



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR LEASE

RETAIL PROPERTY

1930 HOWARD ROAD SUITE M

MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity in the heart of Madera, CA, 93637. This prime property at 1930 Howard Road boasts [highlight the key features of the property such as square footage, available amenities, architectural style, or any recent renovations]. Embrace the potential of this versatile space, perfect for [mention the intended use, such as retail, office, or restaurant], and position your business for success in this sought-after location. Take advantage of this premier leasing opportunity and set the stage for your business to thrive.

OFFERING SUMMARY

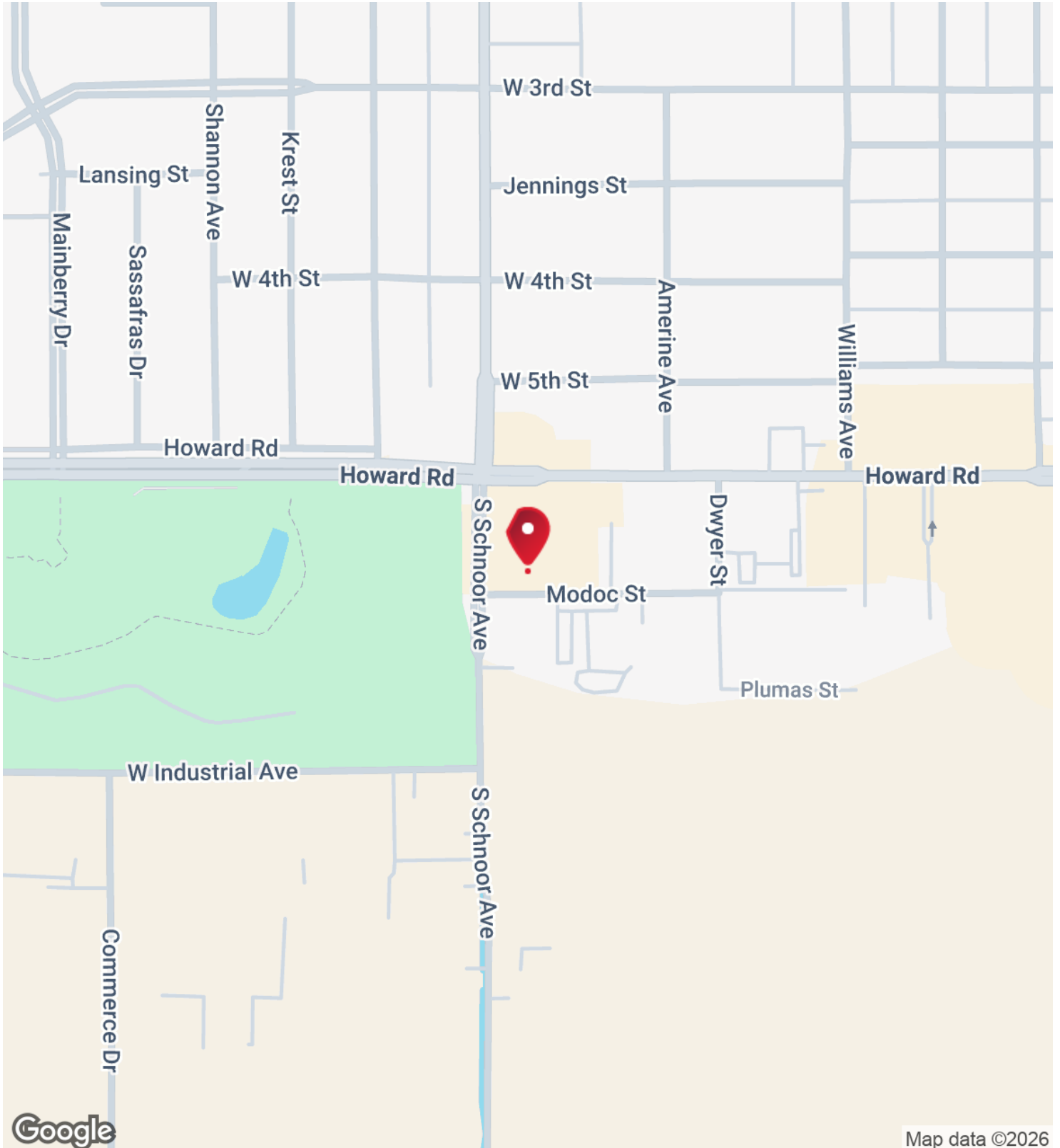
Lease Rate:	\$1,445.30 per month (NNN)
Available SF:	900 SF
Building Size:	900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	633	4,246
Total Population	423	1,911	13,283
Average HH Income	\$105,988	\$109,869	\$97,438

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LOCATION MAP



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1930 HOWARD ROAD

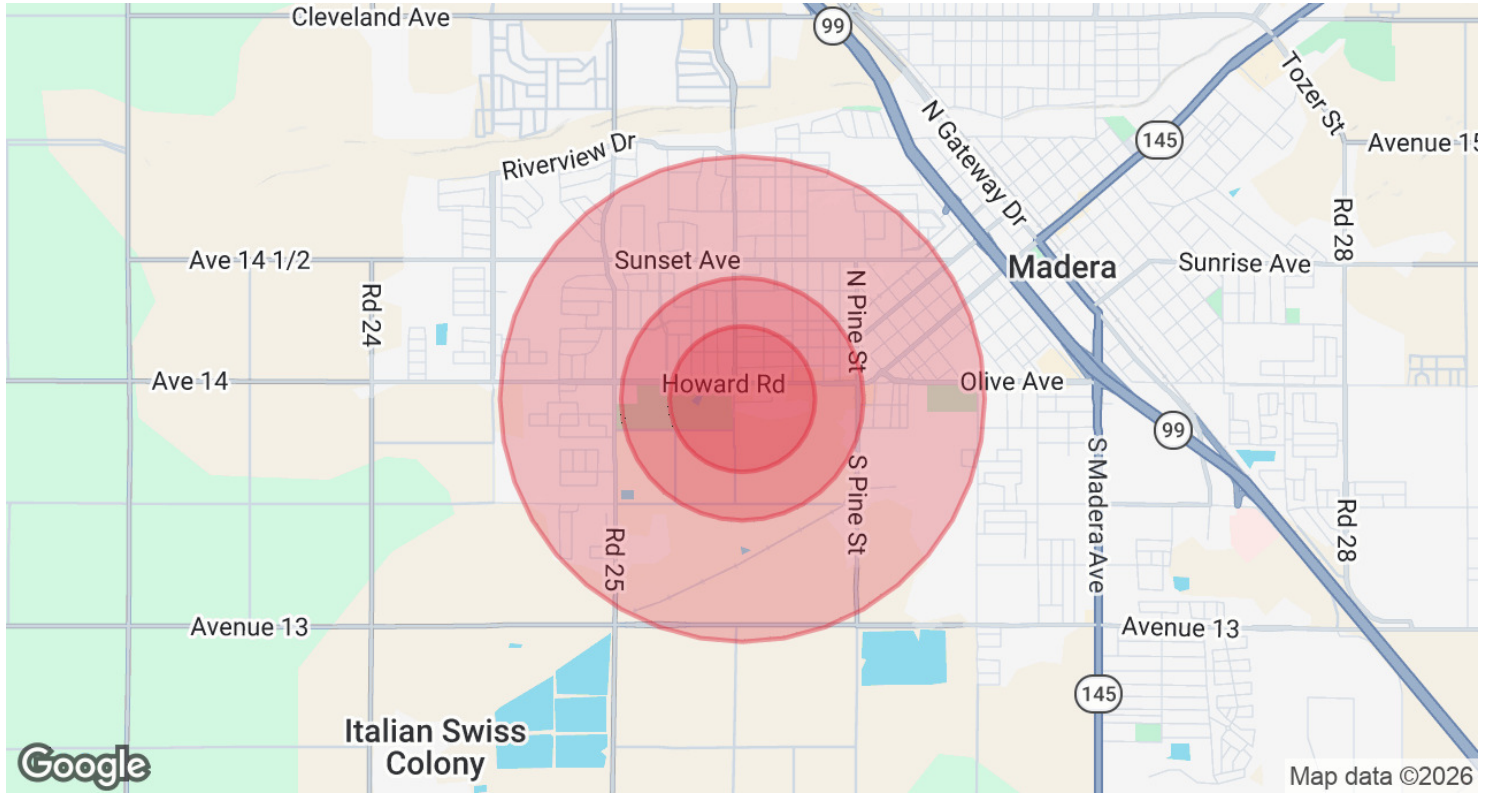
AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	423	1,911	13,283
Average Age	39	39	37
Average Age (Male)	36	37	35
Average Age (Female)	41	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	633	4,246
# of Persons per HH	3	3	3.1
Average HH Income	\$105,988	\$109,869	\$97,438
Average House Value	\$419,222	\$428,707	\$433,041

2020 American Community Survey (ACS)

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ADVISOR BIO



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Commercial Specialist

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DISCLAIMER

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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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