



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE

RETAIL PROPERTY

6 EAST YOSEMITE AVENUE

MADERA, CA 93638



SUBJECT PROPERTY

6 E Yosemite Ave, Madera, CA 93638

PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent opportunity to own a ±6,700 SF retail building at the high-visibility corner of East Yosemite Avenue and North 6th Street in Madera. Offered at \$699,000, this property is ideally positioned along a major commercial corridor with strong daily traffic and convenient access to Highway 99. The site offers outstanding frontage, easy access, and strong exposure to both local and commuter traffic. Surrounded by established businesses and growing residential development, this property is well-suited for an owner-user or investor looking to capitalize on a prime retail location.

PROPERTY HIGHLIGHTS

- 6,700 SF building divided into 3 different suites
- Prime Madera location
- Ideal for value added property
- Long-term tenants
- Great frontage visibility

FOR SALE
RETAIL PROPERTY

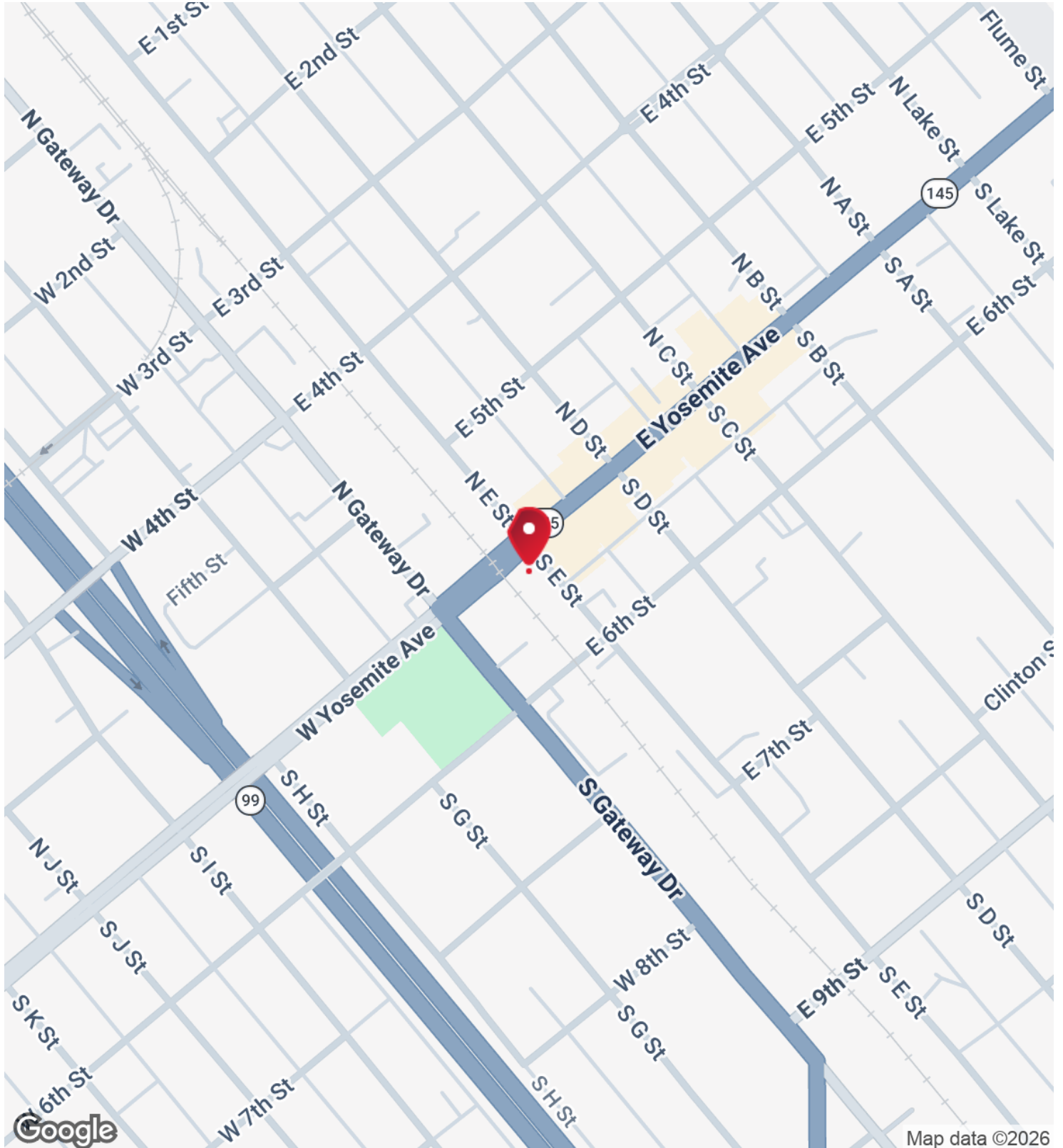
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OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	6,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	1,376	5,686
Total Population	683	5,184	20,923
Average HH Income	\$46,728	\$50,921	\$73,119

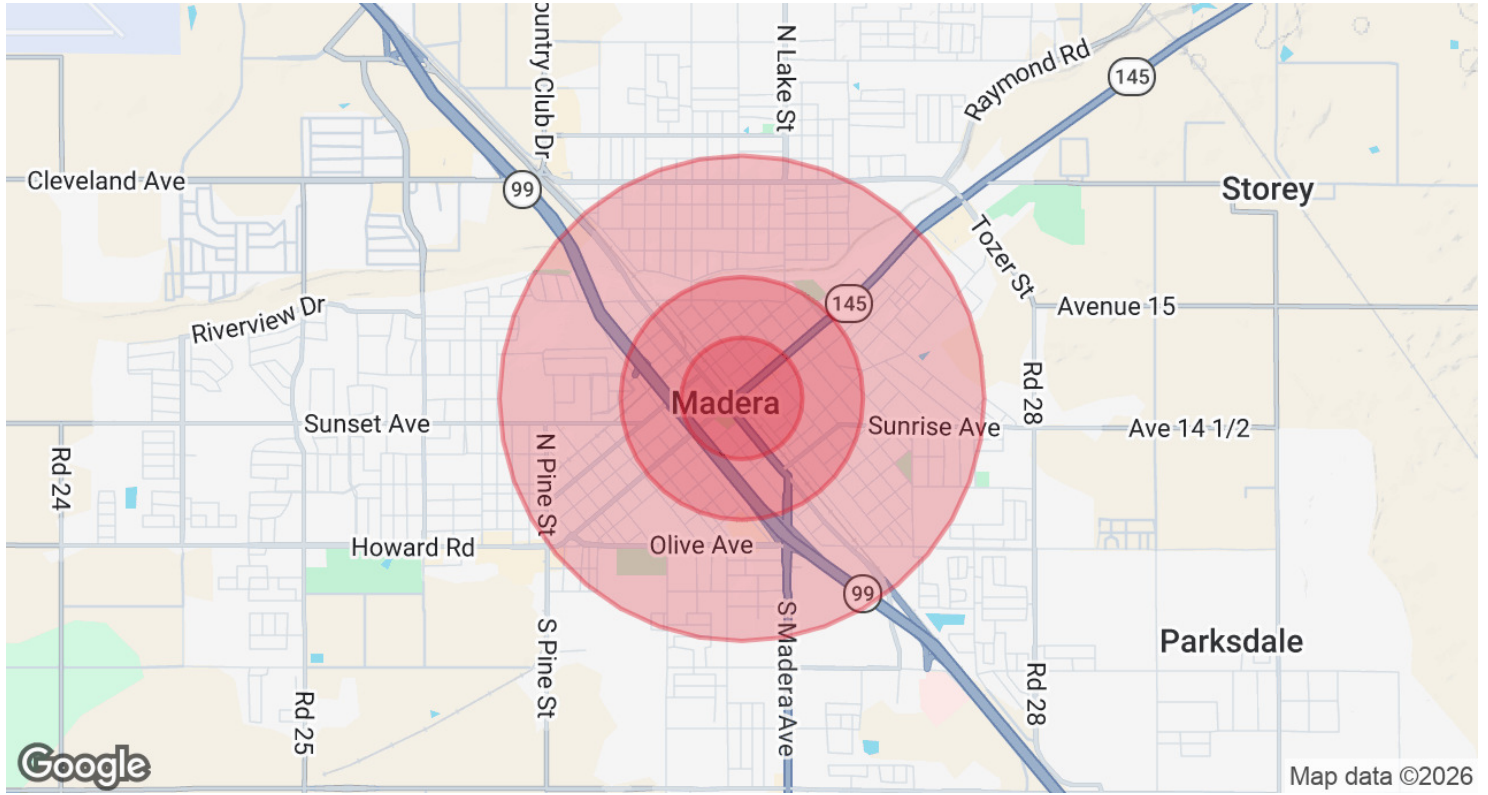
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	683	5,184	20,923
Average Age	28.3	29.1	30.5
Average Age (Male)	26.6	24.8	29.3
Average Age (Female)	19.5	29.6	31.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	1,376	5,686
# of Persons per HH	4.4	3.8	3.7
Average HH Income	\$46,728	\$50,921	\$73,119
Average House Value	\$67,295	\$204,042	\$283,149

2023 American Community Survey (ACS)

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ADVISOR BIO



KIRK ATAMIAN

Commercial Specialist

kirkatamian@gmail.com

Direct: **559.246.0000** | Cell: **559.246.0000**

CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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