

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Versatile 5,000 SF warehouse available for lease in a prime Madera location. Featuring open floor space, high ceilings, and excellent accessibility, this property is ideal for automotive, distribution, retail or light industrial use. Positioned near major roadways for convenient transport and business growth.

## PROPERTY HIGHLIGHTS

- Ample parking
- High visibility
- Well-maintained open layout
- Modern kitchenette
- ADA compliant
- Flexible lease
- Energy-efficient lighting
- Updated HVAC

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,000 Sf
Building Size:	5,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

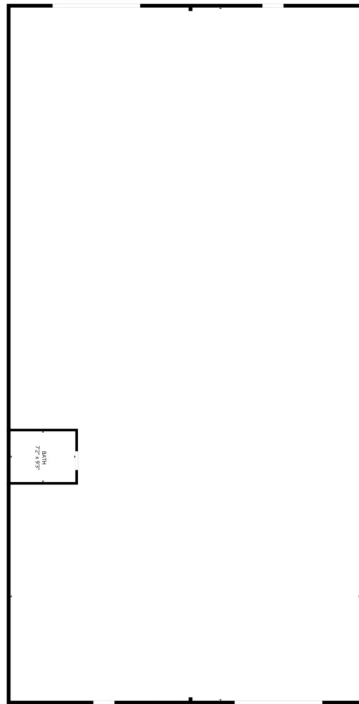
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	511	2,597
Total Population	384	1,898	9,284
Average HH Income	\$96,567	\$105,902	\$105,107

**FOR LEASE**  
INDUSTRIAL PROPERTY

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Madera, CA 93638

# // ADDITIONAL PHOTOS



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# AERIAL MAP

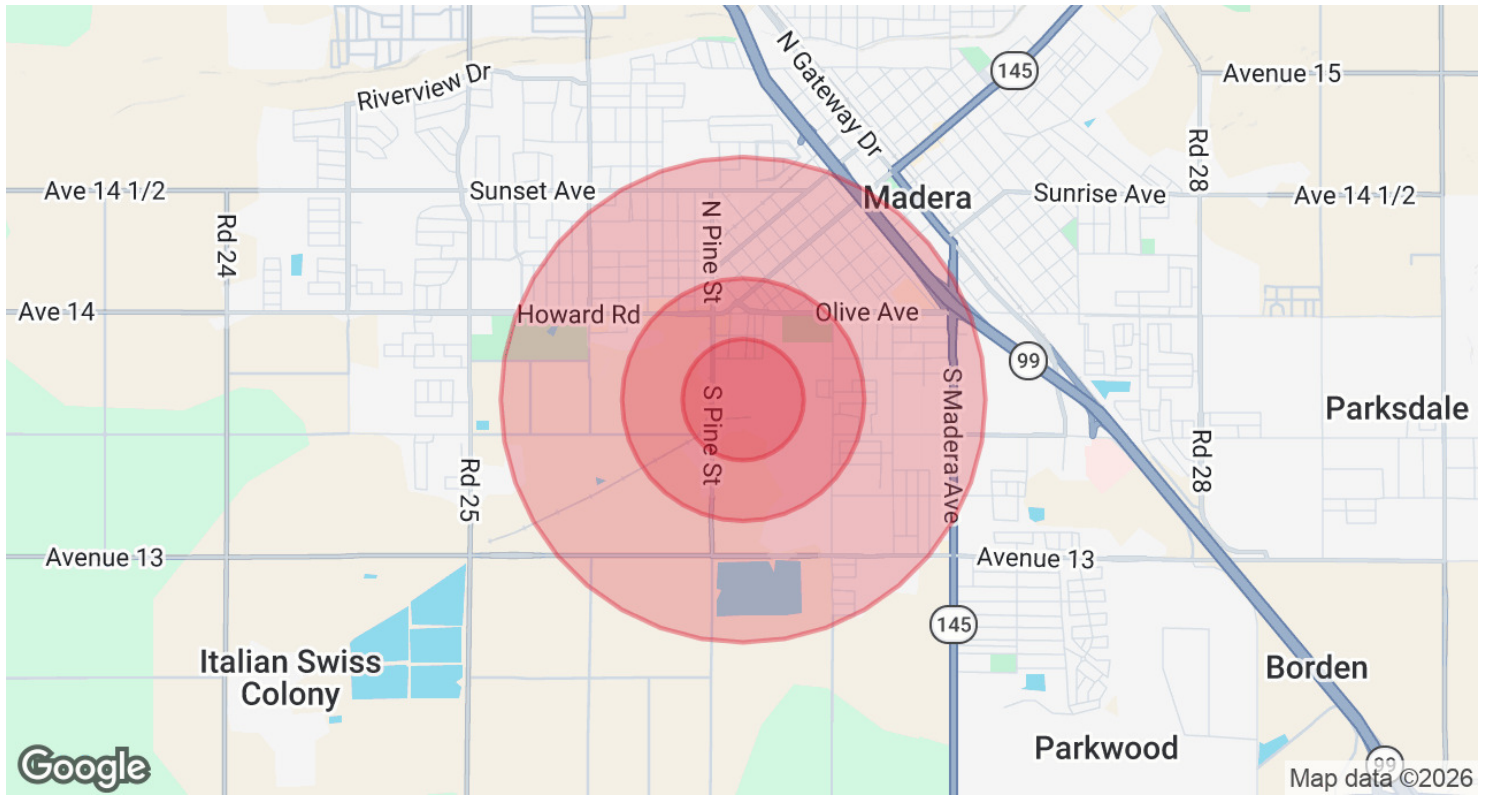


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	384	1,898	9,284
Average Age	32.1	32.6	30.8
Average Age (Male)	30.4	31.5	33.1
Average Age (Female)	30.5	31.9	29.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	92	511	2,597
# of Persons per HH	4.2	3.7	3.6
Average HH Income	\$96,567	\$105,902	\$105,107
Average House Value	\$324,828	\$375,200	\$383,751

2023 American Community Survey (ACS)

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# //ADVISOR BIO 1



**KIRK ATAMIAN**

**Commercial Specialist**

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## PROFESSIONAL BACKGROUND

The information in this brochure has been obtained from sources deemed reliable; however, Kirk Atamian and RE/MAX Commercial/Success make no representations or warranties — express or implied — as to the accuracy or completeness of the information herein. All property descriptions, square footage, financial figures, lease rates, and projections are approximate, for illustrative purposes only, and subject to change or withdrawal without notice. Prospective tenants are advised to independently verify all information to their own satisfaction prior to executing any agreement.

Nothing in this brochure constitutes legal, tax, environmental, or investment advice. Kirk Atamian and RE/MAX Commercial/Success have not conducted any physical inspection or environmental assessment of the property. Interested parties assume full responsibility for performing their own due diligence.

Any photographs, virtual staging, or digitally enhanced images are for illustrative purposes only and may not reflect the current condition of the property. Digitally altered images are disclosed as such per California AB 723.

The submission of this brochure does not constitute an offer to lease or sell.

Kirk Atamian, DRE Lic. No.: 02127378 | RE/MAX Commercial/Success, Broker DRE Lic. No.: 01893830 | Each RE/MAX® office is independently owned and operated.

E. & O.E. — Errors and Omissions Excepted

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.

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