



LEASE INFORMATION

# COMMERCIAL PROPERTY

816 W YOSEMITE STE 102  
MADERA CALIF 93638

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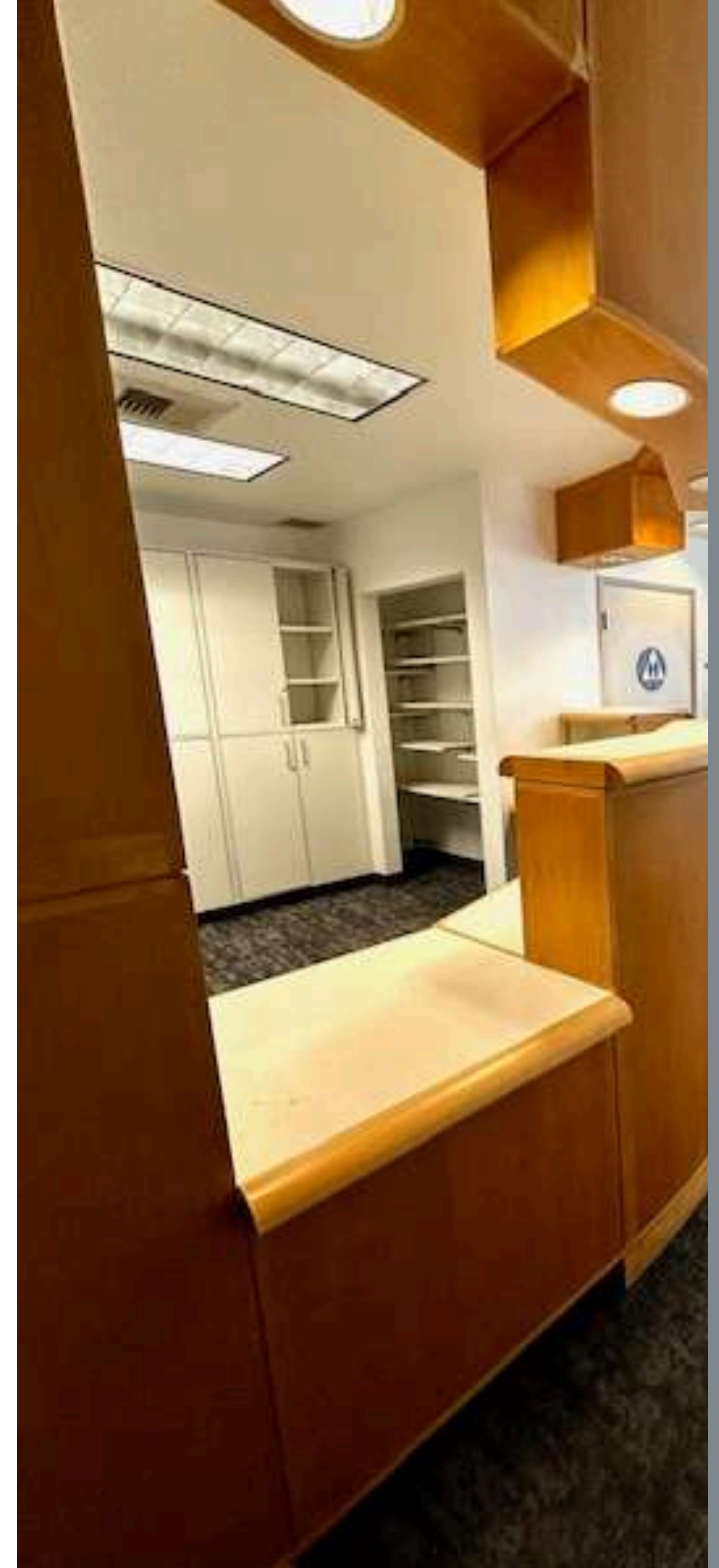
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# 01

## PROPERTY INFORMATION

LEASE INFORMATION

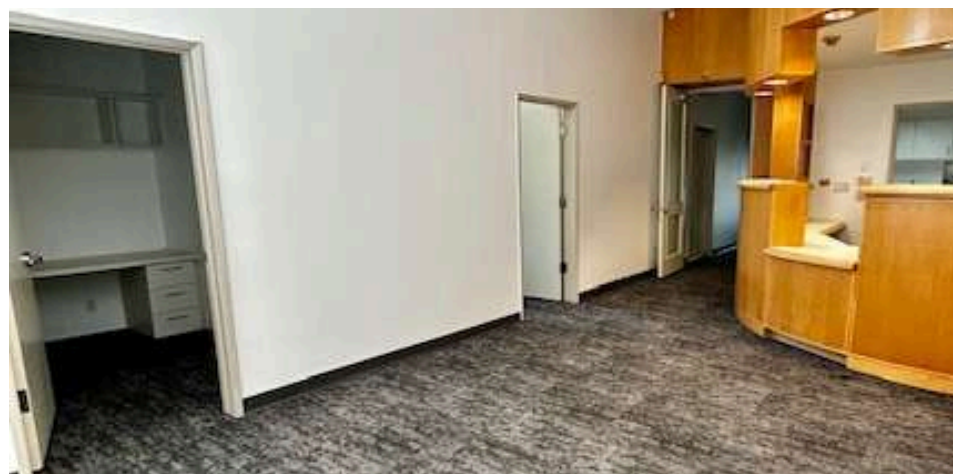
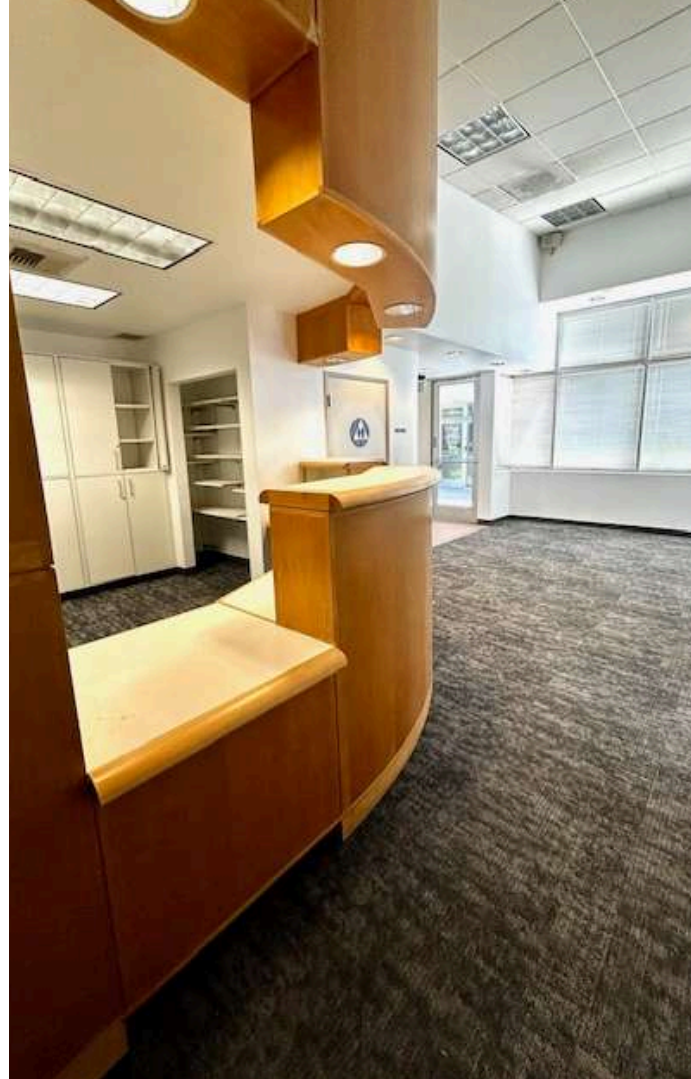
PROPERTY SUMMARY



# LEASE INFORMATION

Available now leasing: 1,650 SF at 816 W Yosemite Ste 102 in Madera. Features include an open floor plan, 4 private offices, medical rooms, and ample on-site parking. Prime location near well established businesses. Ideal for medical/healthcare clinics or relaxation center.

PROPERTY ADDRESS	816 W Yosemite Ste 102
SQUARE FEET	1,650
LOT SIZE	22,215
PARCEL NUMBER	010-113-016
ASKING PRICE	\$1.75 sq ft
TYPE OF LEASE	Gross Lease
LEASE LENTH	5 years







## PROPERTY SUMMARY

Introducing this versatile property at 816 W Yosemite Ave Ste 102 ideal for a wellness center, medical office, or professional services. Recently updated with brand-new flooring and fresh interior paint, the space offers a clean, modern feel ready for immediate use. Located on a high-visibility corridor with strong traffic flow and close proximity to established businesses, this is an excellent opportunity for operators seeking a ready-to-go space in a growing market.



## HIGHLIGHTS

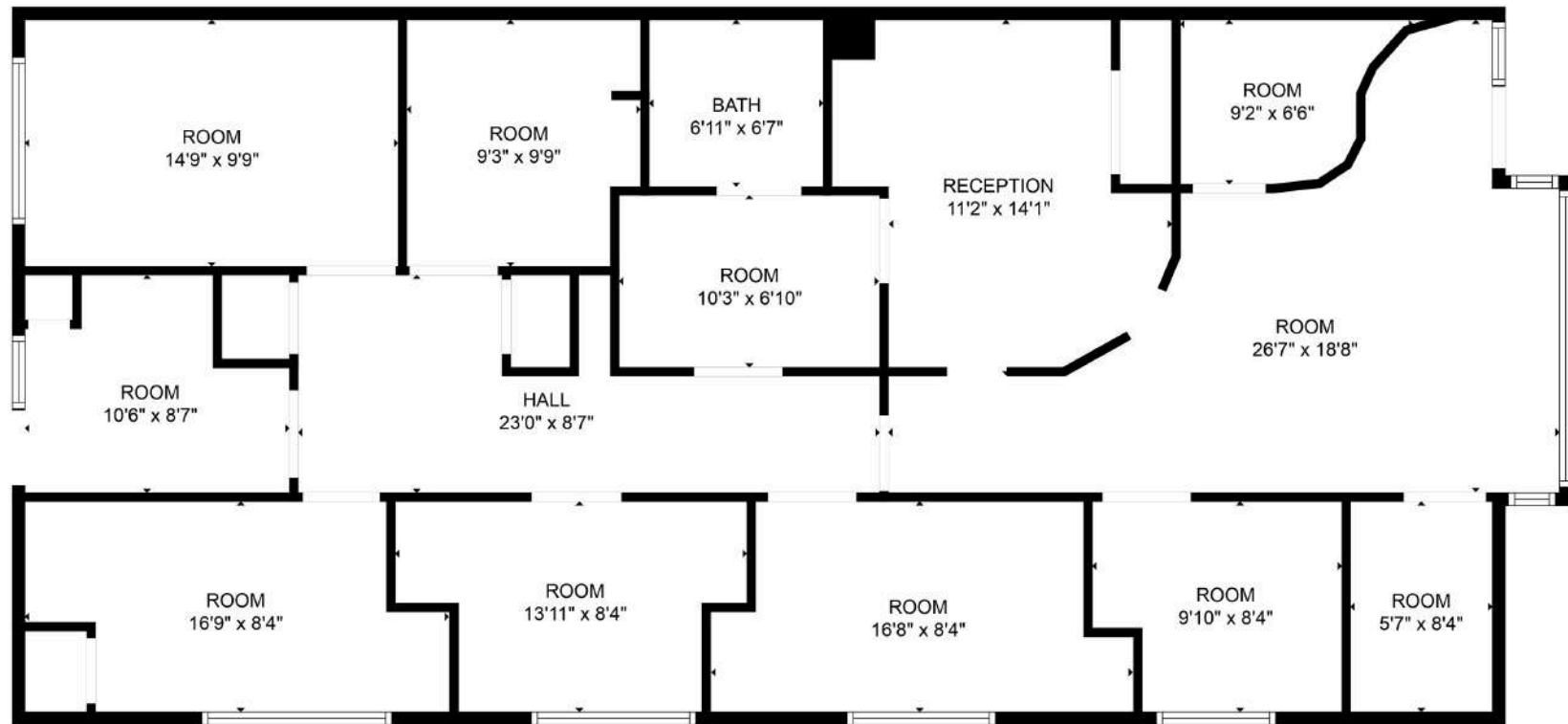
- Equipped with medical machinery
- Newly painted
- New flooring
- Well-visibility
- Strong traffic flow

# 02

## FLOOR PLANS



# FLOOR PLANS

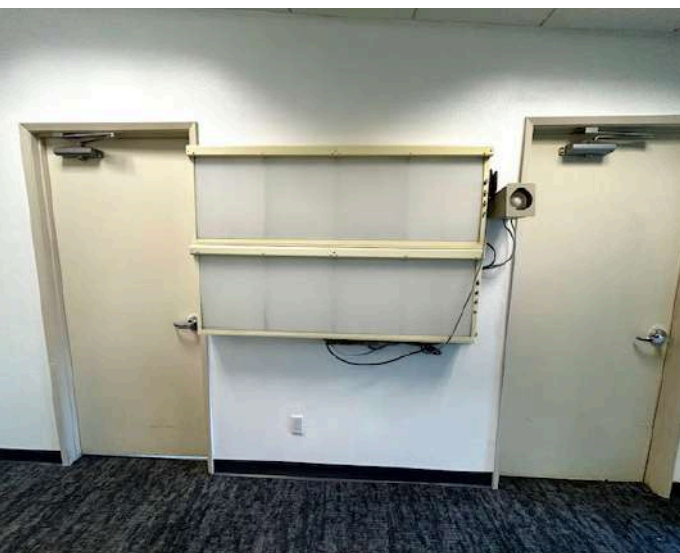




# 03

## PROPERTY PHOTOS







# 04

## AERIALS & MAPS





AERIAL

816 W Yosemite Ave



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