

FOR SALE/LEASE/BUILD-TO-SUIT - PADS & BUILDING SHELLS

# Cleveland Plaza

MADERA, CALIFORNIA



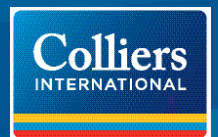
*Premier Class "A" Office Buildings*

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## THE OPPORTUNITY

This prestigious office complex is strategically positioned on Cleveland Avenue located in close proximity to Lowe's, Big 5, Petco, Marshalls, Walgreens, Dollar Tree, Chase Bank, Leslie's Pool Supply and several restaurants.





# PROPERTY SUMMARY

- > Location: 2365, 2391 & 2425 W. Cleveland Avenue, Madera, California
- > Available: *2365 & 2391 W. Cleveland Avenue* is comprised of two (2) separate building pads available for Sale or Lease that can accomodate two (2) separate 5,424 square foot buildings.  
*2425 W. Cleveland Avenue* is an existing cold dark shell building with approximately 1,418 square feet available for lease.
- > Sale Price: \$200 per square foot for a “Cold Dark” building shell.
- > Building Pad Price: \$85.00 per buildable square foot
- > Lease Rate: \$1.35 per square foot, per month, triple-net (NNN). Tenant is responsible for its pro-rata share of the cost of the building’s monthly operating expenses.
- > Lease Term: Five (5) year minimum.
- > Tenant Improvement Allowance: \$45.00 per usable square foot.
- > Signage: Monument signage available

## ***Cold/Dark Building Shell: The Building will include the following:***

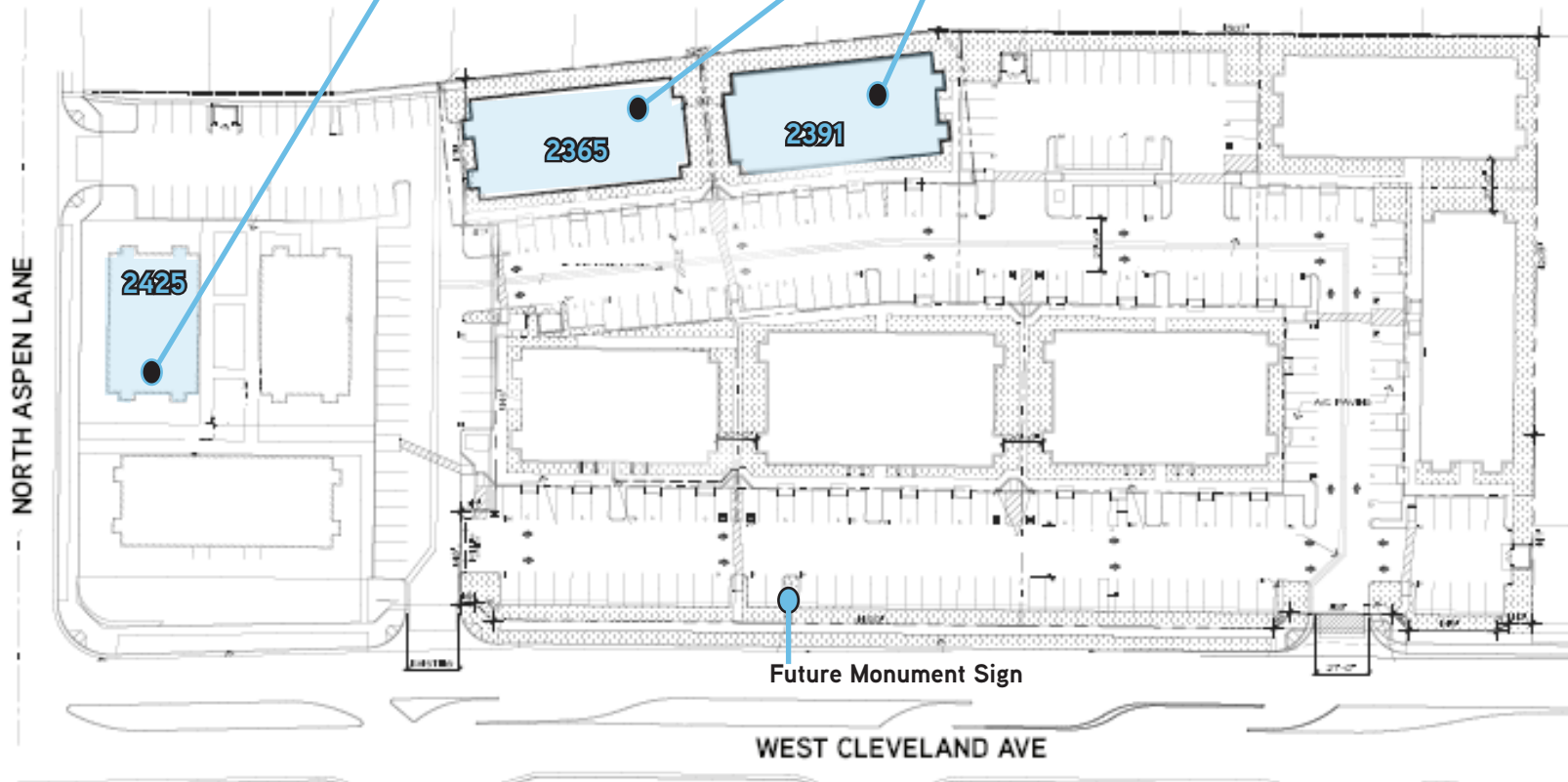
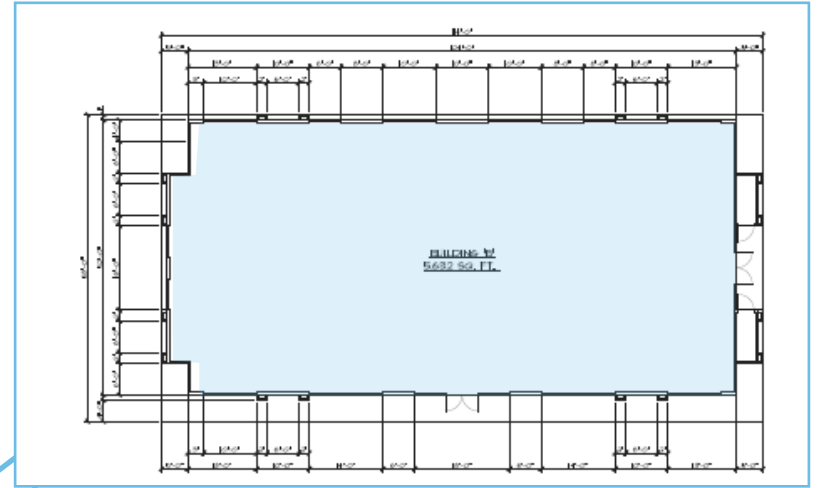
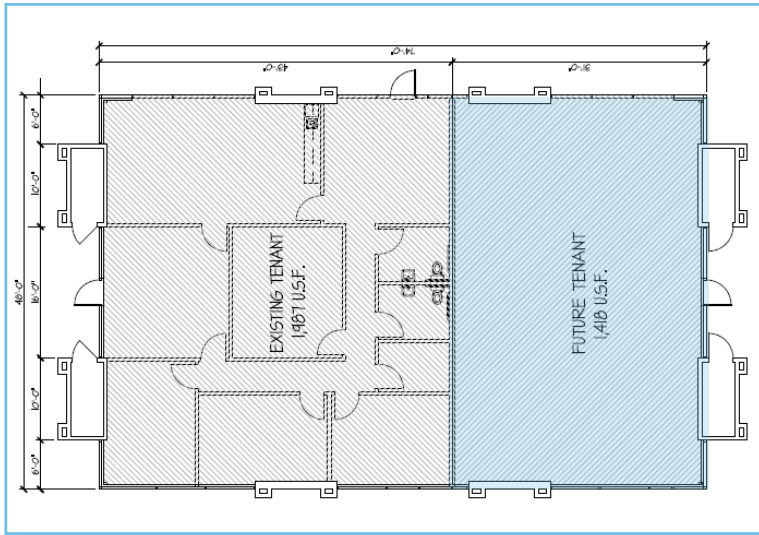
- All on & off site improvements installed and completed including, all utilities brought to the building exterior and/or electrical/telephone room (water, sewer, gas, electricity, telephone, etc.)
- All parking lot paving & striping, curbs, gutters, driveways/access approaches, trash enclosures, parking lot lighting, etc. installed & completed.
- All perimeter landscaping along Cleveland Avenue plus areas surrounding the buildings, including sidewalks and building landscaping installed and completed.
- Exterior building walls installed and finished, including all window and door system plus building exterior lighting (night time security lighting) installed and completed.
- Roof system installed and completed.
- Fire sprinkler system installed within the building, no drops included.
- Mechanical system: Heating/Ventilation/Air Conditioning individual units mounted/installed on the roof. No electrical or gas connections or ducting distribution included.
- Smooth finished concrete floor slab, poured after Buyer’s plumbing requirements have been installed and competed in both Buyer’s space and Buyer’s remaining Lease Space, if any, including sewer line in a location to be determined and mutually agreed upon between the Parties. However, as an alternative, a credit on the installation/materials price for the floor slab will be given.

## ***All agreements & entitlements to be completed, mutually approved and in place at the close of escrow including:***

- Covenants, Conditions and Restrictions - CCR’s.
- Legal separate Parcel Map recorded for the subject property.
- Owner’s Common Area Maintenance and Property Management Agreement.
- Sign Criteria Requirements and Restrictions.
- Reciprocal Parking and Access Easement Agreement.
- All appropriate and necessary General Building Contractor Guarantees and Warranties to be transferred to Buyer.
- Lien free, clear title to the subject property.
- All building improvements to be compliant with all State, Federal, County and City building codes and ordinances and to be fully compliant with all Americans with Disabilities Act (ADA) and State of California Title 24 Energy Efficiency Requirements.



# SITE/FLOOR PLAN







PAKnSAVE

Walmart

COOL & HAND  
LUKE'S

CHASE



Walgreens

CLEVELAND AVE



BIG 5  
SPORTING GOODS

Marshalls

Office DEPOT

Rally's

LESLIE'S  
SWIMMING POOL SUPPLIES



SCHNOOR AVE



Food 4 Less

LOWE'S  
Home Improvement Warehouse

BUILDING PADS

1,418  
SF

Future Monument Sign



FOR SALE/LEASE/BUILD-TO-SUIT

# CLEVELAND PLAZA

MADERA, CA

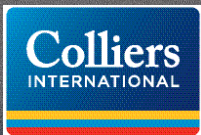


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