

High Profile Freestanding Building Available for Sublease



Southwest Corner of Yosemite Ave. & Lake St. Madera, California

Property Features:

- ±4,480 SF former bank branch
- Highly visible corner location
- Free-standing building in Downtown Madera
- Zoning: C-1 (Light Commercial)
- Lease Rate: Inquire with agent



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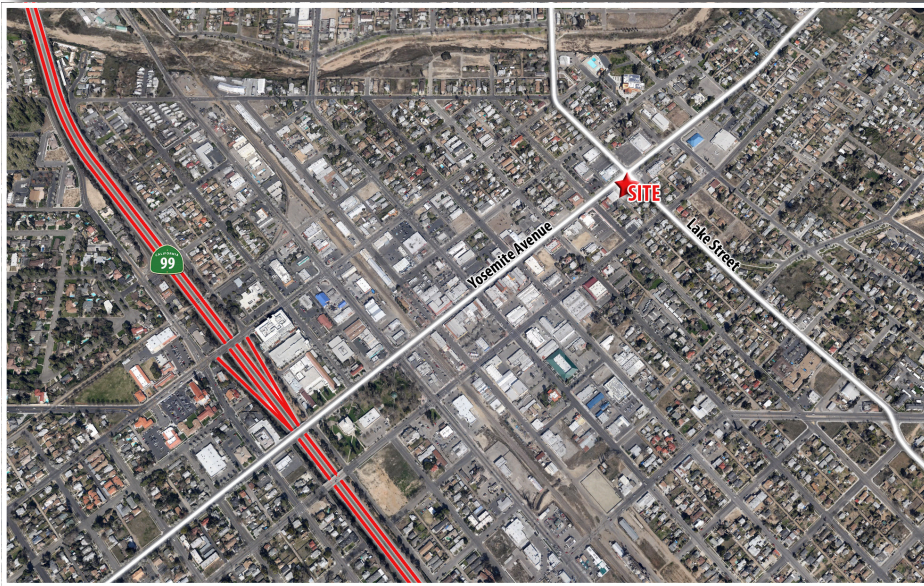
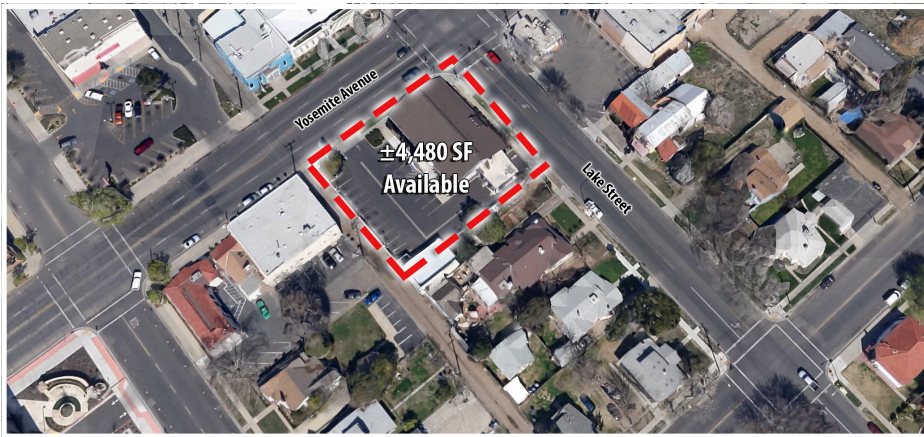
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Location: 530 E. Yosemite Avenue
Madera, California

Building Size: ± 4,480 SF

Traffic Counts:

Yosemite Ave.	16,025 ADT
Lake St.	4,434 ADT
Total	20,459 ADT

Source: KSS Fuels, 2012

Demographics:

	1 Mile	2 Mile	3 Mile
Population	24,156	54,557	74,984
Avg HH Income	\$38,963	\$48,145	\$54,300



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