

OFFERING MEMORANDUM

COMMERCIAL/RESIDENTIAL PROPERTY

PECAN AND MADERA AVE
MADERA CA 93637



KA
KIRK ATAMIAN

KIRK ATAMIAN
559-246-0000
KIRK@KIRKATAMIANREALESTATE
DRE:02127378

RE/MAX
COMMERCIAL

KIRKATAMIANREALESTATE.COM

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by ReMax Commercial for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of ReMax Commercial.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. ReMax Commercial and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.





TABLE OF **CONTENTS**

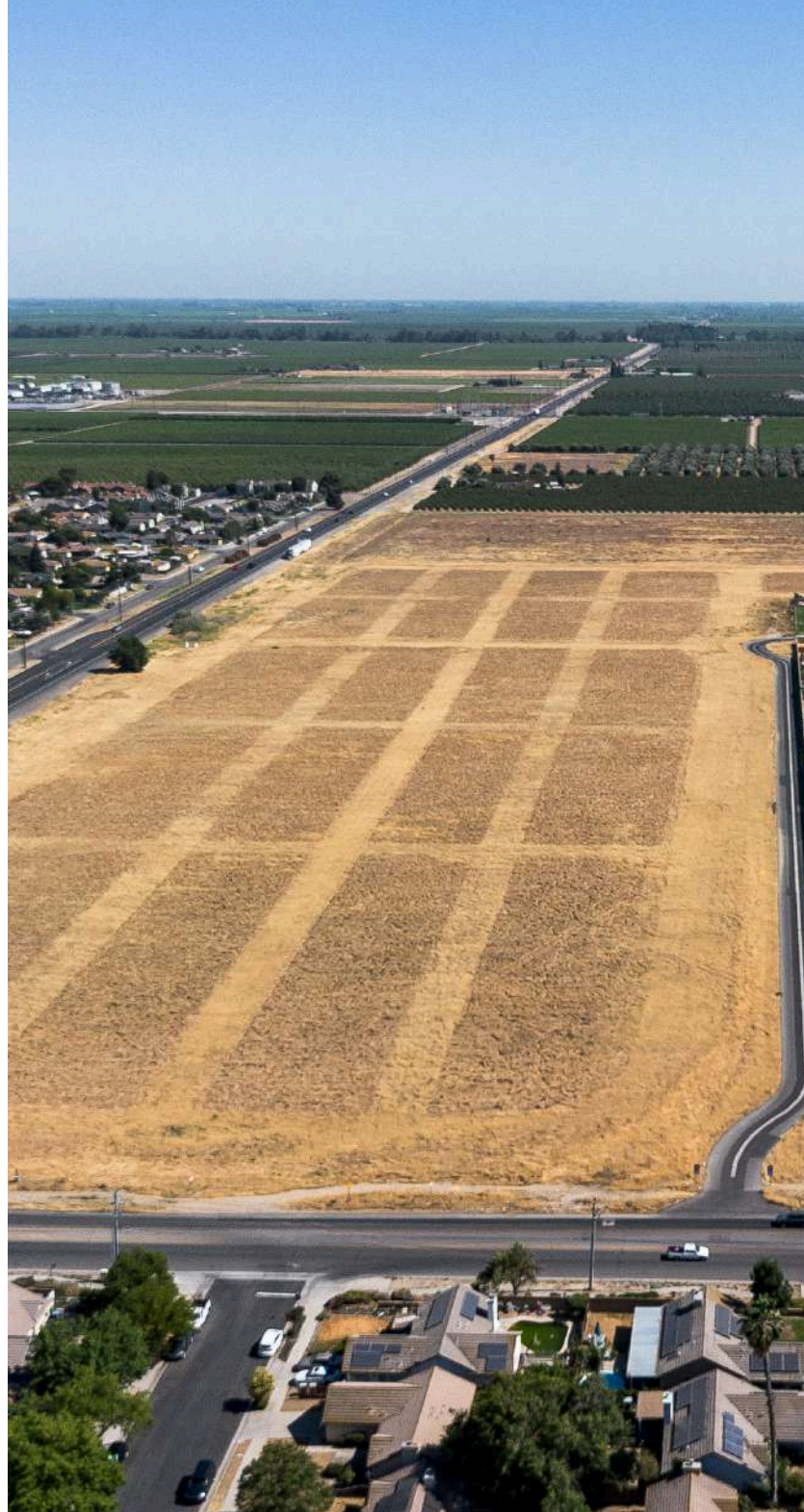
- 01 INVESTMENT OVERVIEW
- 02 PROPERTY PHOTOS
- 03 AREA OVERVIEW
- 04 MAPS AND DEMOGRAPHICS

01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



EXCLUSIVE OFFERING MEMORANDUM

THE OFFERING

Available now: 10 AC on Avenue 13 and Madera Ave in Madera. Great for residential development. Raw land zoning. Perfect for developers looking to capitalize on a growing area.

PROPERTY ADDRESS	Avenue 13 and Madera Ave
PARCEL A COMMERCIAL	414,688 SF (Commercial)
PARCEL B RESIDENTIAL	460,616 SF (High Density)
PARCEL C RESIDENTIAL	525,633 SF (Medium Density)
PARCEL D RESIDENTIAL	366,460 SF (Low Density)
PARCEL E RESIDENTIAL	551,146 SF (Low Density)
ASKING PRICE	\$1,500,000 - \$4,800,000





PROPERTY SUMMARY

Five separate parcels (APNs) with a mix of zoning—commercial, multifamily, residential raw land—create a unique chance to develop across multiple uses. Perfect for builders, investors, or developers looking to take advantage of strong growth in the area.

HIGHLIGHTS

- **Strategic Location:** Located just off Highway 99, offering seamless access for future residents and excellent connectivity for commuters.
- **Walkable Community:** Walking distance to nearby schools, ensuring convenience for families and adding appeal to potential renters or buyers.
- **Adjacent Amenities:** Neighboring a new proposed shopping center, providing future residents with easy access to retail, dining, and entertainment options.



02

PROPERTY PHOTOS



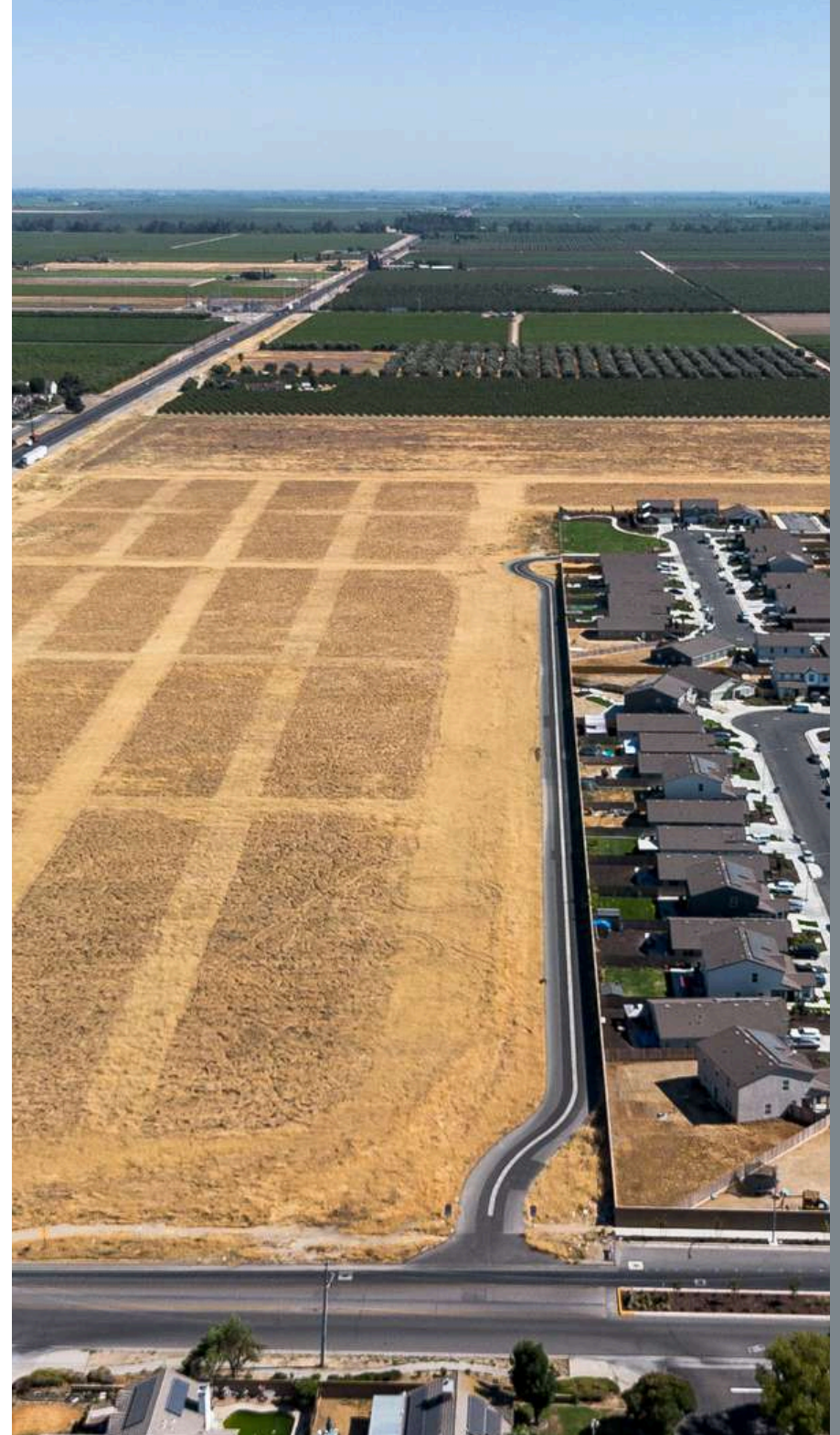


03

AREA OVERVIEW

AREA OVERVIEW

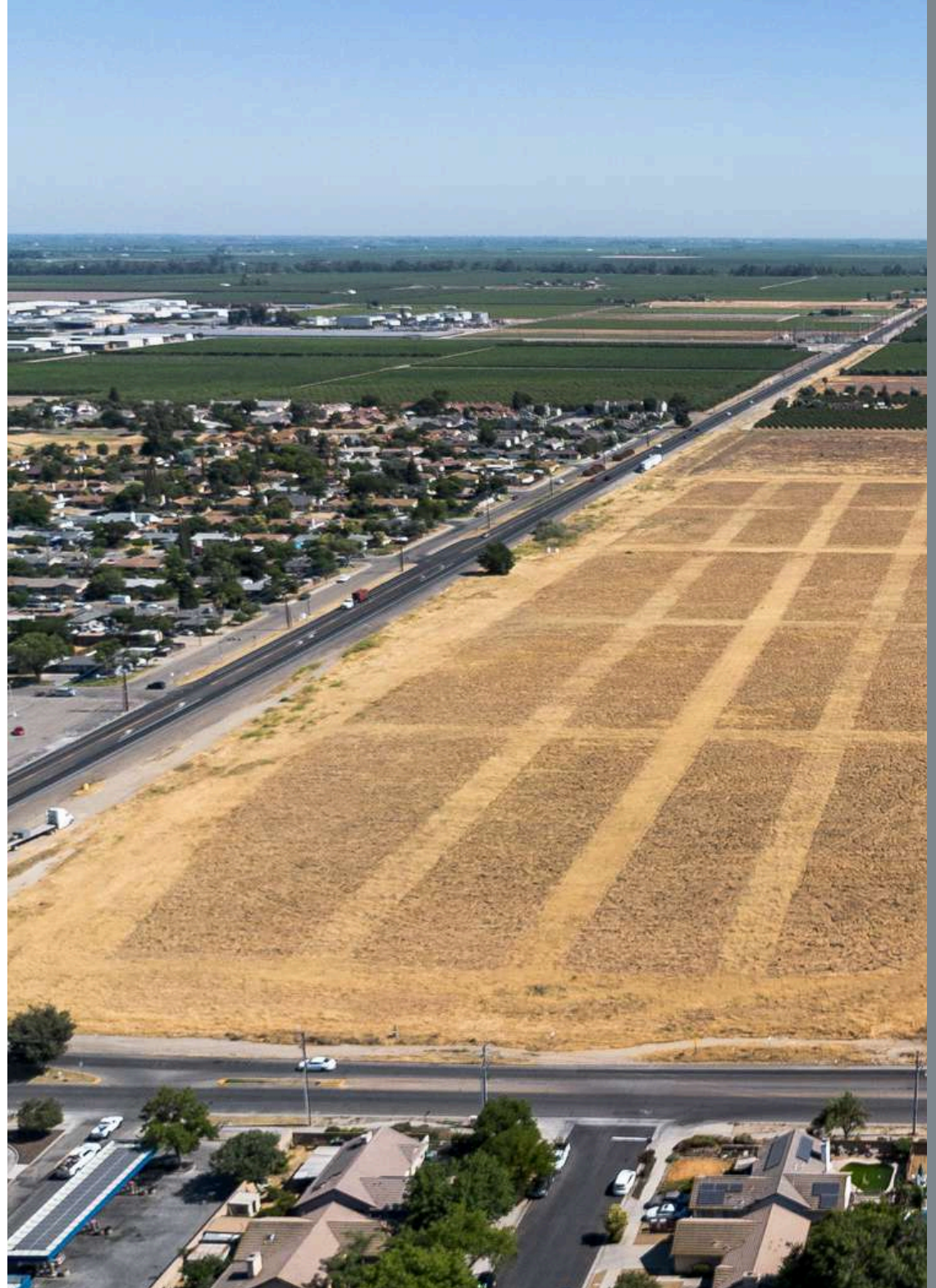
NEARBY AMENITIES



AREA OVERVIEW

MADERA, CA

The intersection of Pecan(Avenue 13) and Madera Avenue in Madera, CA is a prime location for commercial development. With high traffic visibility, flexible zoning (commercial, residential, multifamily), and proximity to Highway 99, it offers strong potential for retail, service, or mixed-use projects. The area is supported by a growing population, young demographics, and above-average household incomes. Surrounding neighborhoods and infrastructure are expanding, making this a strategic site for investors, developers, and tenants seeking growth in an underserved market.



04

AERIALS & MAPS



MAPS

West Pecan Ave

West Pecan Ave

Parcel A
414,688 SF

Parcel B
460,616 SF

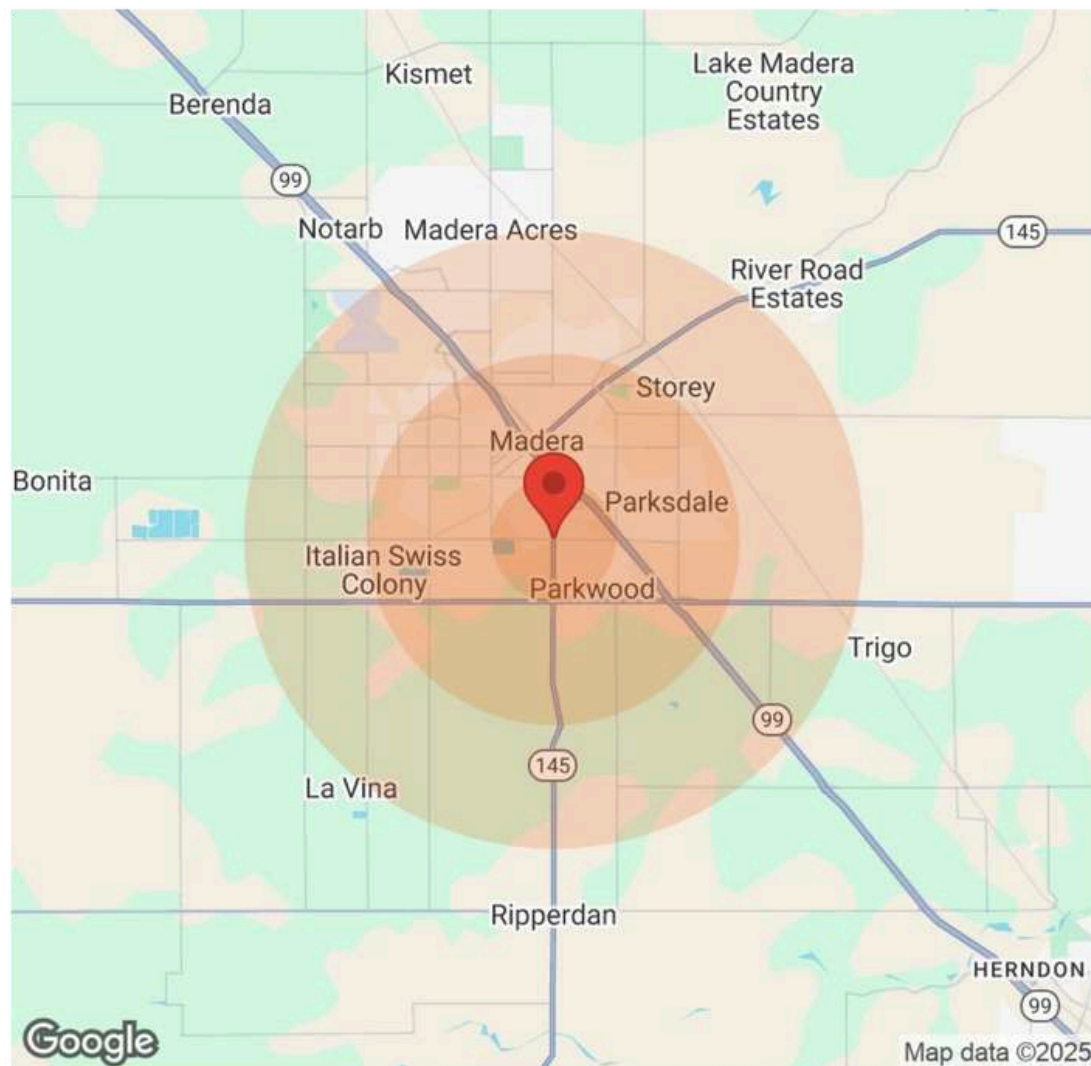
Parcel C
525,633 SF

Parcel E
551,146 SF

Parcel D
366,460 SF

South Madera Ave (HWY 145)

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6,108	34,808	38,364
Female	5,897	34,671	38,515
Total Population	12,005	69,479	76,879

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,605	19,672	21,652
Ages 15-24	2,093	11,786	12,977
Ages 25-54	4,369	26,536	29,229
Ages 55-64	841	5,135	5,941
Ages 65+	1,097	6,350	7,080

Income	1 Mile	3 Miles	5 Miles
Median	\$36,325	\$35,563	\$37,361
< \$15,000	421	2,786	3,008
\$15,000-\$24,999	500	2,677	2,870
\$25,000-\$34,999	341	2,429	2,700
\$35,000-\$49,999	615	3,069	3,406
\$50,000-\$74,999	613	3,575	4,094
\$75,000-\$99,999	233	1,542	1,724
\$100,000-\$149,999	263	1,189	1,465
\$150,000-\$199,999	44	261	297
> \$200,000	N/A	279	336

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,345	19,304	21,548
Occupied	3,092	18,058	20,140
Owner Occupied	1,569	9,293	10,596
Renter Occupied	1,523	8,765	9,544
Vacant	253	1,246	1,408



CONTACT

Kirk Atamian
559-246-0000
kirk@kirkatamianrealestate.com
DRE:02127378

KA **RE/MAX**
KIRK ATAMIAN COMMERCIAL

REMAX SUCCESS | 501 North E #H, Madera, CA | 559-246-0000 |
www.kirkatamianrealestate.com