



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR LEASE

OFFICE BUILDING

816 W YOSEMITE

816 WEST YOSEMITE AVENUE | MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

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PROPERTY DESCRIPTION

1,650 SF of medical office space in Madera, CA. Unit #102 consists of (4) private offices, exam rooms, & private entrance/exit. The site features open floor plan, ample on site parking, lush landscaping and more! Prime location near many established businesses. Ideal for medical/healthcare clinics or relaxation center.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (MG)
Available SF:	1,650 SF
Building Size:	22,215 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	493	1,368	4,659
Total Population	1,479	4,413	15,990
Average HH Income	\$54,507	\$71,118	\$73,154



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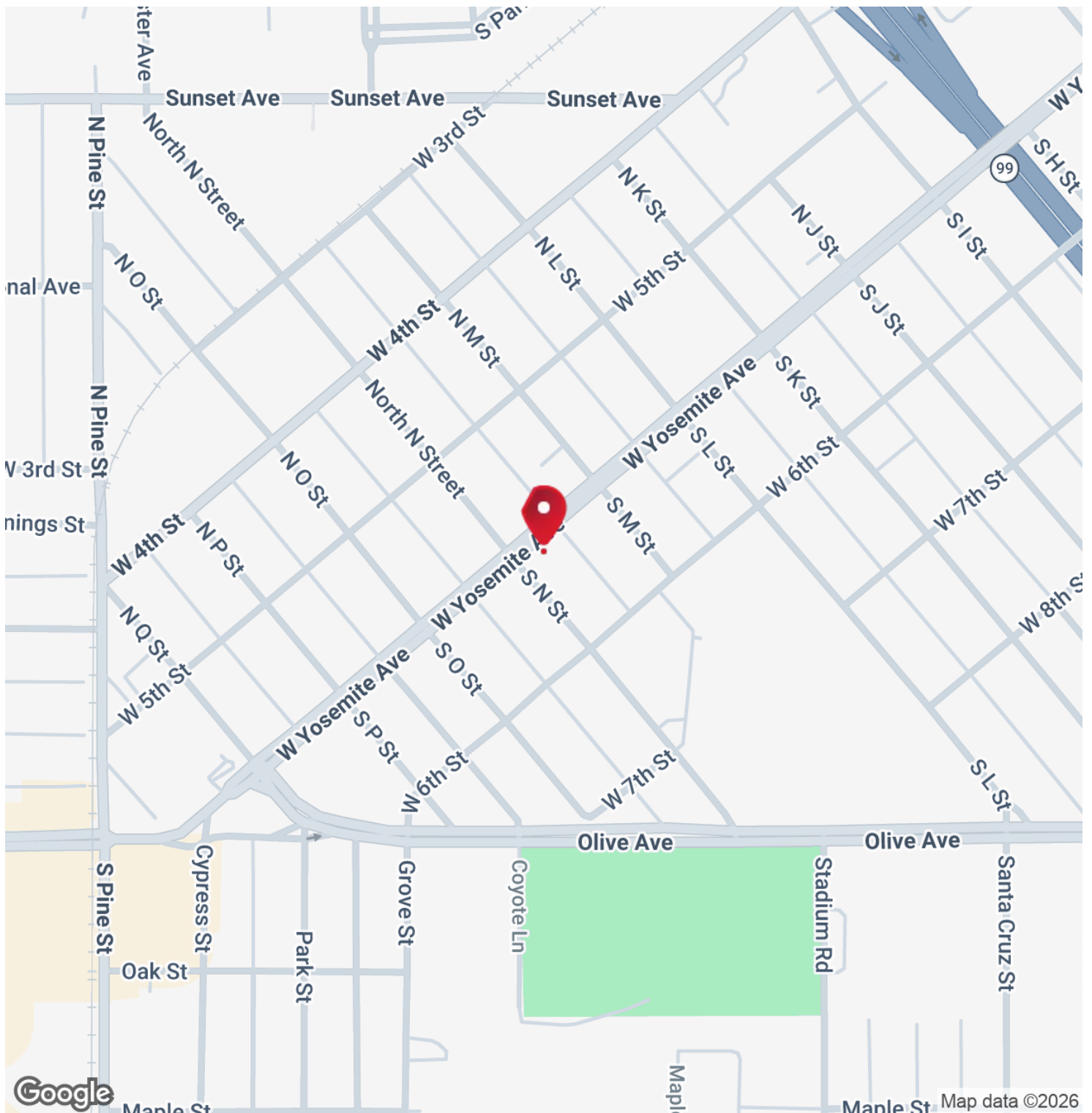
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LOCATION MAP

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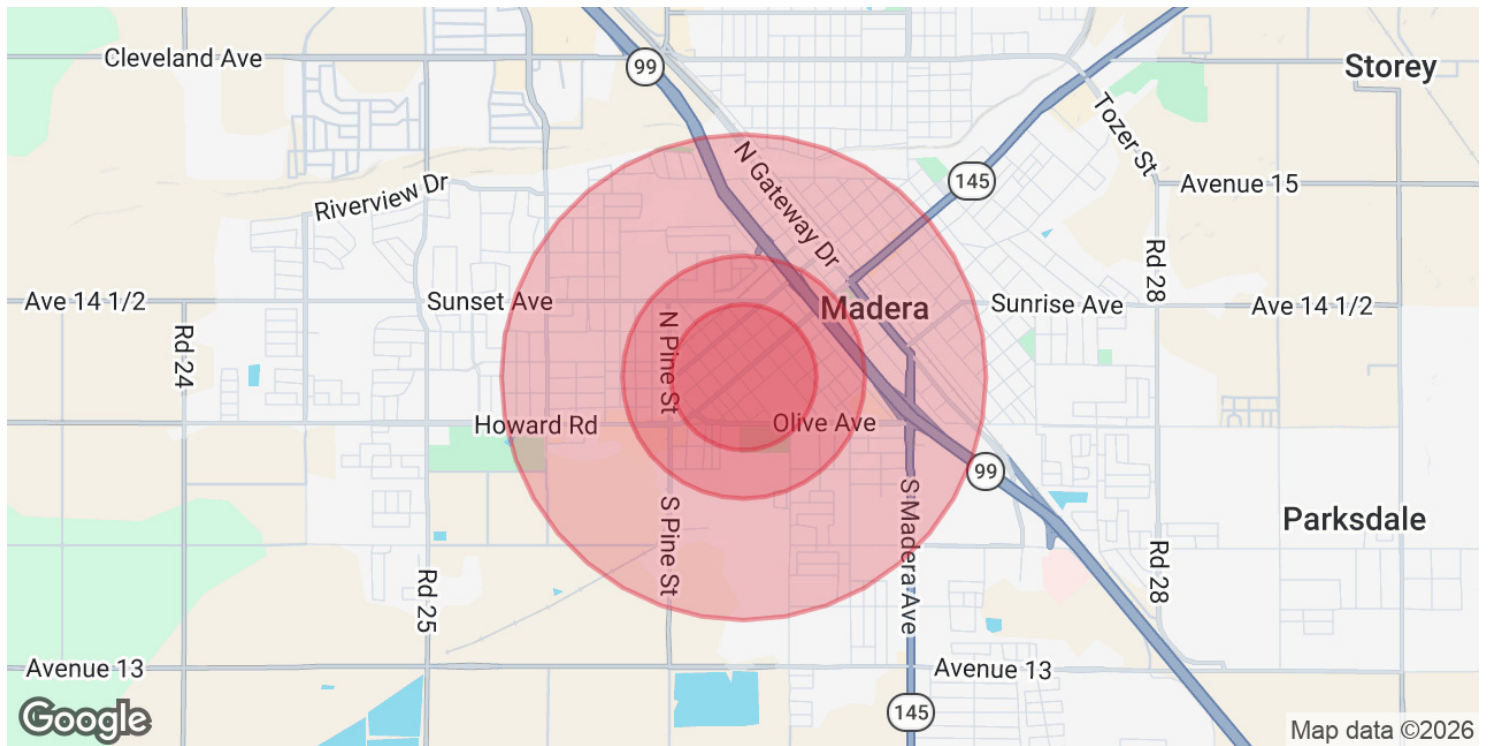
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	1,479	4,413	15,990
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME**0.3 MILES****0.5 MILES****1 MILE**

Total Households	493	1,368	4,659
# of Persons per HH	3	3.2	3.4
Average HH Income	\$54,507	\$71,118	\$73,154
Average House Value	\$392,883	\$420,372	\$448,179

2020 American Community Survey (ACS)



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