

# LAND FOR SALE

HWY 99 PRIME COMMERCIAL RETAIL LAND AVAILABLE IN MADERA, CA

SWC Ave 16 & Schnoor St, Madera , CA 93637



<b>SALE PRICE:</b>	\$251,970
<b>PRICE PER ACRE:</b>	\$390,085
<b>LOT SIZE:</b>	0.65 Acres
<b>APN #:</b>	013-070-046
<b>ZONING:</b>	C-1
<b>MARKET:</b>	Northwest Madera
<b>SUB MARKET:</b>	Schnoor Street Retail
<b>CROSS STREETS:</b>	CA-99

## PROPERTY OVERVIEW

±33,596 SF (±0.77 Acre) retail pad in Madera, CA that is shovel-ready. Located within Madera's major retail area on the SWC of Avenue 16 & Schnoor Street adjacent to many major national retailers including Home Depot, Holiday Inn, Days Inn, Starbucks, Subway, and Sonic. Existing curb/gutter/sidewalk, electricity, gas, sewer, streets, and city water. Prime location boasting great visibility both from the main thoroughfare and from the Les Schwab Tire Center. The property is located directly off Highway 99 in Madera's main retail area with a trade population of 45,805 within 3 miles and an Average Household Income of \$70,336 in the immediate area (1 mile).

## PROPERTY FEATURES

- ±33,596 SF (±0.77 Acre) Retail Pad
- \$7.50 Per SF Price
- Excellent Owner/User Property
- Shovel Ready w/ Utilities Present
- Prime Location Off the SWC of Ave 16 & Schnoor St
- Signalized Intersection

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### LOCATION OVERVIEW

Strategically located across from the Home Depot anchored shopping center directly next to Les Schwab Tire Center near a Holiday Inn Express, Sonic Burger, and more. Excellent visibility on the main retail thoroughfare (Schnoor Ave) at the signalized corner of W Kennedy Street (Avenue 16) and N Schnoor Street in Madera.



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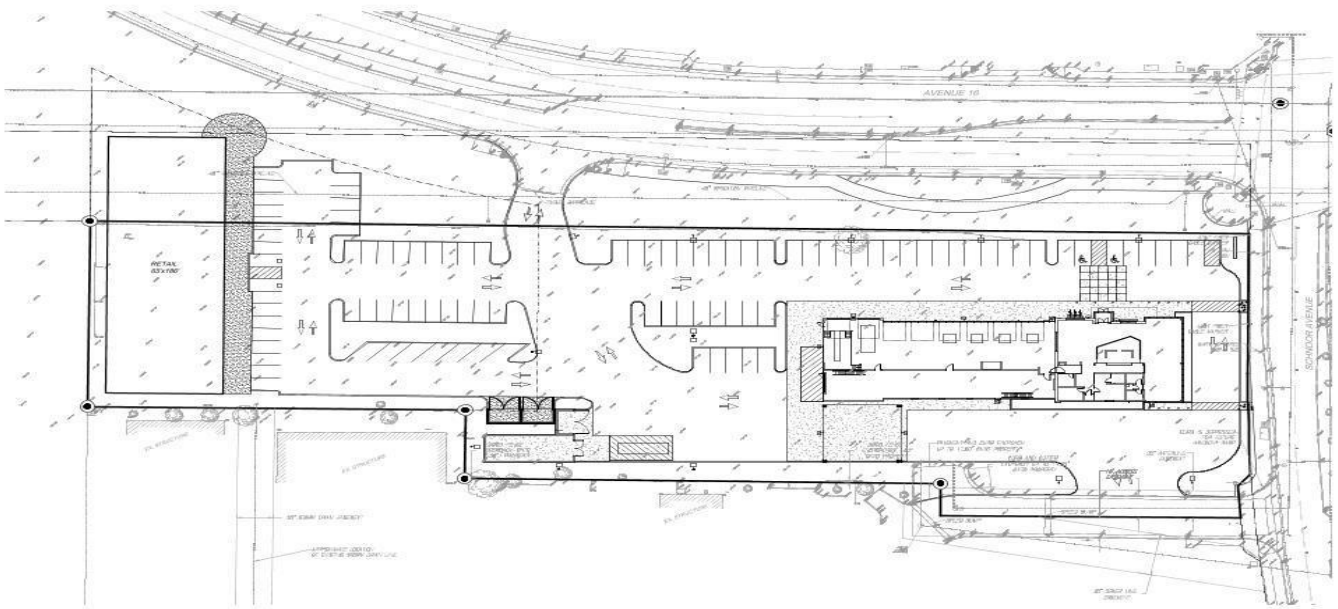
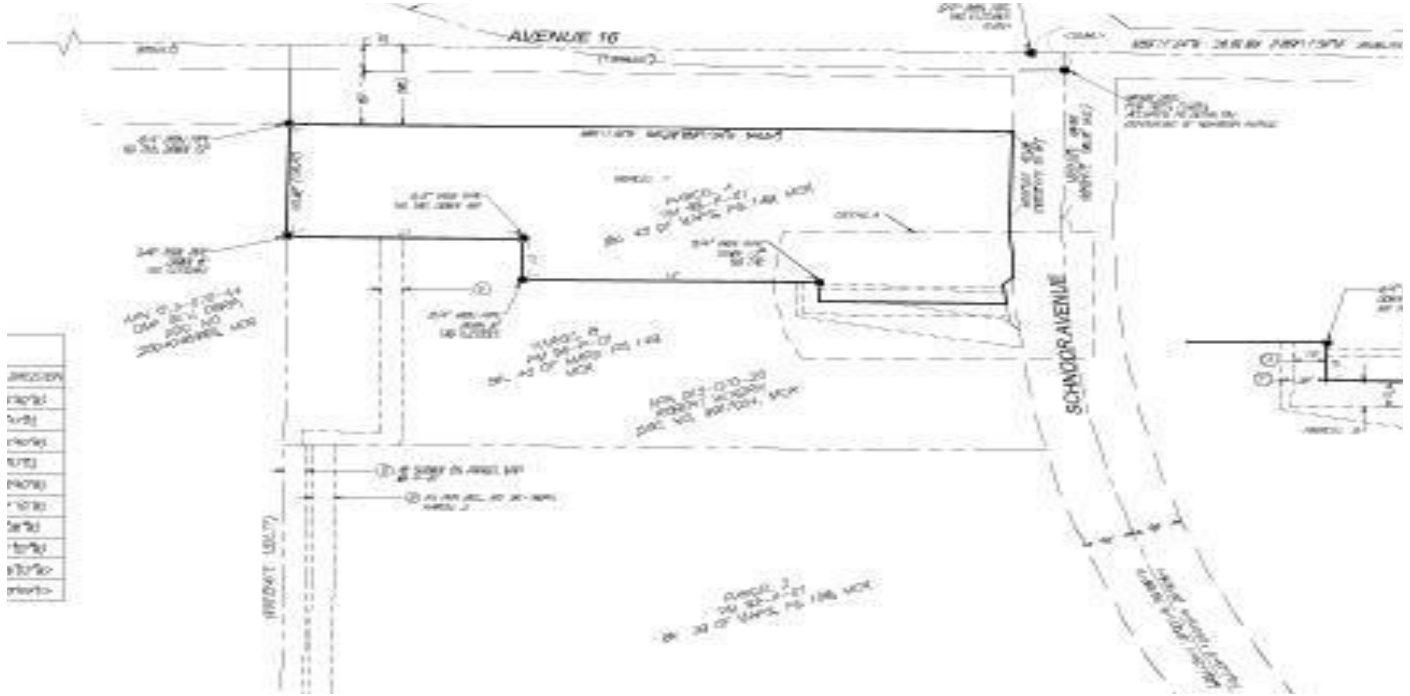
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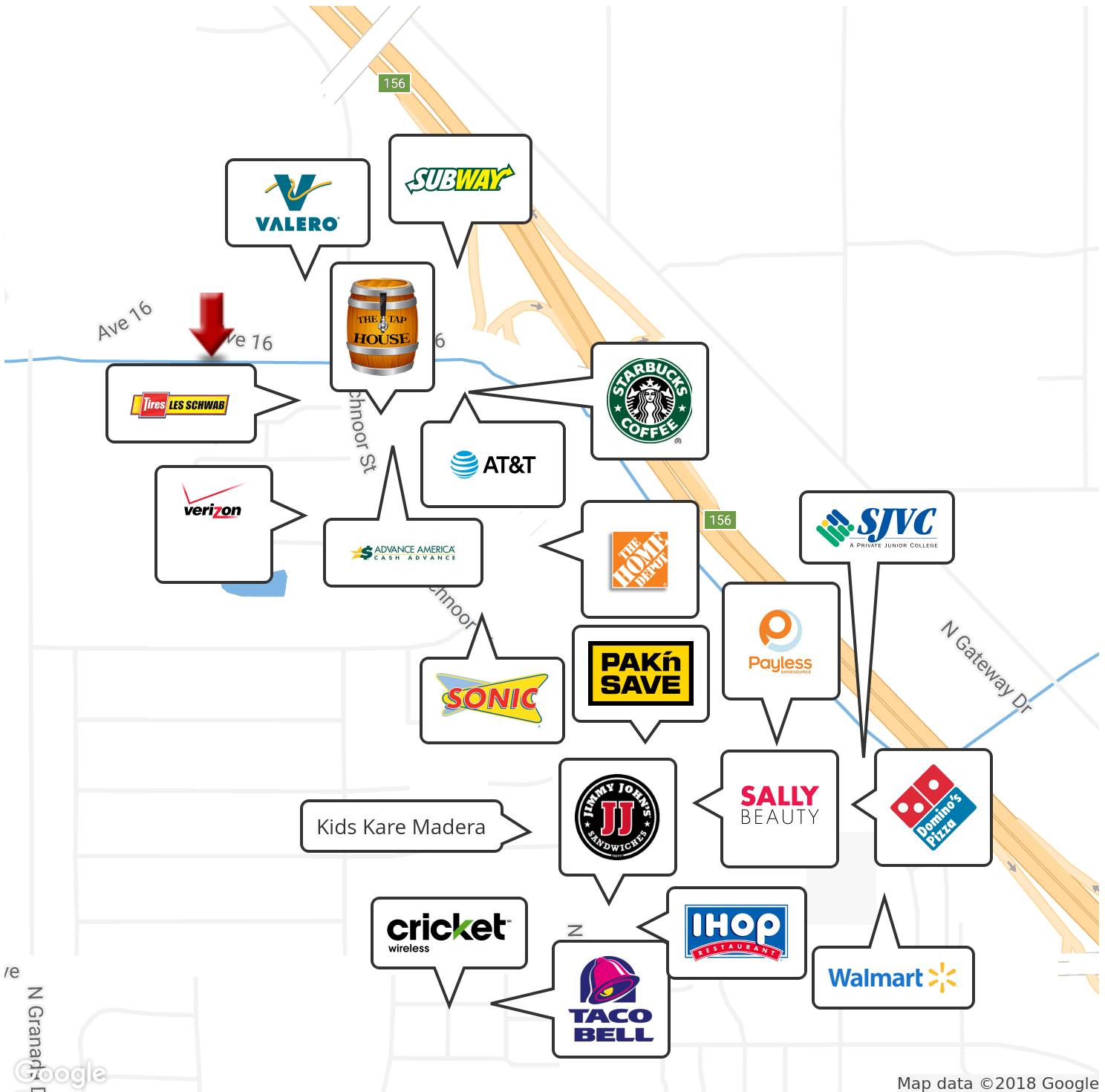
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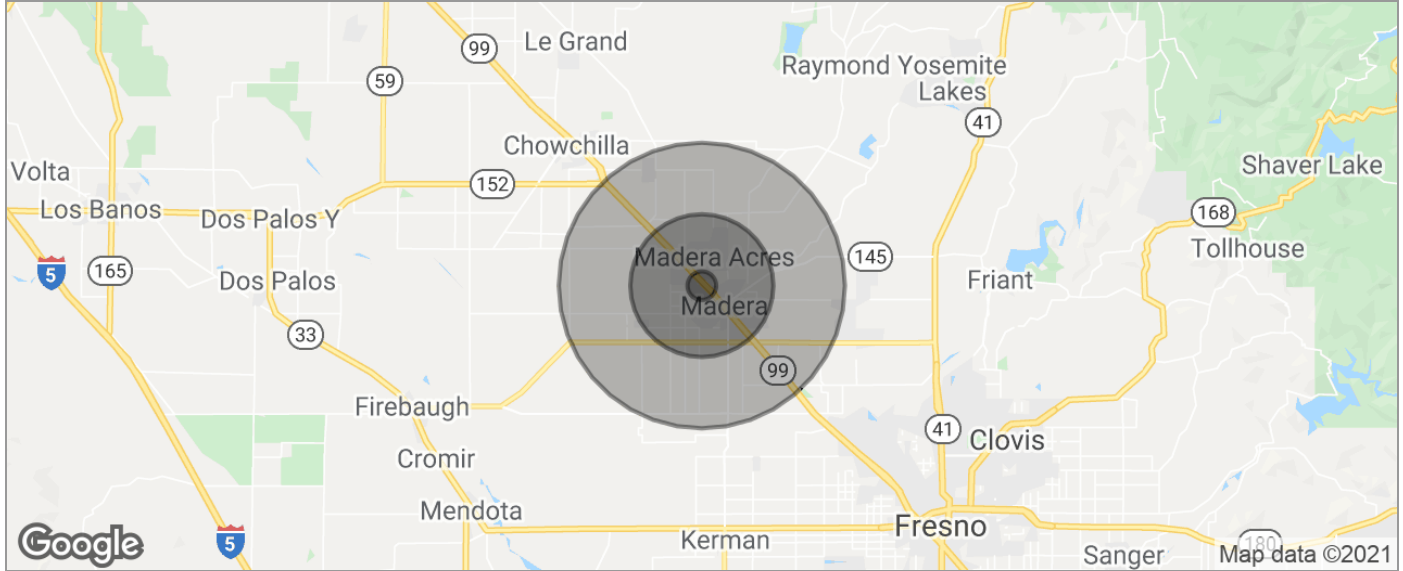
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,938	75,184	105,596
MEDIAN AGE	35.4	27.7	28.9
MEDIAN AGE (MALE)	32.9	26.1	27.6
MEDIAN AGE (FEMALE)	37.5	29.2	30.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	637	20,041	26,597
# OF PERSONS PER HH	3.0	3.8	4.0
AVERAGE HH INCOME	\$68,688	\$51,975	\$56,595
AVERAGE HOUSE VALUE	\$318,753	\$318,635	\$326,607
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.2%	79.1%	77.2%
% BLACK	3.0%	3.4%	4.7%
% ASIAN	3.8%	1.8%	2.0%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.4%	1.0%	1.3%
% OTHER	8.6%	11.9%	11.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	55.2%	74.7%	69.3%

\* Demographic data derived from 2010 US Census

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	1 MILE	5 MILES	10 MILES
Total households	637	20,041	26,597
Total persons per hh	3.0	3.8	4.0
Average hh income	\$68,688	\$51,975	\$56,595
Average house value	\$318,753	\$318,635	\$326,607

	1 MILE	5 MILES	10 MILES
Total population	1,938	75,184	105,596
Median age	35.4	27.7	28.9
Median age (male)	32.9	26.1	27.6
Median age (female)	37.5	29.2	30.2

	1 MILE	5 MILES	10 MILES
Total population - White	1,535	59,449	81,562
% White	79.2%	79.1%	77.2%
Total population - Black	58	2,535	4,945
% Black	3.0%	3.4%	4.7%
Total population - Asian	74	1,376	2,152
% Asian	3.8%	1.8%	2.0%
Total population - Hawaiian	0	55	81
% Hawaiian	0.0%	0.1%	0.1%
Total population - Indian	28	775	1,326
% Indian	1.4%	1.0%	1.3%
Total population - Other	166	8,930	12,222
% Other	8.6%	11.9%	11.6%

	1 MILE	5 MILES	10 MILES
Total population - Hispanic	1,070	56,129	73,218
% Hispanic	55.2%	74.7%	69.3%

\* Demographic data derived from 2010 US Census

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