

MADERA MARKETPLACE

NWQ OF W. CLEVELAND AND HIGHWAY 99 MADERA, CALIFORNIA

RETAIL SPACE FOR LEASE
\$1.50-\$1.75/SF NNN



900sf to 6,000sf Available

PROPERTY FEATURES

- Anchored by Walmart and Pak and Save. Co-tenants include Sally Beauty Supply, Payless Shoe Source, Learn 4 Life and Jimmy John's Gourmet Sandwiches.
- Located across street from Madera Fair Grounds & Speedway
- Easy access from Freeway 99
- Traffic Counts of 29,000 cars per day



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	12,214	72,466	86,473
EST. DAYTIME POPULATION	3,537	16,824	21,421
EST. HOUSEHOLD INCOME	\$71,475	\$65,023	\$66,883

For more information, please contact:

CHASE LEMLEY
Sales Associate
(559) 433 3520
chase.lemley@paccra.com
Lic. #02007670

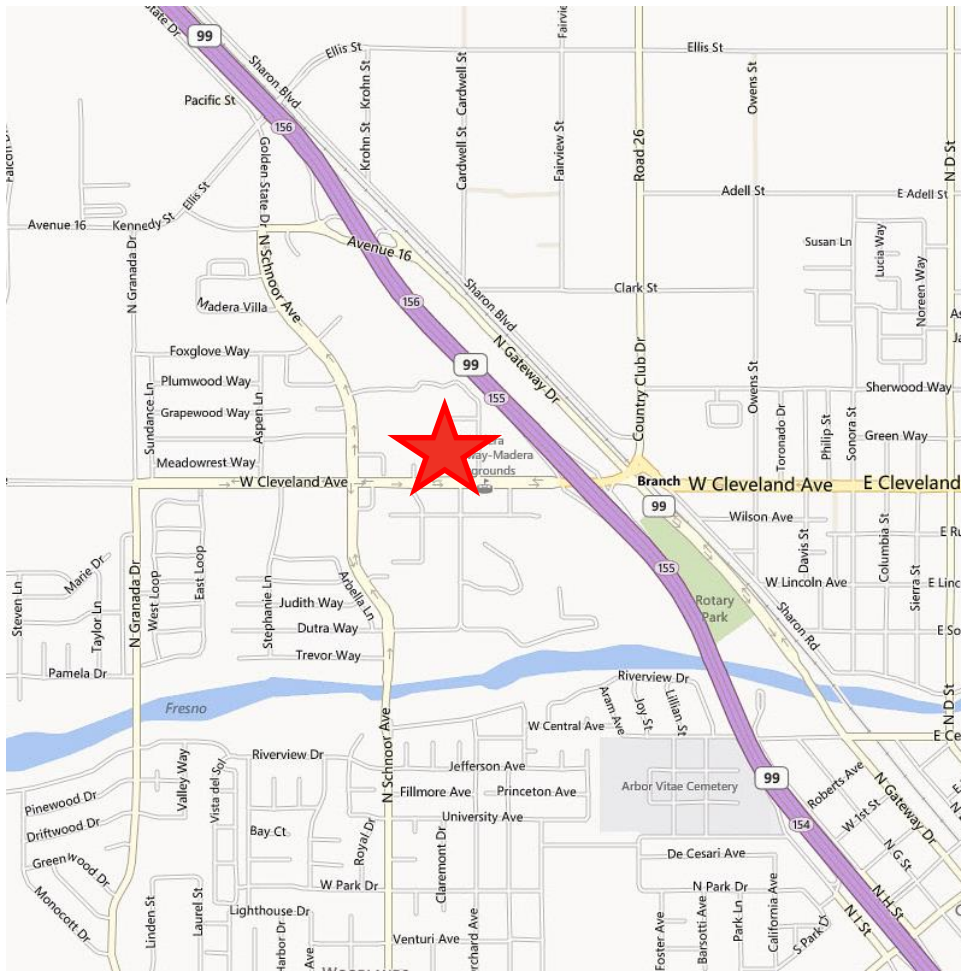
TERRI GIOVACCHINI
Associate Director
(559) 433 3530
terri.giovacchini@paccra.com
Lic. #00964226

PACIFIC COMMERCIAL REALTY ADVISORS
Lic. #01919464
5060 California Avenue, Suite 1000
Bakersfield, CA93309
www.paccra.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than PACCOM and the property offered by PACCOM is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of PACCOM agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

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LOCATION MAP

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SUITE	TENANT	SF
2001A	VACANT	1,000
2001B	Unique Eyebrow	
2001C	Rose's Nails	
2001D	Jalisco Jewelers	
2001F	Sal's Mexican Restaurant	
2001G	Domino's Pizza	
2055A	VACANT	2,135
2055B	VACANT	2,000
2055D	VACANT	4,933
2073A	Learn 4 Life	
2091A	VACANT	3,000
2091B	VACANT Restaurant Space	3,000
2091C	Payless Shoe Source	
2121A	Goodwill	
2185A	The Valley Barbershop	
2185B	Spring Leaf Finance	
2185D	J&L Tshirt Shop	
2185F	GNC	
2185G	Sally Beauty	
2185H	Money Mart	
2185I	Citifinancial	
2185J	San Joaquin Valley College	
2237	Pak N Save	
2263A	Jimmy John's Gourmet Sandwiches	
2263B	Camerana Health	
2263C	A-I Chinese Massage	
2263D	VACANT	900
2263E	Navy Recruiter	
2263F	Army Recruiter	
2295A	VACANT Restaurant Space	1,540
2295B	Madera Cigar	
2295 C&D	Northwest Dental	

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