffic Counts:

Yosemite (Hwy 145):	18,285 ADT
Lake Street:	6,861 ADT
Total:	25,146 Avg Daily Traffic

Data Sources: AnySite, Kalibrate



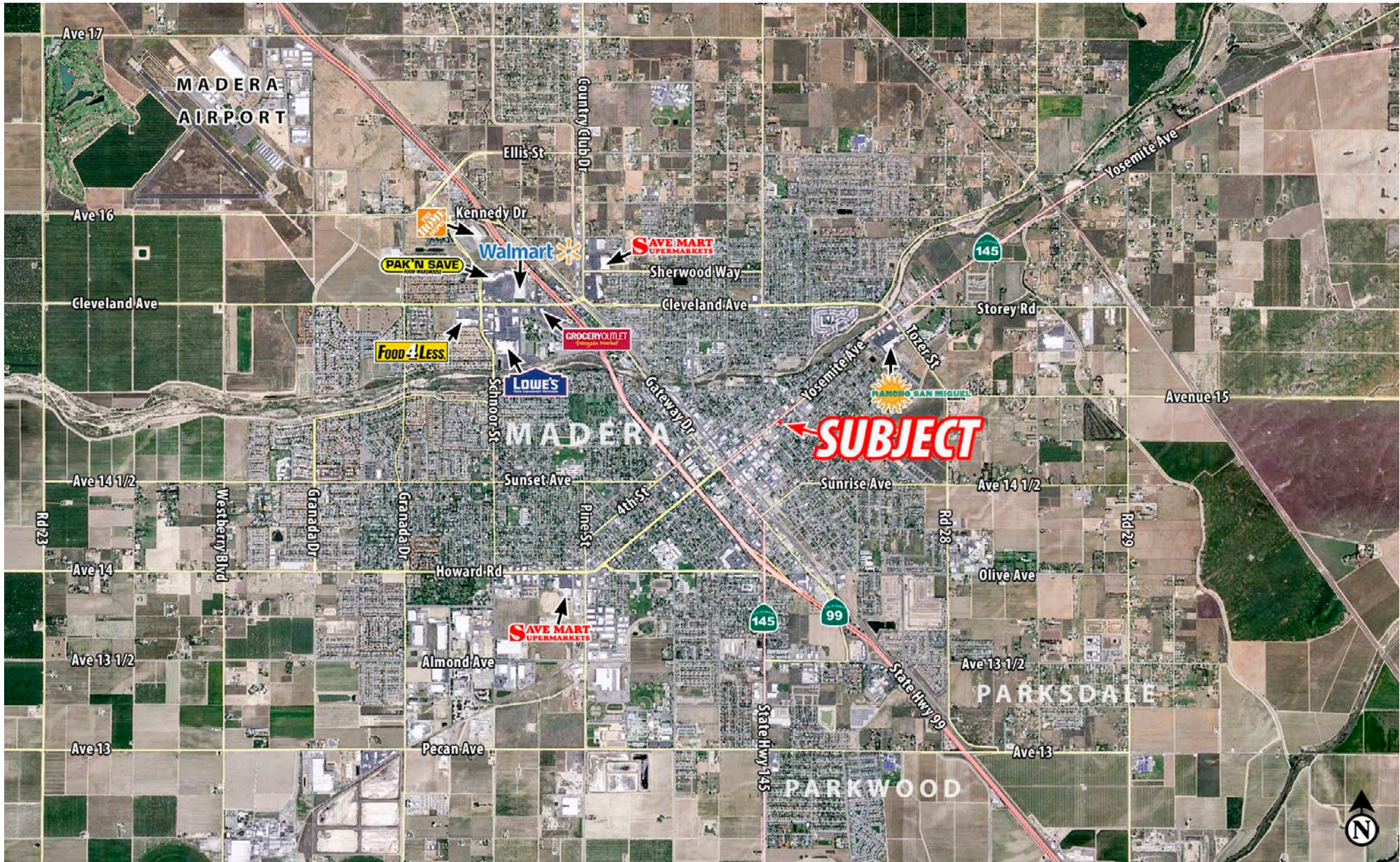
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been 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.

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## 528 E Yosemite Ave, Madera, CA 93638

### Sitewise

#### Pop-Facts: Population Quick Facts

Pop-Facts: Population Quick Facts	528 E Yosemite Ave, Madera, CA 93638 0 - 1 mi		528 E Yosemite Ave, Madera, CA 93638 0 - 2 mi		528 E Yosemite Ave, Madera, CA 93638 0 - 3 mi	
<b>Population</b>						
2024 Projection	24,372		59,831		82,398	
2019 Estimate	23,677		57,486		78,859	
2010 Census	22,619		53,216		72,548	
2000 Census	19,108		41,593		54,399	
Growth 2019-2024	2.93%		4.08%		4.49%	
Growth 2010-2019	4.68%		8.02%		8.70%	
Growth 2000-2010	18.37%		27.94%		33.36%	
<b>2019 Est. Population by Age</b>	<b>23,677</b>		<b>57,486</b>		<b>78,859</b>	
Age 0 to 4	2,609	11.02%	5,888	10.24%	7,657	9.71%
Age 5 to 9	2,319	9.80%	5,565	9.68%	7,429	9.42%
Age 10 to 14	2,108	8.90%	5,155	8.97%	7,039	8.93%
Age 15 to 17	1,302	5.50%	3,089	5.37%	4,187	5.31%
Age 18 to 20	1,164	4.92%	2,750	4.78%	3,727	4.73%
Age 21 to 24	1,487	6.28%	3,501	6.09%	4,780	6.06%
Age 25 to 34	3,623	15.30%	8,491	14.77%	11,308	14.34%
Age 35 to 44	3,301	13.94%	7,845	13.65%	10,507	13.32%
Age 45 to 54	2,375	10.03%	5,934	10.32%	8,427	10.69%
Age 55 to 64	1,665	7.03%	4,460	7.76%	6,540	8.29%
Age 65 to 74	959	4.05%	2,793	4.86%	4,296	5.45%
Age 75 to 84	516	2.18%	1,402	2.44%	2,117	2.68%
Age 85 and over	248	1.05%	614	1.07%	846	1.07%
Age 16 and over	16,215	68.48%	39,869	69.35%	55,364	70.21%
Age 18 and over	15,337	64.78%	37,790	65.74%	52,547	66.63%
Age 21 and over	14,173	59.86%	35,040	60.95%	48,820	61.91%
Age 65 and over	1,722	7.27%	4,809	8.37%	7,259	9.21%
<b>2019 Est. Median Age</b>	<b>27.34</b>		<b>28.29</b>		<b>29.08</b>	
<b>2019 Est. Average Age</b>	<b>30.28</b>		<b>31.26</b>		<b>32.05</b>	

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**528 E Yosemite Ave, Madera, CA 93638**

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**Pop-Facts: Population Quick Facts**

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<b>2019 Est. Population by Single-Classification Race</b>	<b>23,677</b>		<b>57,486</b>		<b>78,859</b>	
White Alone	10,824	45.72%	26,605	46.28%	37,935	48.11%
Black or African American Alone	652	2.76%	1,767	3.07%	2,452	3.11%
American Indian and Alaska Native Alone	979	4.13%	1,978	3.44%	2,436	3.09%
Asian Alone	231	0.98%	967	1.68%	1,820	2.31%
Native Hawaiian and Other Pacific Islander Alone	31	0.13%	90	0.16%	114	0.14%
Some Other Race Alone	9,996	42.22%	23,669	41.17%	30,727	38.96%
Two or More Races	963	4.07%	2,410	4.19%	3,375	4.28%
<b>2019 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>23,677</b>		<b>57,486</b>		<b>78,859</b>	
Hispanic or Latino	21,199	89.53%	48,600	84.54%	64,165	81.37%
Not Hispanic or Latino	2,478	10.47%	8,886	15.46%	14,694	18.63%
<b>2019 Est. Population by Sex</b>	<b>23,677</b>		<b>57,486</b>		<b>78,859</b>	
Male	12,510	52.83%	29,627	51.54%	40,290	51.09%
Female	11,167	47.17%	27,859	48.46%	38,569	48.91%
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<b>Households</b>						
2024 Projection	5,566		14,426		20,688	
2019 Estimate	5,411		13,913		19,885	
2010 Census	5,179		13,054		18,579	
2000 Census	4,738		10,987		14,826	
Growth 2019-2024	2.86%		3.68%		4.04%	
Growth 2010-2019	4.49%		6.58%		7.03%	
Growth 2000-2010	9.30%		18.82%		25.32%	
<b>2019 Est. Households by Household Income</b>	<b>5,411</b>		<b>13,913</b>		<b>19,885</b>	
Income Less than \$15,000	903	16.68%	1,899	13.65%	2,318	11.65%
Income \$15,000 to \$24,999	835	15.43%	1,748	12.56%	2,211	11.12%
Income \$25,000 to \$34,999	848	15.67%	1,809	13.01%	2,262	11.38%
Income \$35,000 to \$49,999	951	17.58%	2,436	17.51%	3,330	16.75%
Income \$50,000 to \$74,999	786	14.52%	2,321	16.68%	3,471	17.46%
Income \$75,000 to \$99,999	412	7.61%	1,363	9.80%	2,207	11.10%
Income \$100,000 to \$124,999	300	5.54%	993	7.14%	1,692	8.51%
Income \$125,000 to \$149,999	248	4.59%	748	5.38%	1,230	6.19%
Income \$150,000 to \$199,999	96	1.78%	348	2.50%	650	3.27%
Income \$200,000 to \$249,999	24	0.44%	131	0.94%	273	1.37%
Income \$250,000 to \$499,999	8	0.15%	90	0.64%	186	0.94%
Income \$500,000 or more	1	0.01%	27	0.19%	55	0.28%
<b>2019 Est. Average Household Income</b>	\$ 49,362		\$ 59,063		\$ 65,872	
<b>2019 Est. Median Household Income</b>	\$ 36,889		\$ 44,237		\$ 49,195	
<b>2019 Median HH Inc. by Single-Classification Race</b>						
White Alone	\$ 35,421		\$ 42,340		\$ 47,135	
Black or African American Alone	\$ 24,815		\$ 36,344		\$ 44,929	
American Indian and Alaska Native Alone	\$ 28,441		\$ 45,441		\$ 52,196	
Asian Alone	\$ 75,205		\$ 71,442		\$ 68,860	
Native Hawaiian and Other Pacific Islander Alone	\$ 78,138		\$ 78,139		\$ 74,924	
Some Other Race Alone	\$ 39,206		\$ 46,462		\$ 51,765	
Two or More Races	\$ 48,642		\$ 51,893		\$ 55,034	
Hispanic or Latino	\$ 37,334		\$ 42,631		\$ 46,415	
Not Hispanic or Latino	\$ 34,437		\$ 49,960		\$ 60,424	
<b>2019 Est. Households by Household Type</b>	<b>5,411</b>		<b>13,913</b>		<b>19,885</b>	
Family Households	4,387	81.08%	11,375	81.76%	16,259	81.76%
Nonfamily Households	1,024	18.92%	2,538	18.24%	3,626	18.24%

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<b>2019 Est. Group Quarters Population</b>	<b>506</b>		<b>759</b>		<b>833</b>	
<b>2019 Est. Households by Household Size</b>	<b>5,411</b>		<b>13,913</b>		<b>19,885</b>	
1-person	760	14.04%	1,918	13.79%	2,756	13.86%
2-person	841	15.55%	2,592	18.63%	3,987	20.05%
3-person	680	12.57%	1,981	14.24%	2,958	14.88%
4-person	808	14.94%	2,199	15.80%	3,246	16.32%
5-person	751	13.87%	1,880	13.51%	2,648	13.32%
6-person	566	10.47%	1,304	9.37%	1,747	8.79%
7-or-more-person	1,004	18.56%	2,040	14.66%	2,542	12.78%
<b>2019 Est. Average Household Size</b>	<b>4.28</b>		<b>4.08</b>		<b>3.92</b>	
<b>2019 Est. HHs by Type by Presence of Own Children</b>	<b>4,387</b>		<b>11,375</b>		<b>16,259</b>	
Married-Couple Family, own children	1,801	41.06%	4,501	39.57%	6,378	39.23%
Married-Couple Family, no own children	856	19.51%	2,798	24.60%	4,522	27.81%
Male Householder, own children	360	8.21%	763	6.71%	1,009	6.21%
Male Householder, no own children	238	5.42%	605	5.32%	795	4.89%
Female Householder, own children	711	16.20%	1,691	14.86%	2,204	13.56%
Female Householder, no own children	421	9.60%	1,018	8.95%	1,350	8.31%
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